



## Standard Inclusions

- \* FLOOR TILING TO LAUNDRY, BATHROOM, ENSUITE & WC
- \* EUROPEAN STAINLESS STEEL APPLIANCES
- \* WALK-IN ROBE TO MAIN BEDROOM
- \* BRISTLE CLAY ROOF TILES
- \* CHINA HAND BASINS
- \* PIVOT SHOWER SCREENS
- \* SOFT CLOSE DRAWERS TO KITCHEN
- \* DOORS TO ALL ROBES
- \* PAVED ALFRESCO AREA
- \* DOUBLE LOCK-UP GARAGE WITH REMOTE OPERATED SECTIONAL DOOR
- \* DOUBLE POWER POINTS THROUGHOUT
- \* HOME THEATRE
- \* 2 DOOR LINEN CUPBOARD WITH 4 SHELVES
- \* DISHWASHER PROVISION
- \* DOUBLE DOOR PANTRY
- \* POSTFORMED TOPS TO KITCHEN & BATHROOMS

## AREAS

HOUSE:	150.83m <sup>2</sup>
GARAGE:	38.72m <sup>2</sup>
ALFRESCO:	15.45m <sup>2</sup>
V'DAH	1.92m <sup>2</sup>
TOTAL:	206.92m <sup>2</sup>
PERIM:	59.24m
LENGTH:	20.75m
WIDTH:	12.23m

# The 'STATESMAN' - Standard Specifications

## General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- 100mm floor slab with F62 mesh to main house.
- Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway to 6.0m, path, verandah & alfresco from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Bristle clay roof tiles - from our standard range.
- Cream mortar joints - raked, rolled or flush.
- White-ant treatment.
- Double lock-up garage.
- Remote sectional garage door to front with 2 handsets.
- Front and rear garden tap.
- 135 litre gas 5 star storage hot water.
- Gas point to family room.
- Linen cupboard with 4 lined shelves.
- Built-in robes with doors to all bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to bathroom, ensuite, kitchen flued to external air.
- TV point to family room and home theatre.
- 2 hard-wired smoke detectors.
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer connection from last point.
- Painting to ceilings, doors, door frames, eaves, fascia, gutters, downpipes & meter box.
- Entry door with double deadlock from our standard range.
- R3.0 Batt ceiling insulation.
- Site-survey and re-peg of your block.
- Cost of plans and specifications.
- Building Licence and Water Corporation fees.

**NOTE:** Ceramic tiles, brick and paving selections, laying patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and other items not specifically detailed are from the builders standard range.

## Kitchen

- Quality stainless steel cooktop & oven.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Soft close drawers & cabinets.
- Pantry with 4 lined shelves.

## Bathrooms

- Laminated cupboards to ensuite and bathroom.
- Vitreous china hand basins to ensuite and bathroom.
- Clear glazed pivot shower screens to ensuite and bathroom.
- Chrome finish designer tapware and accessories to ensuite, bathroom and WC.
- Dual flush toilets.
- Privacy latches to bathroom, master bedroom, ensuite and WC.
- Floor tiling included to WC, bathroom and ensuite.
- 2000mm high wall tiling to showers.
- Skirting tile to WC, bathroom and ensuite.
- P.C. \$44.00m2 retail purchase allowance.

## Laundry

- 45L stainless steel trough with white metal cabinet.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over trough.
- P.C. \$44.00m2 retail purchase allowance.

## Bonus Inclusions

- Paved alfresco area under main roof.
- Separate home theatre.
- Double door robes to bedrooms 2&3.
- Huge walk-in robe to master bedroom.



29 Crompton Road, Rockingham WA 6168 PH: 9592 3177 Web: [www.shelford.com.au](http://www.shelford.com.au)

