

AMBERSETTE DISPLAY SPECIFICATION



KEY FEATURES

- Stunning elevations with feature finishes (as per plan)
- Strength and reliability of double brick construction*
- Cream rolled mortar joints to all face brickwork
- 25° roof pitch
- Paved alfresco area (as per plan)
- Massive double bedrooms all with built-in or walk-in robes (as per plan)
- Doors to linen cupboards (as per plan)
- Slimline Mirrored sliding doors to robes in minor bedrooms (as per plan)
- Laminated double door robes to Bedroom 1 (as per plan)
- Double lock-up garage with concrete hardstand
- Auto sectional garage door, 3 remotes (profile / colours from builder's range)
- Manual roller door to rear of Garage (profile / colours from builder's range)
- R4.0 insulation batts to house and garage ceilings
- Corinthian LUM1G 2340x1200 clear glazed entry door for stain finish
- Balustrade to Internal stairs and Balcony to PC \$350 per lineal metre
- Handrail to Internal stairs to PC \$250 per lineal metre
- NBN provision
- H2 treated timber for roof frame

EXTERNAL FEATURES

- Colorbond slotted storm gutters, fascia and downpipes
- Roof cover in Colorbond or Bristle clay tiles
- Jason window and sliding door frames in a choice of colours
- 60mm clay or concrete paving bricks to the porch, path, 6m long driveway and alfresco (as per plan from builder's range)
- Breezlocks to windows allowing secured ventilation
- Quality deadlock with lever handle to all Jason sliding doors
- Flyscreens to all opening windows and sliding aluminium doors
- Gainsborough Tri-lock Omni Allure to Entry door
- Gainsborough Alyssia lever passage set and double cylinder deadlock to garage/entry door
- Draught and weather seal to external doors
- Timber door frame to entry with single rebate
- Light point outside each external door
- Garden taps to front and rear
- Plasterboard ceiling to Alfresco, Garage and Porch
- Stone clad pier to front elevation

KITCHEN

- Caesarstone bench tops (from builder's standard range) with 20mm fascia
- Caesarstone benchtop (Builders standard range) to Kitchen island with 60mm fascia
- Smeg stainless steel 900mm cooktop
- Smeg stainless steel 900mm fan forced multi function oven

- Smeg stainless steel 900mm canopy
- Dishwasher recess with power & plumbing
- Double end-bowl Stainless steel sink with chrome mixer tap
- Quality soft closer to all cupboard doors and drawers
- Generous amount of kitchen cabinets
- Bank of four drawers
- Two banks of 3 pot drawers either side of oven
- Overhead cupboards each side of rangehood
- Overhead cupboard to fridge recess
- Wine rack to side of fridge recess
- Cabinets to rear of Kitchen island bench
- Lincoln Sentry handles to cupboard doors and drawers
- ABS edging to cupboard doors and drawers
- Large choice of laminates for cupboard doors (from builder's standard range)
- Huge double door laminate pantry with five shelves
- Ceramic wall tiles to splashback based on 200x400 tile size (builder's standard allowance)

BATHROOM / ENSUITE / LAUNDRY / POWDER

- Caesarstone vanity tops to bathroom, ensuite & Laundry (from builder's standard range)
- Overhead cupboards to Laundry
- Bank of 3 drawers to Ensuite vanity
- Clear glass shower screen and semi-frame less pivot door to ensuite and bathroom
- No hobs to Bathroom and Ensuite showers
- Chrome mixer tapware to basins, showers and bath
- Chrome square rain shower roses to bath room and ensuite showers
- Toilet suites with china cistern, close coupled and soft closing seat
- 1650mm bath to the Bathroom
- Chrome floor wastes
- Quality soft closer to all cupboard doors and drawers
- ABS edging to cupboard doors and drawers
- Lincoln Sentry handles to cupboard doors and drawers
- Large choice of laminates for cupboard doors (from builder's range)
- Polished edge frameless mirrors to the Ensuite, Bathroom and Powder
- Caroma Cosmo Double chrome metal towel rails with matching toilet roll holders
- Ceramic soap dishes to the Ensuite and Bathroom showers
- Excellent selection of ceramic floor tiles based on 300x300 tile size (builder's standard allowance)
- Excellent selection of ceramic wall tiles based on 200x400 tile size (builder's standard allowance)
- 2m high tiling to ensuite and Bathroom shower
- Inset white china basins to Ensuite and Bath room
- China hand wall basin to Powder
- Clear or obscure glass to the Bathroom and ensuite window
- Flued exhaust fan to the Ensuite WC and

- Powder (as per plan)
- China inset utility basin to Laundry
- Washing machine taps and GPO to Laundry.

INTERNAL FEATURES

- 31 course ceilings to Ground Floor (unless otherwise noted or required to be lower)
- 28 course ceilings to First Floor
- Feature coffered ceilings to Lounge and Bedroom 1 on the First Floor
- Instantaneous gas hot water system
- Gas bayonet point
- Metallic light switch & GPO cover plates throughout
- Protective metal corner beading to all internal traffic areas
- Full painting, excluding internal walls (to builders specification)
- Gainsborough Alyssia lever internal door handles
- 2340h internal Flush panel doors to Ground Floor including Garage Access door
- Privacy locks to Bathroom, WC's and Ensuite (as per plan)
- Generous number of double power points throughout
- Light points to all rooms and passages (as per plan)
- Linen cupboards with four shelves
- Melamine shelving with painted fascia to all robes and Linen cupboard
- Chrome hanging rail to all robe recesses.
- Urban profile metal internal door frames with flush panel doors
- Hard wired smoke detector alarms as per statutory requirements
- Earth leakage circuit breaker

ULTIMATE QUALITY AND SERVICE

- WA family owned builder
- Obligation free site inspection
- Full house and site clean
- All appliances guaranteed by manufacturers.
- 10m of sewer allowance past the last fixture
- 10m of water run past the last fixture
- Gas run-ins and connection to standard setbacks
- BCA compliant energy rating
- HIA fixed price contract
- Housing Indemnity Insurance
- Six months maintenance period
- Lifetime structural warranty*
- All standard Shire and Water Corporation of WA application fees included (excluding Planning fees)
- Contour site survey plan by a qualified surveyor.
- Engineer's site inspection report
- Engineer designed standard slab and footing details
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Complimentary finance advisory service available at your request

* Conditions Apply

CALL US TODAY

42 Hasler Road, Osborne Park WA 6017
T (08) 9200 5555
F (08) 9200 5588

enquiries@stannardgroup.com.au
www.stannardgroup.com.au



Ultimate Homes is a member of the Stannard Group, which has been building luxury homes for over 50 years. (12.11.2016)