

Please note – specification, plan and elevation correct at time of printing but subject to change without notice.

<b>General</b>	1 Double garage with grano hardstand and remote sectional garage door including two handsets	19 Gas negus point
	2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths	20 Two smoke detectors direct wired to mains
	3 Double clay brick construction	21 Brushed aluminium designer light switches with black inserts
	4 R3.0 roof insulation	22 One designer double power point to all habitable rooms plus a bonus three to positions of your choice
	5 Extensive choice of clay face bricks from builder's standard range	23 Electrical safety switch to mains
	6 Concrete roof tiles from builder's extensive standard range	24 Telephone point on external wall
	7 Cream or natural mortar with raked, rolled or hose joints	25 Television point
	8 Quality aluminium sliding windows and doors with a choice of colours	26 Quality door furniture
	9 Flyscreens to sliding windows and sliding doors	27 Large capacity hot water system
	10 Keyed bolts to aluminium sliding doors	28 Garden taps to front and rear
	11 Breezlocks to sliding windows	29 Stormmaster gutters which prevent overflow into eaves
	12 Corner beads to all internal full height corners excluding reveals	30 Fully painted to the colour of your choice, excluding internal walls
	13 Plasterboard ceilings to garage	31 Two-tone painted gutter and fascia
	14 Designer range of entry door/s with double deadlock	32 Full connection to sewer within 10 metres of last fixture
	15 Deluxe profile metal door jambs	33 Obligation free, detailed site appraisal
	16 Built-in/walk-in linen cupboard	34 Fixed price contract
	17 Built-in/walk-in robes to all bedrooms	35 6 month Maintenance Agreement
	18 Timber cappings to dwarf walls (where shown)	36 Engineer designed concrete footings and floor slab
		37 Feature contour of your block
		38 All standard shire and water fees included
		39 Professional consultants to advise on building queries
<b>Kitchen</b>	40 Generous pantry with white lined shelving	41 Quality kitchen cupboards with white lined shelving
	42 Dishwasher recess with SGP0 on separate circuit and hot or cold water supply	43 Postforming to all cabinetwork
	44 Designer kitchen 1 3/4 bowl stainless steel sink	45 Chrome mixer tap to kitchen sink
	46 Soft close roller tracks to all kitchen drawers	47 Designer European stainless steel 900mm gas hotplate and 600mm electric fan-forced wall oven
	48 Water filtration system to kitchen sink	49 Generous allowance for ceramic wall and floor tiles
<b>Bathrooms/Laundry</b>	50 Floor tiles to bathroom, ensuite, laundry and wc	51 Chrome on brass floor wastes
	52 Exhaust fan to ensuite wc	53 2m high tiling to showers with screens and mirrors to match
	54 Jolied edges to tiling where possible	55 Clear glazed framed pivot door to ensuite shower
	56 Full width mirrors above all vanities with trim	57 Privacy locks to bathrooms and wc
	58 Vanity cupboards under vanity tops, fully lined	
<b>Additional Features</b>	60 Quality vitreous china basins (white)	61 Colour coordinated taps and outlets
	62 Automatic washing machine taps	63 Quality dual flush vitreous china toilet cisterns
	64 Stainless steel sudsaver trough with coloured cabinet, choice of colours	65 Double towel rails and toilet roll holders
	66 Temperature safety valve to hot water unit	67 Feature elevation with render and cladding as shown
	68 Inset laundry trough with bench adjacent large dressing room to master suite with mirrored bypass doors	69 Walk in robes to minor bedrooms
	70 Recirculating European stainless steel canopy rangehood to kitchen with bulkhead over upstand to end	71 31c high ceilings to living areas
	72 Island bench to kitchen with laminated	73 Suitable for 10m wide block
	74 Boundary walls to master and beds 2 & 3	75 T bar to garage and porch

## The Sovereign Specification - The Colonnade

# The Colonnade

Over 100 years of experience built into every home.





## The Colonnade

City Living Range.

Contemporary lifestyle, creative flair.

As aesthetically stunning as they are

innovative and practical, each City

Living home is an astonishing package

of versatility, originality and style.

With spectacular design features

like generously sized bedrooms and

a deceptively flexible range of rooms

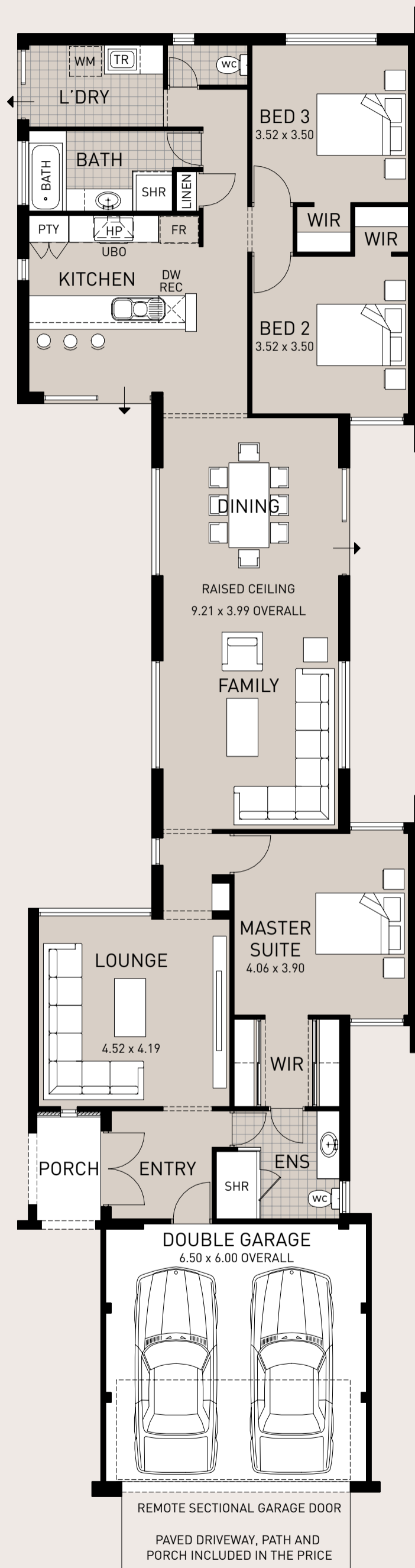
– The City Living range is function and

beauty combined – providing you with

the ultimate in modern city living style.

## House Areas

HOUSE AREA	179.42m <sup>2</sup>
GARAGE AREA	36.57m <sup>2</sup>
PORCH AREA	4.11m <sup>2</sup>
<b>TOTAL AREA</b>	<b>220.10m<sup>2</sup></b>
PERIMETER	84.06m <sup>2</sup>
HOUSE WIDTH	8.99m <sup>2</sup>
HOUSE DEPTH	33.22m <sup>2</sup>



SINCE 1903



PLUNKETT