

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

<p>69 Direct access from garage to house 70 Inset laundry trough with bench adjacent 71 Powder room to ensuite 72 Framed clear glazed pivot doors to bath 73 Island bench to kitchen 74 28c ceilings to garage 75 Stone tops to kitchen cupboards 76 Three phase power to meterbox <b>Not included</b> Fergola, fountain, planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, tistello border &amp; feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location &amp; quantity), built-in display units, fences &amp; gates, retaining, landscaping &amp; reticulation.</p>	<p>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 <b>Bathrooms/Laundry</b> 49 Generous allowance for ceramic wall and floor tiles 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 59 Quality bath (white) 60 Quality vitreous china basins (white) 61 Colour coordinated taps and outlets 62 Automatic washing machine taps 63 Quality dual flush toilet cisterns 64 Stainless steel sudsaver trough with cabinet 65 Double towel rails and toilet roll holders 66 Temperature safety valve to hot water unit <b>Additional features included in the Edge</b> 67 Feature elevation with render and awning windows as shown 68 Clear glazed one light door to entry with sidelight 69 Direct access from garage to house 70 Inset laundry trough with bench adjacent 71 Powder room to ensuite 72 Framed clear glazed pivot doors to bath 73 Island bench to kitchen 74 28c ceilings to garage 75 Stone tops to kitchen cupboards 76 Three phase power to meterbox <b>Not included</b> Fergola, fountain, planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, tistello border &amp; feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location &amp; quantity), built-in display units, fences &amp; gates, retaining, landscaping &amp; reticulation.</p>	<p>22 One designer double power point to all habitable rooms plus a bonus three to positions of your choice 23 Electrical safety switch to mains 24 Telephone point on external wall 25 Television point 26 Quality door furniture 27 Large capacity hot water system 28 Garden taps to front and rear 29 Stormmaster gutters which prevent overflow into eaves 30 Fully painted to the colour of your choice, excluding internal walls 31 Two-tone painted gutter and fascia 32 Full connection to sewer within 10 metres of last fixture 33 Obligation free, detailed site appraisal 34 Fixed price contract 35 6 month Maintenance Agreement 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 SPO on separate circuit and hot or cold water supply 43 Postforming to all cabinetwork 44 Designer kitchen 1 1/2 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 <b>Bathrooms/Laundry</b> 49 Generous allowance for ceramic wall and floor tiles 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 59 Quality bath (white) 60 Quality vitreous china basins (white) 61 Colour coordinated taps and outlets 62 Automatic washing machine taps 63 Quality dual flush toilet cisterns 64 Stainless steel sudsaver trough with cabinet 65 Double towel rails and toilet roll holders 66 Temperature safety valve to hot water unit <b>Additional features included in the Edge</b> 67 Feature elevation with render and awning windows as shown 68 Clear glazed one light door to entry with sidelight 69 Direct access from garage to house 70 Inset laundry trough with bench adjacent 71 Powder room to ensuite 72 Framed clear glazed pivot doors to bath 73 Island bench to kitchen 74 28c ceilings to garage 75 Stone tops to kitchen cupboards 76 Three phase power to meterbox <b>Not included</b> Fergola, fountain, planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, cavity pier for meterbox, build up to verandah, floor coverings other than bathroom, ensuite, laundry and wc, tistello border &amp; feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location &amp; quantity), built-in display units, fences &amp; gates, retaining, landscaping &amp; reticulation.</p>	<p>1 Double garage with grano hardstand and remote sectional garage door including two handsets 2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths 3 Double clay brick construction 4 R3.0 roof insulation 5 Extensive choice of clay face bricks from builder's standard range 6 Concrete roof tiles from builder's extensive standard range 7 Cream or natural mortar with raked, rolled or hose joints 8 Quality aluminium sliding windows and doors with a choice of colours 9 Flyscreens to sliding windows and sliding doors 10 Keyed boltlocks to aluminium sliding doors 11 Breezeblocks to sliding windows 12 Corner beads to all internal full height 13 Plasterboard ceilings to garage 14 Designer range of entry door/s with double deadlock 15 Deluxe profile metal door jambs 16 Built-in/walk-in linen cupboard 17 Built-in/walk-in robes to all bedrooms 18 Timber capings to dwarf walls 19 Gas negus point 20 Two smoke detectors direct wired to mains 21 Brushed aluminium designer light switches with black inserts 1 Double garage with grano hardstand and remote sectional garage door including two handsets 2 Brickpaving to all external areas under main roof plus a generous allowance for drive and paths 3 Double clay brick construction 4 R3.0 roof insulation 5 Extensive choice of clay face bricks from builder's standard range 6 Concrete roof tiles from builder's extensive standard range 7 Cream or natural mortar with raked, rolled or hose joints 8 Quality aluminium sliding windows and doors with a choice of colours 9 Flyscreens to sliding windows and sliding doors 10 Keyed boltlocks to aluminium sliding doors 11 Breezeblocks to sliding windows 12 Corner beads to all internal full height 13 Plasterboard ceilings to garage 14 Designer range of entry door/s with double deadlock 15 Deluxe profile metal door jambs 16 Built-in/walk-in linen cupboard 17 Built-in/walk-in robes to all bedrooms 18 Timber capings to dwarf walls 19 Gas negus point 20 Two smoke detectors direct wired to mains 21 Brushed aluminium designer light switches with black inserts</p>
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## The Sovereign Specification - The Edge

## The Edge

Over 100 years of experience built into every home.



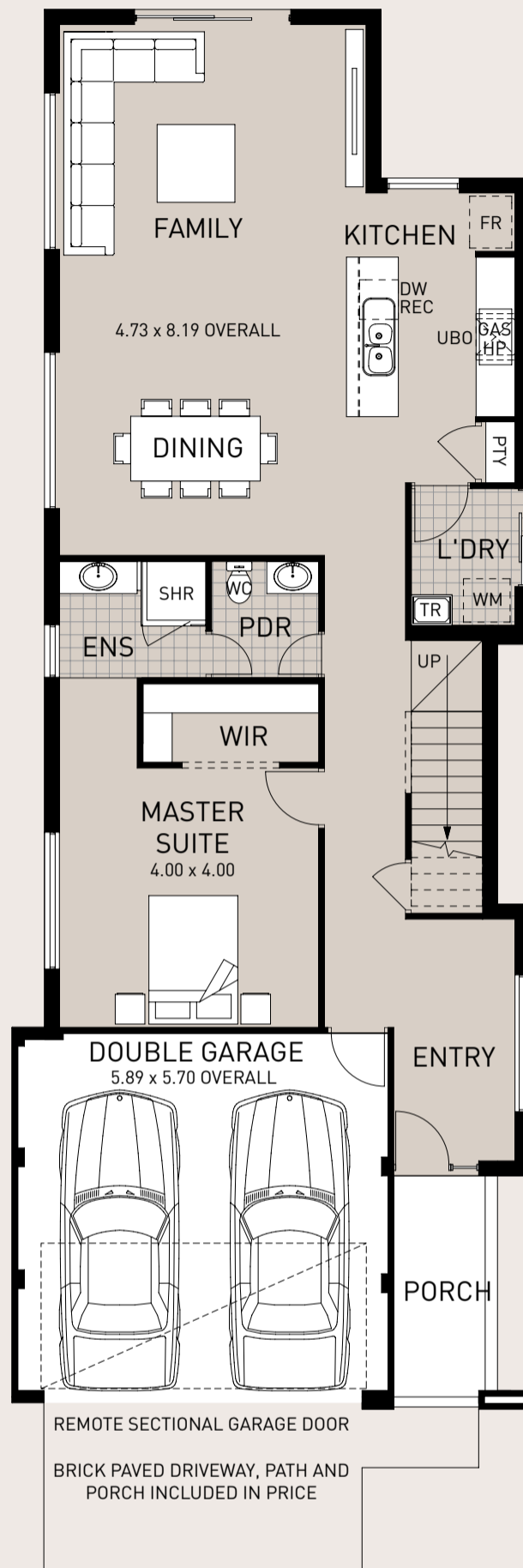
# The Edge

City Living Range.

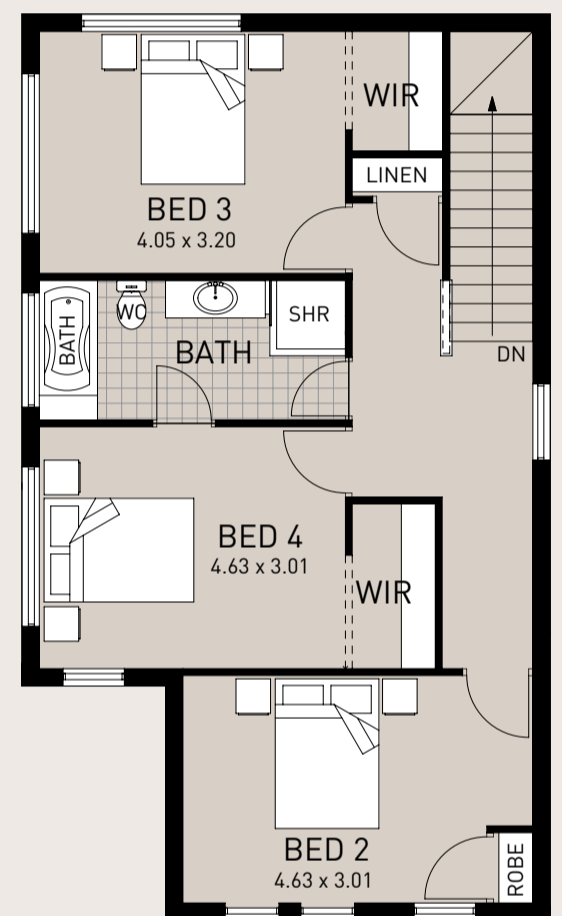
Contemporary lifestyle, creative flair.

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.



GROUND FLOOR



FIRST FLOOR

## House Areas

G/F PLAN	115.10m <sup>2</sup>
GARAGE	33.42m <sup>2</sup>
PORTICO	5.95m <sup>2</sup>
<b>TOTAL GF AREA</b>	<b>154.47m<sup>2</sup></b>
GF PERIMETER	87.70m
F/F PLAN	77.92m <sup>2</sup>
<b>TOTAL FF AREA</b>	<b>77.92m<sup>2</sup></b>
FF PERIMETER	37.96m
<b>TOTAL HOUSE AREA</b>	<b>232.29m<sup>2</sup></b>
HOUSE WIDTH	7.99m
HOUSE DEPTH	21.49m

