



Urban Renewal

Sovereign Specification

30/06/2005

THE  
Icon

GENERAL

- 1 Double garage with grano hardstand and remote sectional garage door including two handsets
- 2 Clay brickpaving to all external areas under main roof plus a generous allowance for drive and path
- 3 Double clay brick construction
- 4 R2.5 roof insulation
- 5 Extensive choice of clay face bricks from builder's standard range
- 6 Colorbond or concrete roof tiles from builder's extensive standard range
- 7 Cream or natural mortar with raked, rolled, hose or flush 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 Breezelocks to sliding windows
- 12 Corner beads to all internal full height corners excluding reveals
- 13 Designer range of entry door/s with double deadlock
- 14 Deluxe profile metal door jambs
- 15 Built-in/walk-in linen cupboard
- 16 Built-in/walk-in robes to all bedrooms
- 17 Timber cappings to dwarf walls (where shown)
- 18 Gas negus point
- 19 Two smoke detectors direct wired to mains
- 20 Black/matt silver designer light switches
- 21 One designer double power point to all habitable rooms plus a bonus three to positions of your choice
- 22 Electrical safety switch to mains
- 23 Telephone point on external wall
- 24 Television point
- 25 Quality door furniture
- 26 Large capacity hot water system
- 27 Garden taps to front and rear
- 28 Stormmaster gutters which prevent overflow into eaves
- 29 Spinaway whirlybird and eaves vents for temperature control to roof void
- 30 Fully painted to the colour of your choice, excluding internal walls

KITCHEN

- 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

BATH/LAUNDRY

- 40 Generous pantry with white lined shelving
- 41 Quality kitchen cupboards with white lined shelving
- 42 Postforming to all cabinetwork
- 43 Designer kitchen 1 3/4 bowl stainless steel sink
- 44 Chrome mixer tap to kitchen sink
- 45 Roller tracks to all kitchen drawers
- 46 Designer stainless steel 900mm gas hotplate and electric fan-forced wall oven
- 47 Water filtration system to kitchen sink
- 48 Generous allowance for ceramic wall and floor tiles
- 49 Floor tiles to bathroom, ensuite, laundry and wc
- 50 2m high tiling to bath and ensuite showers with screens and mirrors to match
- 51 Exhaust fan to ensuite and kitchen
- 52 Full width mirrors above all vanities with trim
- 53 Clear glazed framed pivot door to ensuite shower
- 54 Privacy locks to bathrooms and wc
- 55 Vanity cupboards under vanity tops, fully lined
- 56 Quality pressed metal bath
- 57 Quality vitreous China basins (white)
- 58 Colour coordinated taps and outlets
- 59 Automatic washing machine taps
- 60 Quality dual flush acrylic toilet cisterns
- 61 Stainless steel sudsaver trough with coloured cabinet, choice of colours
- 62 Double towel rails and toilet roll holders
- 63 Temperature safety valve to hot water unit

ADDITIONAL FEATURES

- 64 Porch to front of home and alfresco to rear
- 65 Feature elevation with stone cladding, render as shown and 'T' Bar over garage
- 66 Large walk-in robe to master suite
- 67 Personal door from garage to entry
- 68 Separate toilet to ensuite
- 69 Double door entry
- 70 3lc ceilings to entry, theatre, study, living, meals and kitchen
- 71 3 door vinyl bypass linen to passage
- 72 Kitchen as detailed with glazed doors, wine racks, pot draws and tiled splashback
- 73 Recirculating canopy rangehood to kitchen
- 74 Inset trough to laundry

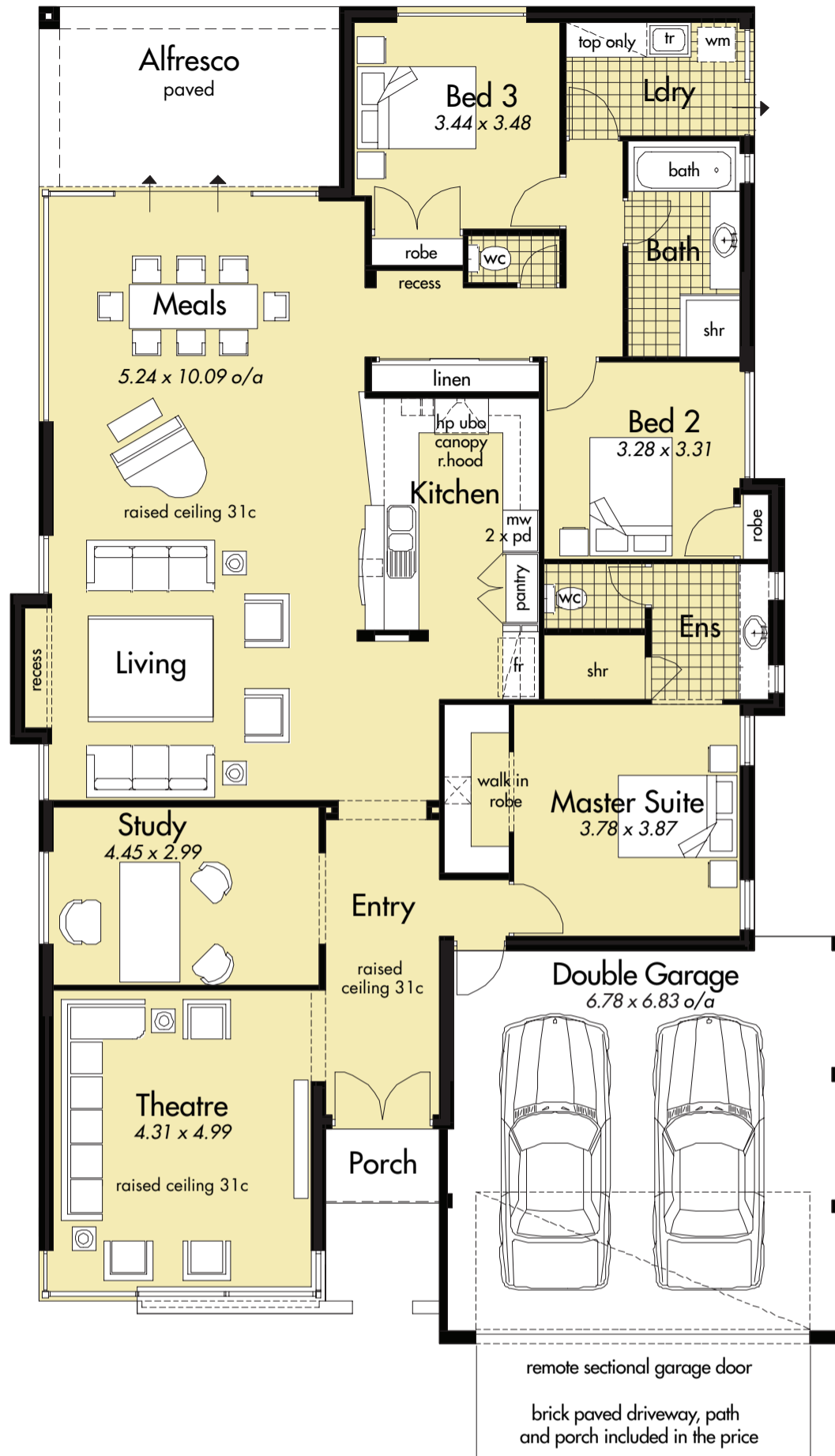
Please note: Specifications, plan and elevation correct at time of printing but subject to change without notice.

# Urban Renewal

Plunkett brings you a glimpse of the future of urban living in **The Icon**. This uniquely appealing three bedroom, two bathroom home has space to match its superb style, offering a choice of entertaining areas, including a classy alfresco area. Renew your love affair with the urban lifestyle in a home of innovation and charm - **The Icon**.

House area 212.43m<sup>2</sup>  
 Garage area 44.40m<sup>2</sup>  
 Porch area 2.38m<sup>2</sup>  
 Alfresco area 15.12m<sup>2</sup>  
 Total area 274.33m<sup>2</sup>  
 Perimeter 69.32m

House width 13.98m  
 House depth 22.42m



THE  
**ICON**

SINCE 1903

