

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

<p>Additional Features</p> <p>67 Stone tops to kitchen 68 Feature elevation with render and cladding as shown 69 Clear glazed one light entry doors 70 Direct access from garage to house 71 Inset laundry trough with bench adjacent 72 Separate toilet to ensuite 73 Feature bulkhead to kitchen 74 Recirculating European stainless steel canopy rangehood to kitchen 75 Island bench to kitchen 76 31c high ceilings to ground floor living areas 77 28c ceilings to garage</p> <p>Not Included</p> <p>Pergola, 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, listello border & feature tiles, clear glazing to bathroom and ensuite windows, light fittings (location & quantity), built-in display units, fences & gates, retaining, landscaping & reticulation.</p>	<p>45 Chrome mixer tap to kitchen sink 46 Soft close roller tracks to all kitchen drawers 47 Designer European stainless steel electric fan-forced wall oven 48 Water filtration system to kitchen sink</p> <p>Bathrooms/Laundry</p> <p>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 vanity cupboards under vanity tops, fully lined 58 Quality bath (white) 59 Quality vitreous china basins (white) 60 Quality vitreous china basins (white) colour coordinated taps and outlets 61 Automatic washing machine taps 62 Quality dual flush vitreous china toilet cisterns 63 Stainless steel sudsaver trough with coloured cabinet, choice of colours 64 Double towel rails and toilet roll holders 65 Temperature safety valve to hot water unit</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</p> <p>Kitchen</p> <p>40 Generous pantry with white lined shelving 41 Quality kitchen cupboards with white lined shelving 42 Dishwasher recess with SGPO on separate circuit and hot or cold water supply 43 Postforming to all cabinetwork 44 Designer kitchen 1 1/2 bowl stainless steel sink</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 Colorbond 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 10 Keyed bollards to aluminium sliding doors and sliding doors 11 Breezlocks to sliding windows 12 Corner beads to all internal full height corners excluding reveals 13 Plasterboard ceilings to garage 14 Designer range of entry doors with double deadlock 15 Deluxe profile metal door jams 16 Built-in/walk-in linen cupboard 17 Built-in/walk-in robes to all bedrooms 18 Timber cappings 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 Terrace

The Terrace

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