

The Sovereign Specification - The Urbis

- General**
- 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 and sliding doors
 - 10 Keyed boltlocks to aluminium 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 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 (where shown)
 - 20 Two smoke detectors direct wired to mains
 - 21 Brushed aluminium designer light switches with black inserts

- Kitchen**
- 22 One designer 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 slabs
 - 37 Feature contour of your block
 - 38 All standard shire and water fees included
 - 39 Professional consultants to advise on building queries

- Bath/Laundry**
- 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
 - 50 Floor tiles to bathroom, ensuite, laundry and wc
 - 51 Chrome on brass floor wastes and wc
 - 52 Exhaust fan to ensuite wc
 - 53 2m high tiling to showers with screens and mirrors to match
 - 54 Jollied 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 cupboards under vanity tops, fully lined
 - 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 vitreous china toilet cisterns
 - 64 Stainless steel sudsaver trough with coloured stainless steel choice of colours
 - 65 Double towel rails and toilet roll holders
 - 66 Temperature safety valve to hot water unit

Additional Features

- 67 Feature elevation with render, Mini Orb cladding, handmade face brickwork and awning windows as shown
 - 68 Alfresco with plasterboard ceiling and paving
 - 69 Inset laundry trough with cupboard adjacent
 - 70 Feature glazed aluminium door to entry
 - 71 Large walk in robe to master suite with bank of 4 shelves
 - 72 Walk in robes to minor bedrooms
 - 73 Recticulating European stainless steel canopy rangehood to kitchen with overhead cupboards as shown
 - 74 European freestanding stainless steel stove
 - 75 31c high ceilings to ground floor and 28c to upper floor
 - 76 Feature recess to family and sitting
 - 77 Semi ensuite bathroom to beds 2 and 3
 - 78 Generous allowance for balustrade
 - 79 Stone tops to kitchen
 - 80 Frameless mirrors to ensuite, bath and powder with wiped edges
- Not included**
- 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.

Please note - specification, plan and elevation correct at time of printing but subject to change without notice. The Urbis illustration shows 34c ceilings to the ground floor.

The Urbis

Over 100 years of experience built into every home.

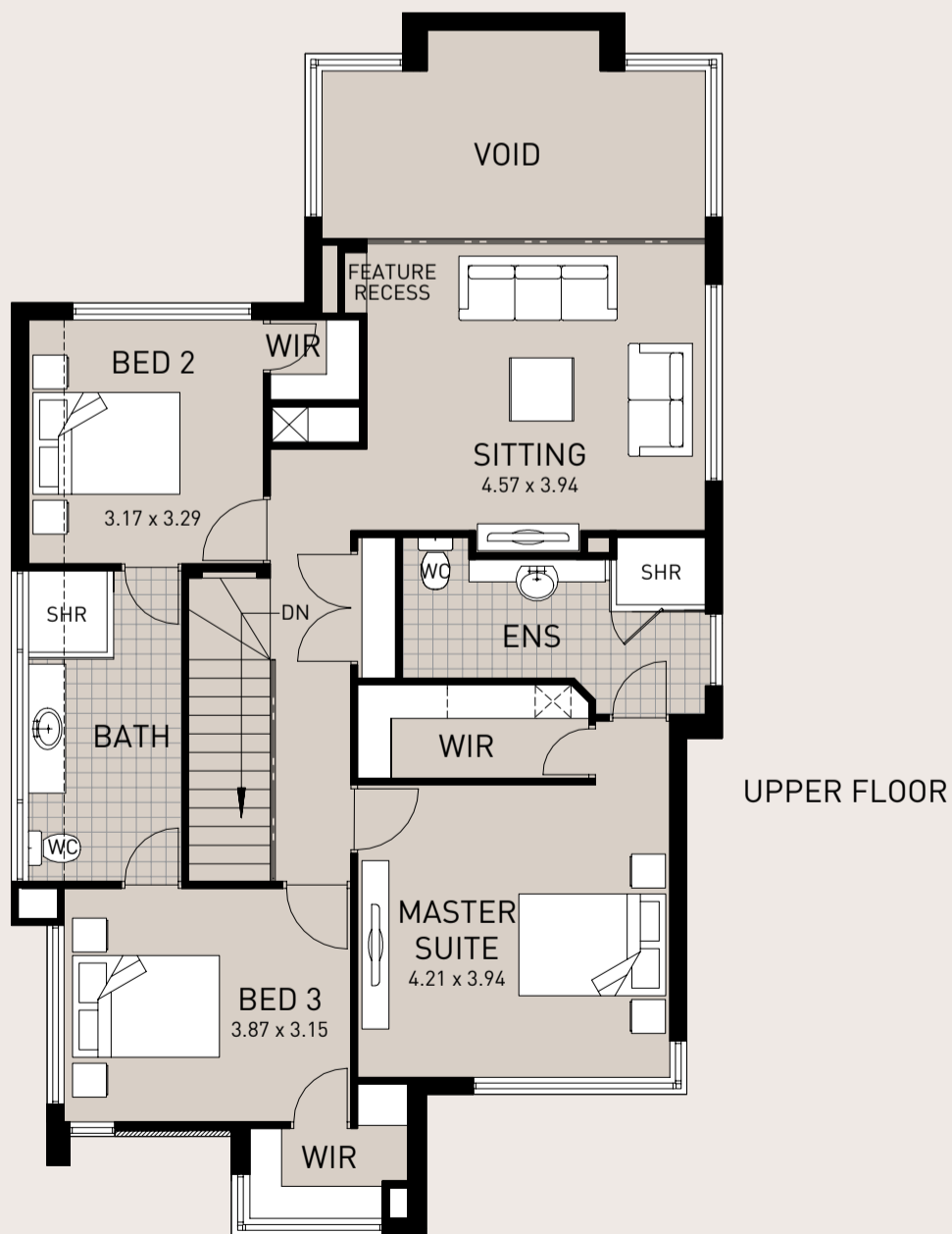
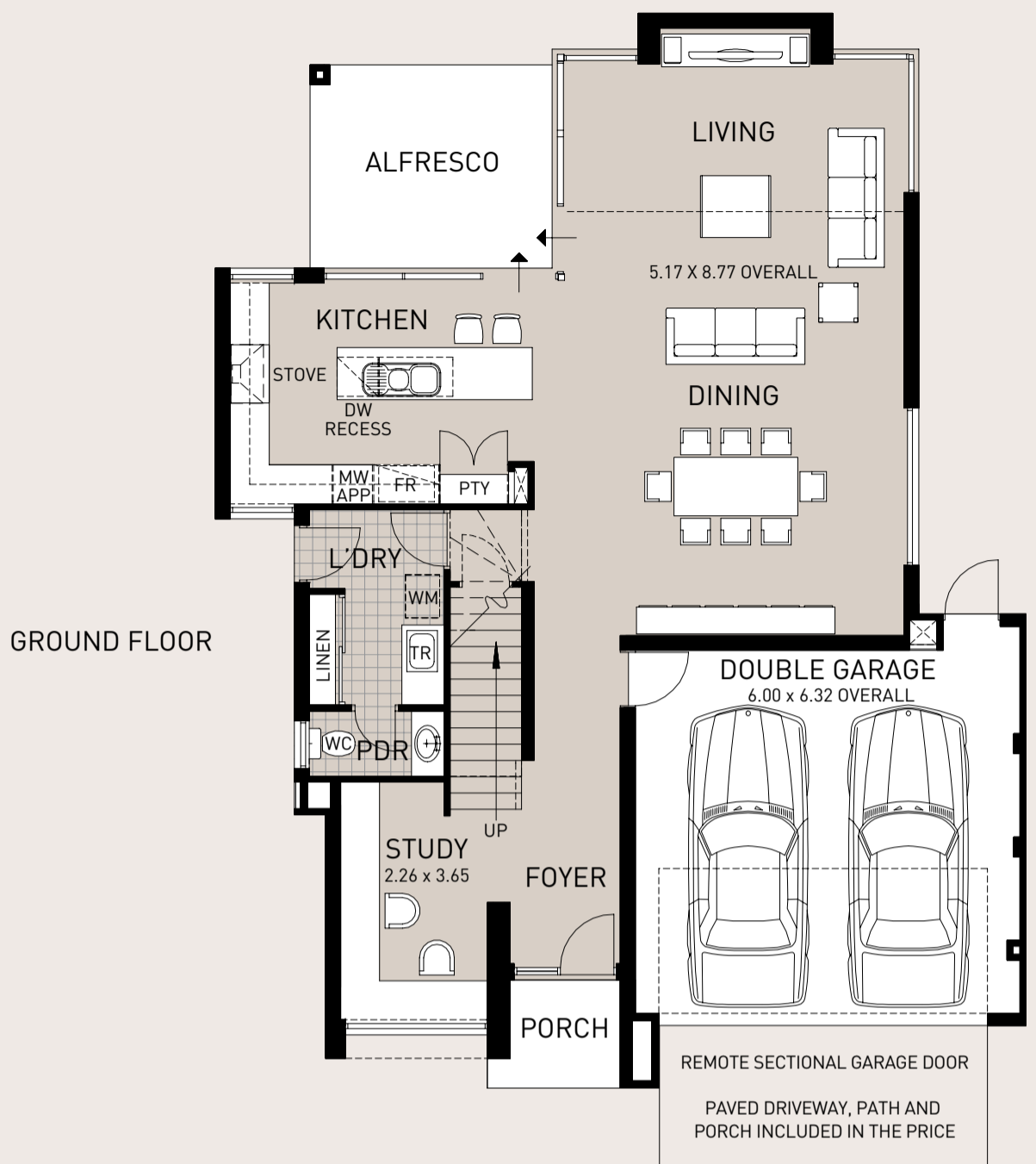


City Living



The Urbis

Renew your love affair with the urban lifestyle in Plunkett's Urbis. A sophisticated design that offers a creative blend of living and entertaining areas, this three bedroom, two bathroom double storey home gives your inner city life even more panache!



House Areas

G/F PLAN	109.63m ²
GARAGE	36.01m ²
PORCH	2.97m ²
ALFRESCO	11.60m ²
GF TOTAL	160.21m²
PERIMETER	55.15m
UF TOTAL	126.06m²
PERIMETER	52.97m
HOUSE WIDTH	12.45m
HOUSE DEPTH	16.50m