



Over 100 years of
experience built into
every home.

The Woodlands

The Sovereign Specification – The Woodlands

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 Roof tiles from builder's extensive standard range
- 7 Cream 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 Breezelocks 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 cappings to dwarf walls (where shown)
- 19 Gas negus point
- 20 Two smoke detectors direct wired to mains

- 21 Matt silver designer light switches with black inserts
- 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 Colorbond gutters which prevent overflow into eaves
- 30 Fully painted to the colour of your choice, excluding internal walls
- 31 Full connection to sewer within 10 metres of last fixture
- 32 Obligation free, detailed site appraisal
- 33 Fixed price contract
- 34 6 month Maintenance Agreement
- 35 Engineer designed concrete footings and floor slab
- 36 Feature contour of your block
- 37 All standard shire and water fees included
- 38 Professional consultants to advise on building queries

Kitchen

- 39 Generous pantry with white lined shelving
- 40 Quality kitchen cupboards with white lined shelving
- 41 Dishwasher recess with SGPO on separate circuit and hot or cold water supply

- 42 Postforming to all cabinetwork
- 43 Designer kitchen double stainless steel sink
- 44 Chrome mixer tap to kitchen sink
- 45 Soft close roller tracks to all kitchen drawers
- 46 Designer European stainless steel 900mm gas hotplate and 600mm electric fan-forced wall oven
- 47 Water filtration system to kitchen sink

Bathrooms/laundry

- 48 Generous allowance for ceramic wall and floor tiles
- 49 Floor tiles to bathroom, ensuite, laundry and wc
- 50 Chrome on brass floor wastes
- 51 Exhaust fan to ensuite wc
- 52 2m high tiling to showers with screens and mirrors to match
- 53 Jollied edges to tiling where possible
- 54 Clear glazed framed pivot door to bath and ensuite shower
- 55 Full width mirrors above all vanities with trim
- 56 Privacy locks to bathrooms and wc
- 57 Vanity cupboards under vanity tops, fully lined
- 58 Quality bath (white)
- 59 Quality vitreous china basins (white)
- 60 Quality chrome taps and outlets
- 61 Mixer taps to bathroom and ensuite
- 62 Automatic washing machine taps
- 63 Quality dual flush vitreous china toilet cisterns
- 64 Stainless steel trough with coloured cabinet, choice of colours
- 65 Double towel rails and toilet roll holders
- 66 Temperature safety valve to hot water unit

Additional features included in The Woodlands

- 67 Feature elevation with render and painted mouldings
- 68 Feature bulkhead to kitchen
- 69 Flumed European stainless steel canopy rangehood to kitchen
- 70 Stone tops to kitchen only
- 71 31c high ceilings to ground floor living
- 72 28c ceilings to garage

Not included

Planters, furnishings, air conditioning, site works and associated works, security, communication and sound systems, brick paving to areas unless otherwise noted, floor coverings other than bathroom, ensuite, laundry and wc, listello border & feature tiles, clear glazing to bathroom and ensuite windows, vinyl wrap cupboard doors, gloss finish to kitchen cupboards, light fittings (location & quantity), built-in display units, fences & gates, retaining, landscaping, reticulation, cornice & taps.

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



The Woodlands

Behind its contemporary 8.69 metre frontage, the Woodlands hides a very spacious, very stylish interior that ticks all the boxes. Features include a home theatre, study and a large, open plan living/dining and kitchen area that opens up to a covered alfresco area, perfect for entertaining. Upstairs you'll discover the Woodlands boasts four big bedrooms, including a luxurious master suite, which is thoughtfully separated from the children's bedrooms by a sitting room.

House Areas

G/F PLAN	133.31m ²
GARAGE	35.04m ²
PORCH	3.62m ²
ALFRESCO	20.97m ²
TOTAL GF AREA	192.94m²
GF PERIMETER	58.76m

F/F PLAN	117.25m ²
F/F PERIMETER	50.16m
HOUSE LENGTH	26.39m
HOUSE WIDTH	8.69m

