

The Sovereign Specification – The City View



The City View

Over 100 years of
experience built into
every home.



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 Extensive choice of clay face bricks from Builder's standard range
- 5 R3.0 roof insulation
- 6 Cream mortar with raked, rolled or hose joints
- 7 Quality aluminium sliding windows and doors with a choice of colours
- 8 Flyscreens to sliding windows and sliding doors
- 9 Keyed bolllocks to aluminium sliding doors
- 10 Breezeblocks to sliding windows
- 11 Hollowcore door to Garage
- 12 Plasterboard ceilings to the Garage
- 13 Corner beads to all internal full-height corners excluding reveals
- 14 Designer range of Entry doors 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 Gas negus point
- 19 Two smoke detectors direct-wired to mains with black inserts
- 20 Brushed aluminium designer light switches

Kitchen

- 21 One 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 Colorbond gutter and fascia
- 29 Fully painted to the colour of your choice excluding internal walls
- 30 Full connection to sewer within 10 metres of last fixture
- 31 Obligation free detailed site appraisal
- 32 Fixed price contract
- 33 Six months Maintenance Agreement
- 34 Engineer designed concrete footings and floor slab
- 35 Feature contour of your block
- 36 All standard Shire and Water fees included
- 37 Professional Consultants to advice on building queries
- 38 Generous pantry with white lined shelving
- 39 Quality cupboards with white lined shelving
- 40 Dishwasher recess with SGPD on separate circuit and cold water supply
- 41 Designer double bowl stainless steel sink with end drainer
- 42 Chrome mixer tap

Bathroom/Laundry/Ensuite/WC

- 43 Water filtration system
- 44 Soft closing roller tracks to all drawers
- 45 Designer Stainless steel 900mm wide recirculating canopy rangehood
- 46 Generous allowance for ceramic wall tiles
- 47 Clear glazed framed pivot door to Ensuite and Bathroom showers
- 48 Full width mirrors with trim above all vanities
- 49 Privacy locks to all Bathroom, Ensuite and WC
- 50 Fully lined vanity cupboards beneath vanity tops
- 51 Quality acrylic bath (White)
- 52 Quality vitreous china basins (White)
- 53 Quality dual-flush vitreous china toilet suites
- 54 Chrome mixer taps to Bathroom and Ensuite
- 55 Generous allowance for ceramic wall and floor tiles
- 56 Floor tiles to Bathroom, Ensuite, Laundry and WC
- 57 2 meter high wall tiling to shower recesses with screens and mirrors raised to match
- 58 Jollied edges to tiling where possible
- 59 Designer Chrome toilet roll holders and double towel rails
- 60 Chrome on brass floor wastes
- 61 Exhaust fan to Ensuite or Ensuite WC

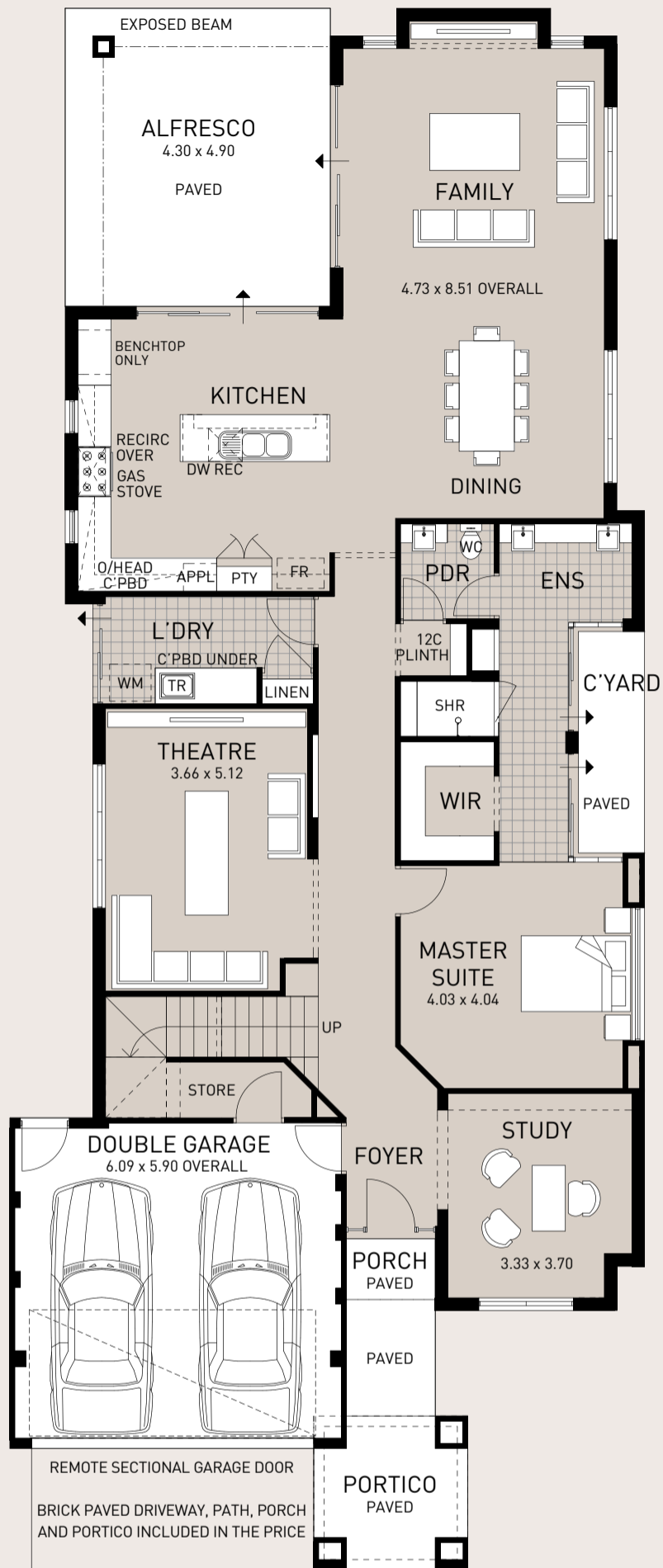
Not Included

- 62 Automatic washing machine taps
 - 63 Feature ceramic wall tiling to external sitting room in portico
 - 64 Contemporary shingle roof tiles
 - 65 Timber look garage sectional door
 - 66 Caroma Iliano basins to ensuite and powder
 - 67 Freestanding European design stainless steel stove
 - 68 45L inset stainless steel laundry trough in full width cupboards.
- 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, cornice & taps.



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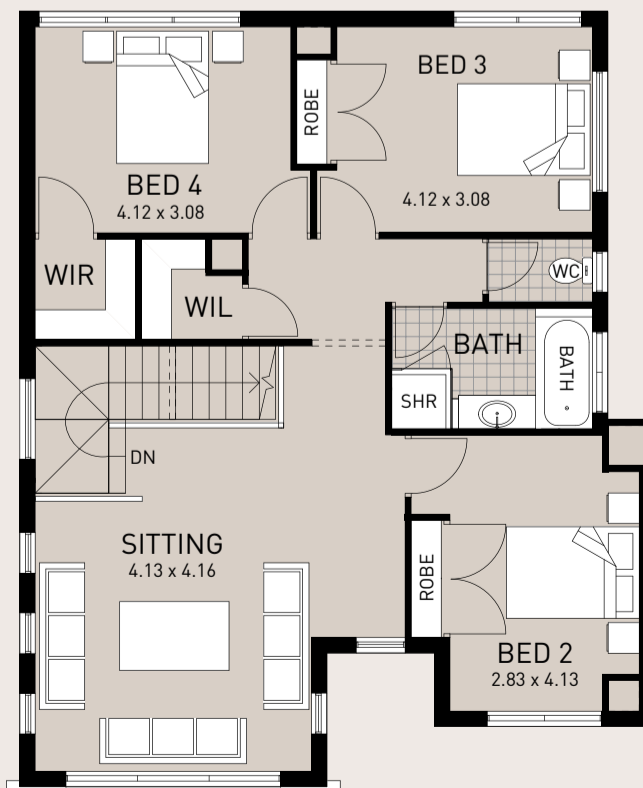
With its bold street presence, the City View is a superbly contemporary family home. Spacious, thoughtfully designed and totally functional, it features a striking portico. The ground floor includes a study, home theatre and a master suite straight out of a 5-star hotel. The large, open-plan living area includes the dining and family areas and a superbly appointed kitchen. Sliding doors open to a covered alfresco area. Three generously sized bedrooms and a private sitting area are located upstairs. At just 11.49 metres wide the City View is an inspiring home.



GROUND FLOOR PLAN

House Areas

COURTYARD	4.81m ²
G/F PLAN	186.67m ²
GARAGE	35.88m ²
ALFRESCO	25.92m ²
PORCH	1.77m ²
PORTICO	7.44m ²
TOTAL GF AREA	262.49m²
GF PERIMETER	70.56m
F/F PLAN	99.54m ²
TOTAL FF AREA	99.54m²
FF PERIMETER	44.36m
TOTAL HOUSE AREA	362.03m²
HOUSE LENGTH	28.29m
HOUSE WIDTH	11.49m



UPPER FLOOR PLAN



Visit plunketthomes.com.au for more information.