

# SELECT RANGE SPECIFICATIONS

## SINGLE STOREY

### INCLUDED IN EVERY QUALITY LIFESTYLE HOME:

- WA owned independent builder with over 30 years' experience
- Lifetime structural guarantee \* Conditions Apply
- Maintenance inspection six months from practical completion
- Independent quality assurance construction and inspection report (metro only)
- HIA fixed price building contract
- HIA Housing Indemnity Insurance
- Certified termite treatment
- Engineer designed, reinforced concrete slab and footings
- Minimum R4.0 ceiling insulation batts to house and garage
- Double clay brick construction
- Cream mortar with rolled joints
- Roof frame constructed from 'Wespine Blue' timber for protection against termites and European borers
- Site survey, repeg, engineer's site inspection, council building licence fees, standard Water Corporation fees.
- 10m sewer connection and 6m water run and gas connection included
- Full internal and external painting (excluding internal walls and pre-finished surfaces)
- Colorbond or painted Zinalume downpipes, fascia and slotted gutters

### EXTERNAL FEATURES

- Choice of Colorbond steel, Monier/Prime 'Hacienda' tiles or Bristle 'Marseille' or 'Vienna' clay tiles (builder's range including Valley Essentials range of colours) on 25° roof pitch
- Feature elevation and render as per plan
- Fully lined Hardiflex eaves
- Colorbond Gliderol automatic Panel-Glide sectional door with three remotes
- Natural grey grano garage floor
- Double garage with 28c plasterboard ceiling with 'Fremantle' cornice and pelmet with tempered hardboard access door to home with Gainsborough '850' or '851' deadbolt with lever handle
- Clay pavers from builders standard range or Blokpave 60mm 'Easipave' and 'Vistapave' brickpaving to driveway - 30m<sup>2</sup> allowance plus path, porch / portico and alfresco
- Crushed limestone sub-base provided under driveway pavers (Metro only)
- Magnificent alfresco with recessed plasterboard ceiling with 'Fremantle' cornice and T-Bar
- M & B 'Designer' entry door with aluminium sill or Jason 'Benchmark' clear glazed entry doors as per plan
- Gainsborough 'Trilock 8901' (Angular, Circular or Precise) door furniture to timber doors only
- Jason Windows quality range of sliding doors and Breezlock windows with flyscreens and keylocks
- Two brass garden taps

### INTERNAL FEATURES AND ELECTRICAL

- Soft closers to all drawers and cabinetwork doors throughout
- Large robe to master suite with shelf and hanging rail
- Generous sized minor bedrooms with large robes and doors as per plan
- Large linen cupboard with four shelves
- Metal strips to exposed full height internal corners of plastered walls including sliding doors (Drywall also available in South West)
- High ceilings, feature recesses and bulkheads as per plan
- Designer 'Fremantle' cornices throughout including garage and alfresco
- Standard flush panel internal doors
- Gainsborough 'Contractor 700 or 100' Leverset series door furniture
- White melamine shelving to all robes with rail
- Allowance for one digital TV point with cable to roof and one telephone point
- External light points to all house exits
- Double power points throughout with brushed aluminium backplate with black or white light and power point switches and RCD safety switches
- Two hard wired smoke alarms
- Rheem 'Stellar' 160 litre gas storage hot water system (five star rated)

### KITCHEN FEATURES

- Generous pantry with four shelves
- Extensive overhead cupboards as per plan
- Fully tiled (mitred) splashback to underside of overhead cupboards and rangehood. \$44/m<sup>2</sup> allowance for ceramic wall tiles
- Huge choice of laminates from Polytec/Polyrey/Laminex/Formica with post formed or Polyray square style benchtops.
- Clark 'Radiant R129' stainless steel double bowl sink with architectural Alder chrome flickmixer tap
- Quality Alder 'Alto' gooseneck, rectangular, swivel or 'Star' veggie spray kitchen mixer
- Wide choice of Polytec/Polyrey/Laminex/Formica laminate cupboard doors with ABS edges
- One choice of laminate colour for benchtops and one choice of laminate colour for cabinets are included as standard
- Designer cupboard and drawer handles from builder's standard range
- Soft closers to all drawers and cabinetwork doors
- Wall oven stack, microwave recess and pot drawers as per plan
- Choice of stainless steel Omega 'OO887XN' 600mm double wall oven or Omega 'OO971XN' 900mm underbench oven with Omega 'OG92XA' 900mm gas hot plate
- Omega 'OR920CXA' stainless steel 900mm canopy rangehood or as displayed flued to outside air
- Dishwasher provision including electrical and cold water supply

### ENSUITE, BATHROOM AND LAUNDRY FEATURES

- Stylus 'Maxton' 1675mm bath to bathroom
- Caroma 'Cosmo' vitreous china inset basins to bathroom and ensuite with Alder 'Star, Orta, Quadra or Zen' chrome taps or 'Alto, Classico or Star' flickmixers
- Caroma 'Profile' connector white vitreous china toilet suite
- Chrome Alder 'Moda' rail dual function 'HS205' shower on rail or 'Designer AD' fixed head with chrome Alder 'Star, Orta, Quadra or Zen' taps or 'Alto, Star or Classico' mixers
- Huge choice of laminates from Polytec/Polyrey/Laminex/Formica with post formed or Polyray square style benchtops.
- One choice of laminate colour for benchtops and one choice of laminate colour for cabinets are included as standard
- Full width framed mirrors over vanities
- Quality Alder 'Alto, Star or Zen' bathroom accessories including double towel rails and toilet roll holders
- Semi-frameless pivot doors and screens to bathroom and ensuite showers
- Mitred floor and wall tiles to ensuite and bathroom. \$44m<sup>2</sup> allowance
- Mitred laundry and WC floor and wall tiles. \$44m<sup>2</sup> allowance
- Chrome floor wastes throughout
- Exhaust fan in ensuite (Flued)
- Exhaust fan in bathroom (Unflued)
- Exhaust fan to internal WC (Flued)
- Inset 45 litre stainless steel Clark '8510 Flushline' sudsaver laundry trough in 800mm laminated cupboard with chrome Alder 'Star, Orta, Quadra or Zen' tap set or 'Star' flickmixer
- Automatic washing machine taps
- Privacy locks to ensuite, bathroom and WC

Client Signatures:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_\_\_\_\_

Disclaimer: The Company reserves the right to alter or amend the specification details of displayed items due to non-availability or discontinuation, without prior notice. These specifications override generic specifications on individual housing brochures

**lifestylehomes**  
The personal touch.

Current as of 1st November 2011