

LUXURY SPECIFICATION

FRONT ELEVATION

Tri-lock to front entry door

LUXURY KITCHEN: (where indicated on plan)

Stone bench tops
Entertainer's 1200mm deep island bench with breakfast bar & waterfall ends
Lift up overhead cupboards
Double laminate pantry
Double wall ovens
900mm 5 burner gas cooktop
Integrated rangehood
Extensive drawers
Bi-fold appliance cupboard (not included in galley kitchen version)
Microwave recess with pot drawer below
Choice of high gloss, super matte or two-tone cabinetry
Selection of splashback tiling to underside of overhead cupboards
Pull out bin
Integrated cutlery drawer
Aluminium integrated finger grips and designer handles
Additional storage cupboards to breakfast bar
Dishwasher recess
European style designer double undermount stainless steel sink
European style style flick mixer tap to sink [min 4 Star WELS]
Laminate panel to fridge/freezer recess with overhead cupboards above

SCULLERY: (where indicated on plan)

Choice of high gloss or super matte cabinetry
Overhead cupboards
Stone bench tops
Single bowl sink
European style mixer tap (min 4 Star WELS)
Selection of splashback tiling to underside of overhead cupboards

LAUNDRY: (where indicated on plan)

2m wide cabinets
European style stainless steel inset trough
European style flickmixer tap to trough (min 4 Star WELS)
Choice of high gloss or super matte cabinetry
Overhead cupboards
Selection of splashback tiling to underside of overhead cupboards
Vinyl sliders or door/s to Linen
Floor tiling

ENSUITE & BATHROOM: (where indicated on plan)

Double vanity basins with bank of drawers to ensuite
1500mm long bath to bathroom

FINISHING ITEMS:

Internal Profile Doors

DESIGNER PLUS SPECIFICATION

FINISHING TOUCHES: (where indicated on plan)

Ducted reverse cycle air conditioning

CEILINGS: (where indicated on plan)

31c high ceilings to main living areas
28c high ceilings to Alfresco

DESIGNER KITCHEN: (where indicated on plan)

Stone bench tops
Entertainer's 1200mm deep island bench with breakfast bar
Lift up overhead cupboards including fridge/freezer recess
Laminate pantry
900mm wide stainless steel freestanding stove
Intergated rangehood
Extensive drawers
Microwave recess with pot drawer below

Choice of high gloss or two-tone cabinetry
Selection of splashback tiling to underside of overhead cupboards
Pull out bin
Integrated cutlery drawer
Designer handles
Additional storage cupboards to breakfast bar
Dishwasher recess
European style designer 1 & 3/4 bowl stainless steel sink
European style style flickmixer tap to sink (min 4 Star WELS)
Laminate panel to fridge/freezer recess

LAUNDRY: (where indicated on plan)

Stone bench tops
1m wide cabinets
European style stainless steel inset trough

CLASSIC PLUS SPECIFICATION

FINISHING TOUCHES (where indicated on plan)

Main area porcelain floor tiles (450 x 450)

Loop pile carpet
Blinds

CLASSIC SPECIFICATION

FRONT ELEVATION:

Choice of 5 feature front elevations
Feature acrylic texture coat render
Selection of designer entry door
Separate lever handle and deadbolt to front entry door

CEILINGS: (where indicated on plan)

28c high ceilings internally throughout
25c high ceiling to Garage, Alfresco and Porch

CLASSIC KITCHEN: (where indicated on plan)

Stone bench tops
Entertainer's 1200mm deep island bench with breakfast bar
900mm wide stainless steel freestanding stove
Canopy rangehood
Extensive drawers
Microwave recess with pot drawer below
Gloss laminate cabinets
Pull out bin
Integrated cutlery drawer
Designer handles
Additional storage cupboards to breakfast bar
Dishwasher recess
European style designer 1 & 3/4 bowl stainless steel sink
European style style flick mixer tap to sink [min 4 Star WELS]

SCULLERY: (where indicated on plan)

Stone bench tops
Gloss laminate cabinets

LAUNDRY: (where indicated on plan)

Freestanding colorbond trough
European style flickmixer tap to trough (min 4 Star WELS)
Floor tiling (including main WC)
Door to laundry or linen

MINOR BEDROOMS: (where indicated on plan)

Mirrored sliders to all robe recesses

ENSUITE & BATHROOM: (where indicated on plan)

Stone bench tops throughout
European style square above vanity vitreous china basins
European style flickmixer tapware throughout (min 4 Star WELS)
Selection of designer mirrors
Fully-framed clear glazed shower pivot doors
2m high tiling to showers
European style square or round rain head shower (min 3 Star WELS)
European style rimless full wall faced vitreous china toilet suites with soft close seat (min 4 Star WELS)
Designer double towel rails

STANDARD SPECIFICATION

Selection of remote control sectional garage door
Blue pine roof timber
Colorbond Roof
Colorbond slotted gutter, fascia and downpipes
Contemporary wet area tile selections
Chrome wet area floor wastes
Soft close drawers
ABS edging to cabinets and shelving
Lever door handles

Selection of pavers
2 course face bricks
Double clay brick construction
R4.0 rated ceiling insulation batts
Selection of coloured electrical switch covers
Double power points
Hard wired smoke detectors
Two external garden taps
Flyscreens throughout

Colorbond E-Vent roof ventilation system
6 star rated 26 litre instantaneous gas hot water system
Protective corner beads to internal walls
Digital TV point
Telephone Point
Fibre ready connection
Advanced LED Downlights throughout

SITWORKS AND SERVICE ALLOWANCES:

- Concrete Pump (standard +A57:B61block)
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Gas connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment

Luxury Range and Designer Floorplan Shown. All selections are from builders standard ranges and subject to change without notice. Photos for illustrative purposes only. Specifications may differ for South West and Great Southern regions. © Home Group Pty Ltd. This work may not be copied or reproduced without Home Group Pty Ltd's express written consent. Fridge and decorative accessories not included. BC 101180. HWA1547

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The Long Beach

See the *difference.*

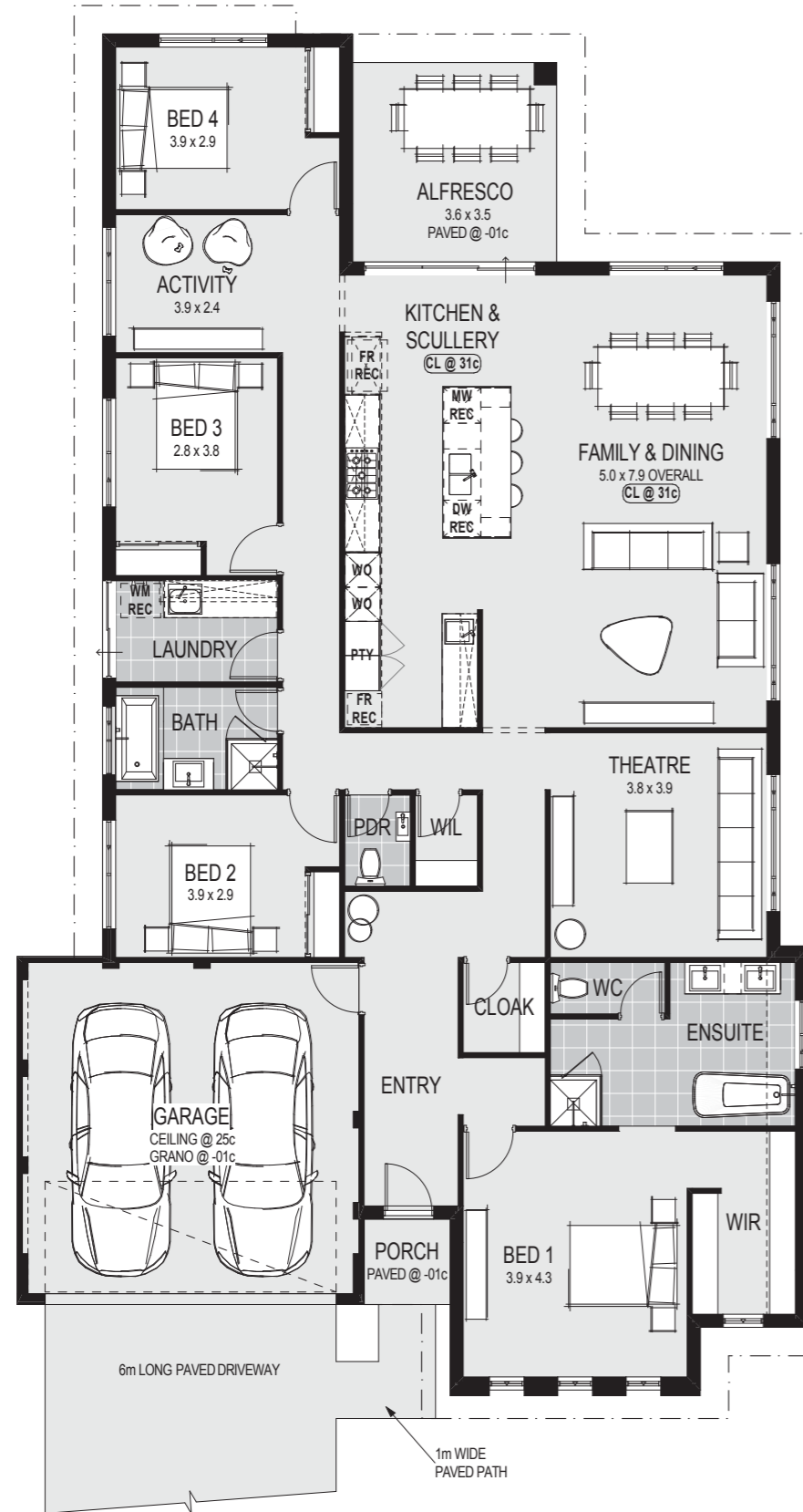


The Long Beach *Luxury*



Length	23.79m	Bedrooms	4
Width	13.89m	Bathrooms	2
Living	216.12m ²	Garage	2
Alfresco	12.53m ²		
Total Area	267.19m ²		

TO SUIT 15m FRONTAGE



The Long Beach *Designer Plus*



Length	22.79m	Bedrooms	4
Width	13.89m	Bathrooms	2
Living	208.54m ²	Garage	2
Alfresco	11.83m ²		
Total Area	258.91m ²		

TO SUIT 15m FRONTAGE

