

# The Eclipse



Especially suited to wide blocks, this exciting home is loaded with features.

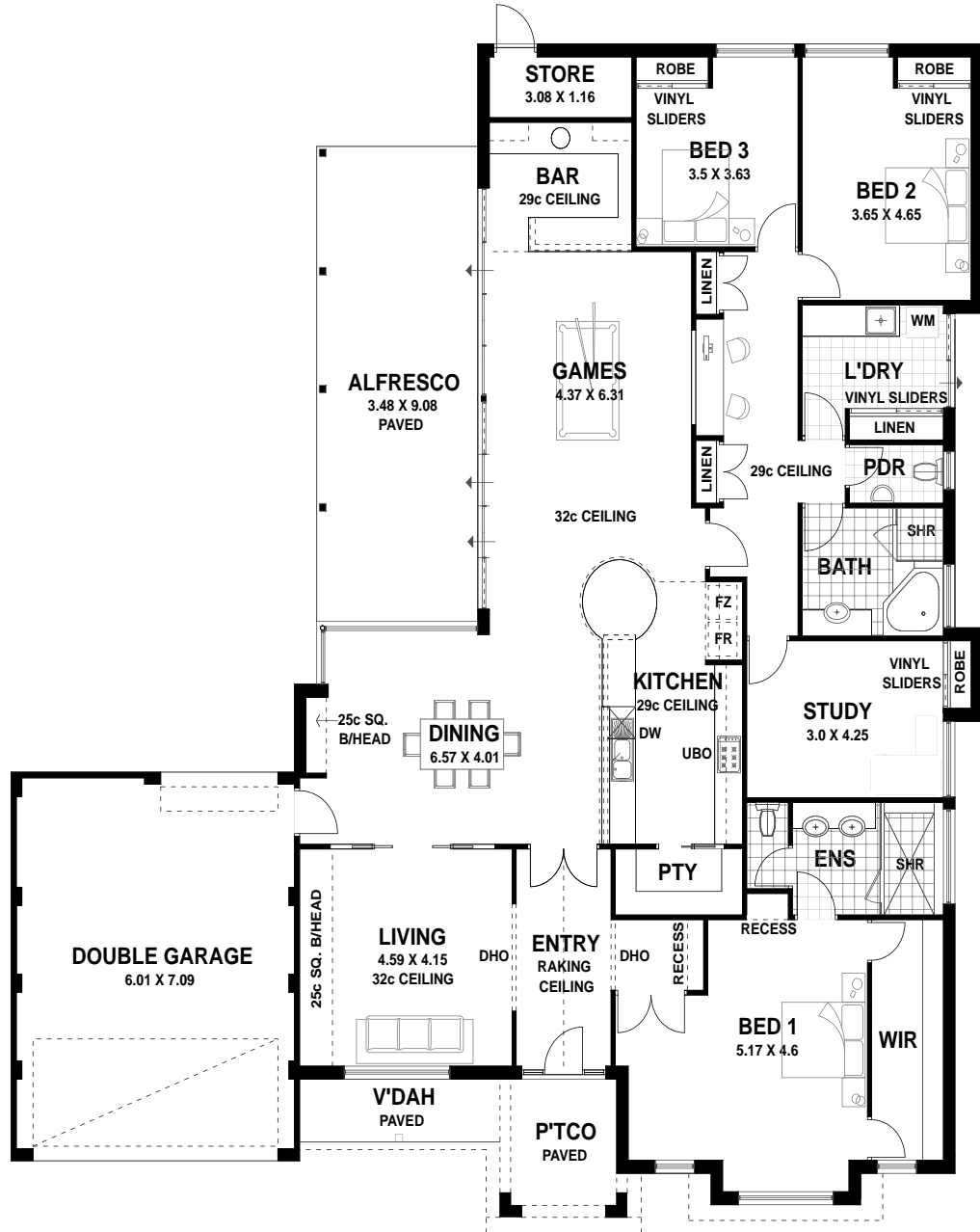
Met by the high raking ceiling in the entry then 32c ceilings to the dining & games are offset by dropped ceilings to the Kitchen & Bar. The designer Kitchen will suit the most discerning home chef whilst keeping in touch with activity in the adjoining Dining, Games & Alfresco areas.

The hotel style Master Bedroom is complimented by a dual access WIR and well appointed ensuite with separate toilet. The remaining double Bedrooms each have generous full height robes to complete the picture.

Added features include a computer station with plenty of storage either side, a well appointed wet Bar, outside Store, oversize extra length Garage with rear access. All this is finished off with a stylish elevation which would be at home in any location.

## AREAS

HOUSE	:	257.36
PORTICO	:	6.84
ALFRESCO	:	31.59
GARAGE	:	45.64
VERANDAH	:	5.52
TOTAL	:	346.95m <sup>2</sup>
PERIM	:	75.32m
LENGTH	:	21.35m
WIDTH	:	20.99m



*Build with Confidence*

# THE ECLIPSE *(Deluxe Specifications)*

## General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- 100mm floor slab with F62 mesh to main house.
- Reinforced footings.
- Double clay brick construction from our standard range.
- Paved driveway to 6.0m, path, verandah, alfresco and portico from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Colorbond roof @25° pitch.
- Cream mortar joints raked, rolled or flush.
- White ant treatment.
- Painted sand finish render to front elevation banding.
- Double lock up garage 7.0 x 6.0m.
- Remote sectional garage door to front with 3 handsets from the standard colour range.
- Manual roller to rear from the standard colour range.
- Front and rear garden tap.
- Dux Prodigy 330T 5 Star rated gas storage hot water unit.
- Gas point to Games room.
- Linen cupboard with 4 white lined shelves.
- Built in robes with sliding vinyl doors to minor bedrooms.
- Quality Gainsborough lever door furniture throughout.
- 2000mm high wall tiling to showers.
- Skirting tile to WC's, bathroom, laundry and ensuite.
- Ample light and double power points.
- Exhaust fan to bathroom, ensuite and WC's.
- TV point to family room & living.
- 2 hard wired smoke detectors.
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer connection from last point.
- Painting to ceilings, doors, door frames, cappings, eaves, fascia, gutters, downpipes, meter box, external render.
- Entry door with Gainsborough Trilock from our std range.
- R3.0 Batt ceiling insulation.
- Site survey and re peg of your block.
- Cost of plans and specifications.
- Building Licence and Water Corporation fees.

NOTE: Ceramic tiles, brick and paving selections, laying patterns, paint colours, laminate selections, plumbing accessories, bathroom accessories and other items not specifically detailed are from the builders standard range.

## Kitchen

- Quality stainless steel cooktop, rangehood and oven.
- Glazed cupboard doors to o/heads with clear glass shelves inside.
- Overhead cupboards as shown.
- Spice tray to overheads.
- Dishwasher provision incl. GPO & cold tap.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Kitchen drawers on rollers.
- Huge walk in Pantry.
- Full wall tiling up to underside of overhead cupboards and over kitchen bench.
- 7 pot drawers.

## Bathrooms

- Laminated cupboards to ensuite and bathroom.
- Vitreous china handbasins to ensuite and bathroom.
- Clear glazed pivot shower screens to ensuite and bathroom.
- Chrome finish designer tapware and accessories to ensuite, bathroom and WC's.
- Privacy latches to bathroom, master bedroom, ensuite and WC's.
- Floor tiling included to WC, bathroom and ensuite.
- 2000mm high wall tiling to showers.
- Skirting tile to WC's, bathroom and ensuite.
- Vitreous china basin with pedestal to WC.

## Laundry

- 45L stainless steel inset trough with bench and cupboards to laundry.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over trough & bench.

## Additional

- 32c high ceiling to garage entry, portico, family, dining and 29c dropped ceiling to kitchen & bar.
- Walk in robe with double sliding mirror doors to master bedroom.
- Brick paved alfresco area with recessed ceiling.
- Double shower to ensuite.
- Decorator niche to family room
- Large linen with vinyl sliding doors.
- Handy storage recesses to garage.
- 28c course ceiling to garage.
- Laminated postformed tops & cupboards to Bar with glazed overhead cupboards & glass shelves inside.
- Stylish Monet circular sink to bar.

Build with confidence



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