

The Endeavour



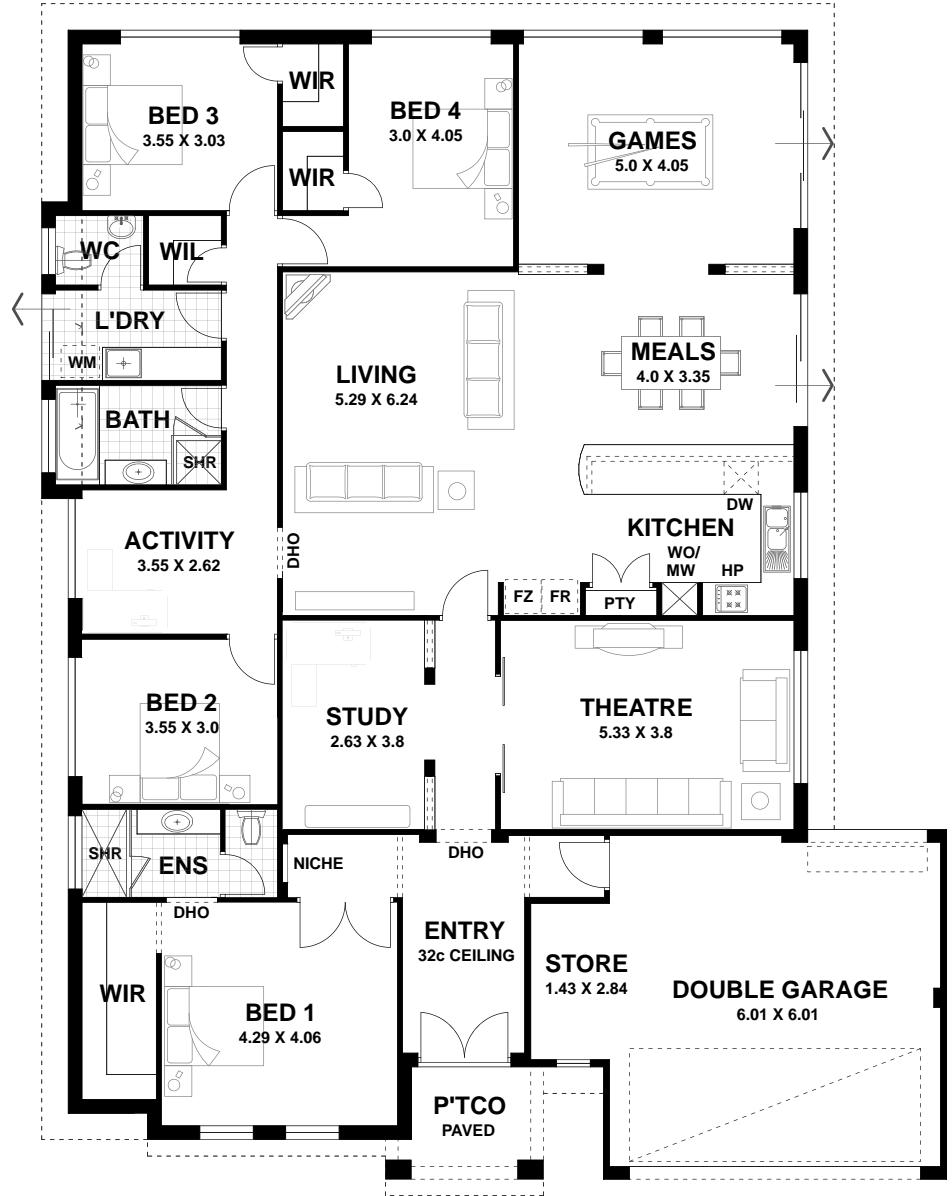
Walk through the ENDEAVOUR'S double front doors and be greeted with the style and class of the high ceilings and feature arch and piers.

The arch guides you through to the study and theatre rooms with sliding doors and beyond to the main living areas.

A private corridor with niche leads you to the double doors of the master suite. Boasting a huge walk in robe, the main bedroom is complimented by the ensuite with a separate toilet, pivot shower screens to the double shower and china basin.

The kitchen with its generous benches and quality stainless steel appliances, including a rangehood, overlooks the roomy living, meals and games room.

Other stand out features are the garage with its own workshop. The very practical activity room servicing the three secondary bedrooms, two with walk in robes and the well appointed laundry consisting of inset trough and bench, and separate toilet with hand basin, plus a double lock up garage with side storeroom and rear access with roller door.



AREAS

HOUSE	:	243.64
PORTICO	:	5.23
GARAGE	:	42.94
TOTAL	:	291.81m ²
LENGTH	:	20.87m
WIDTH	:	16.43m



Build with Confidence

THE ENDEAVOUR *(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.
- Brick paved driveway to 6.0m, path and porch from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range.
- Concrete roof tiles - from our standard range.
- Cream mortar joints - raked, rolled or flush.
- White-ant treatment.
- Painted sand finish render to portico.
- Double lock-up garage.
- Reinforced concrete floor to garage.
- Remote sectional garage door to front with 2 handsets and manual roller door to rear.
- Front and rear garden tap.
- 135 litre gas storage hot water.
- Gas point to living room.
- Walk-in linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Customwood cappings to low walls.
- Ample light and all double power points.
- Exhaust fan to kitchen & ensuite flued to external air.
- TV point to family room and home theatre.
- 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 and external render.
- Entry door with double deadlock from our standard 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 and canopy rangehood wall oven.
- Microwave recess.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ stainless steel sink.
- Kitchen drawers on rollers and pot drawers under oven.
- Corner access to kitchen cupboards.
- Walk-in pantry with 4 lined shelves.
- 1 row of wall tiles over kitchen bench & to underside of rangehood.

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.
- Dual flush toilets.
- 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.
- Double shower to ensuite.

Laundry

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

Additional

- Huge walk-in robe.
- 28c ceiling to garage.
- Decorator niche outside master bedroom.
- Handy workshop/store area off garage.
- Private home theatre.
- Large WIR's to bedrooms 3 & 4.
- Separate activity room.
- Feature limestone look render to portico.

Build with confidence



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