

The Fontana



*E*specially designed for narrow blocks, the FONTANA does not compromise on space and style.

The centrally located galley style kitchen with breakfast bar includes quality stainless steel under-bench oven and rangehood, double pantry and store.

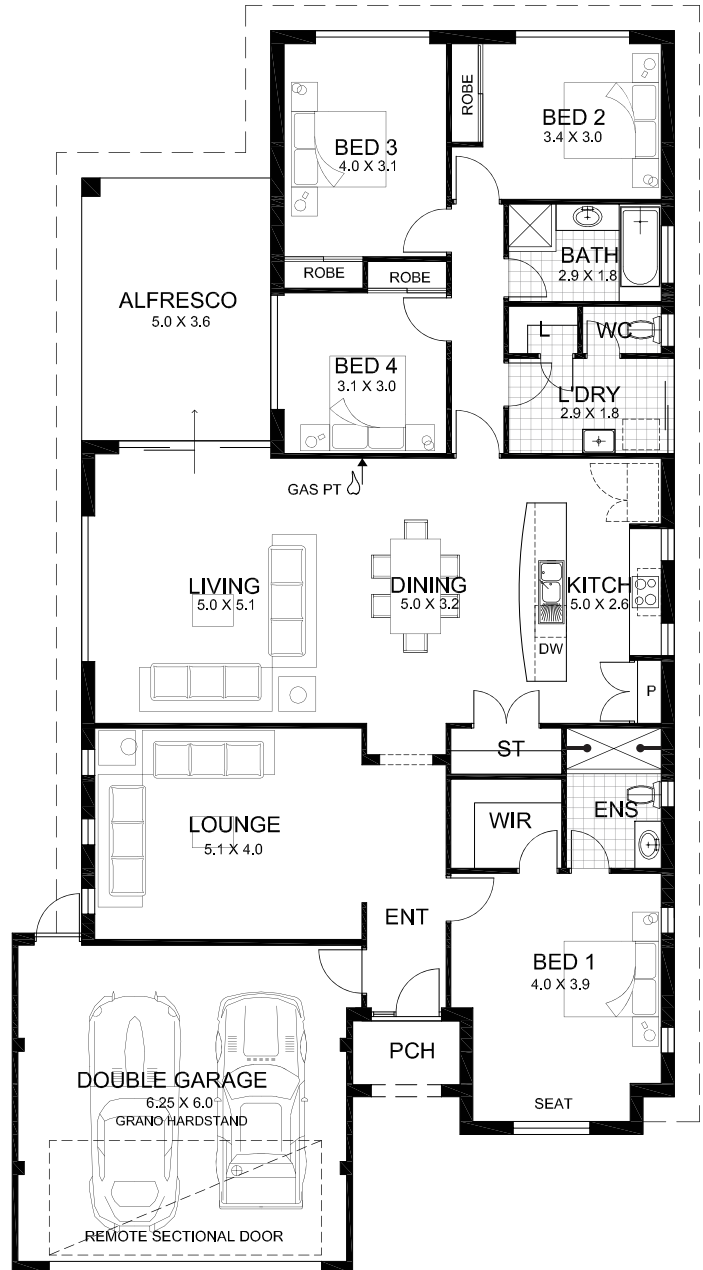
The generous living areas overlook the alfresco, perfect for entertaining, and the huge lounge offers privacy and flexibility.

Other features include a spacious master bedroom with large walk-in robe and an ensuite with a double sized shower.

There are three double bedrooms to the rear, walk in linen and double lock-up garage.

AREAS

HOUSE	:	184.82
PORCH	:	2.95
ALFRESCO	:	18.00
GARAGE	:	40.94
TOTAL	:	246.71m ²
LENGTH	:	23.63m
WIDTH	:	12.59m



Build with Confidence

THE FONTANA *(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, alfresco 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.
- Front and rear garden tap.
- 135 litre gas storage hot water.
- Gas point to dining/living.
- Linen cupboard with 4 lined shelves.
- Built-in robes with sliding vinyl doors to minor bedrooms.
- Quality door furniture throughout.
- Customwood cappings to low walls.
- Ample light and all double power points.
- Exhaust fan to bathroom, kitchen & ensuite flued to external air.
- TV point to family room.
- 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.

Kitchen

- Quality stainless steel cooktop, canopy rangehood and underbench oven.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ bowl stainless steel sink.
- Kitchen drawers on rollers.
- Corner access to kitchen cupboards.
- Walk-in pantry with 4 lined shelves.
- 1 row of wall tiles over kitchen bench and 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.

Laundry

- 45L stainless steel trough with cabinet to laundry.
- Auto washing machine taps to laundry.
- Floor tiling and skirting tile included plus 2 rows over trough.
- Walk-in linen cupboard with 4 shelves.

Additional

- Double shower to ensuite.
- 28c ceilings to garage.
- Handy storage cupboard off kitchen.

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.

Build with confidence



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