

The Fontana

with Games



*E*specially designed for narrow blocks, The FONTANA with GAMES is an innovative, spacious family home.

The central galley styled kitchen with feature windows includes quality stainless steel hotplate, under-bench oven and rangehood, plus double door pantry and a walk-in store.

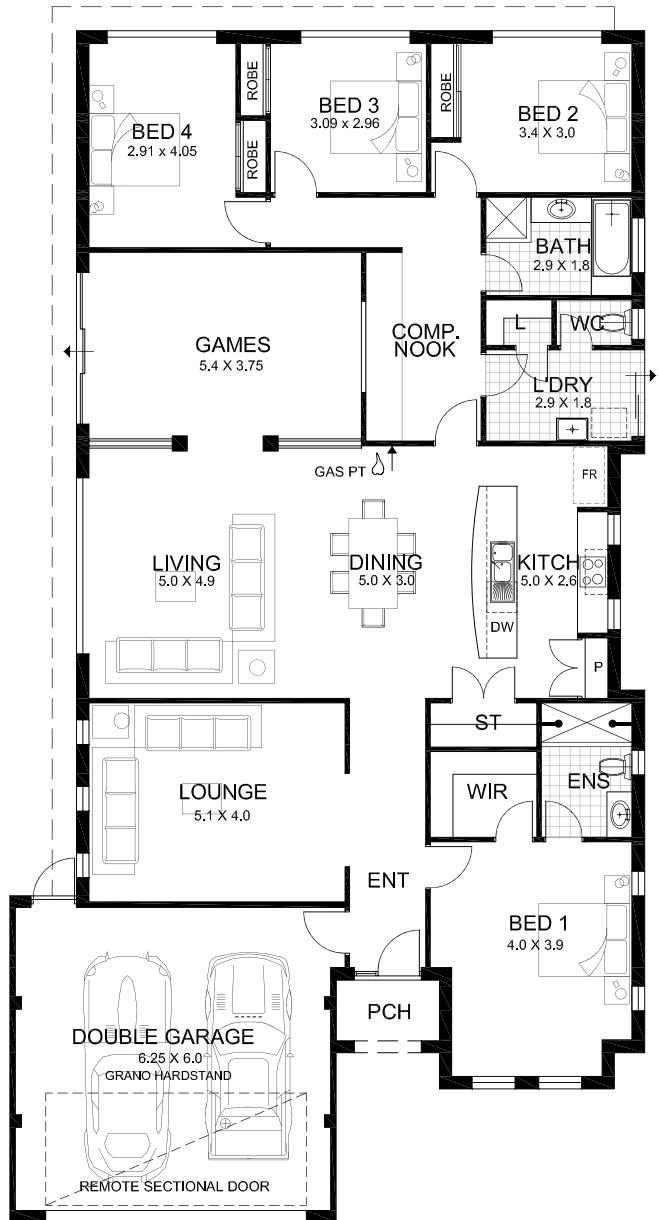
The main family areas easily serviced by the kitchen consist of generous dining and living plus spacious games with capped low walls and piers is completed by the formal lounge.

The master bedroom is complemented by a large walk-in robe and ensuite with a double sized shower and vanity.

Other features include the practical computer nook overlooking the games, 3 double bedrooms, each with built-in robes and sliding doors, walk-in linen and a double lock-up garage.

AREAS

HOUSE	:	210.65
PORCH	:	2.95
GARAGE	:	40.94
TOTAL	:	254.54m ²
LENGTH	:	23.63m
WIDTH	:	12.59m



Build with Confidence

THE FONTANA *with Games* (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.
- Computer/study area with viewing window to games room.

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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