

The Metro



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he METRO is a traditional 4 x 2 home, ideal for the modern family.

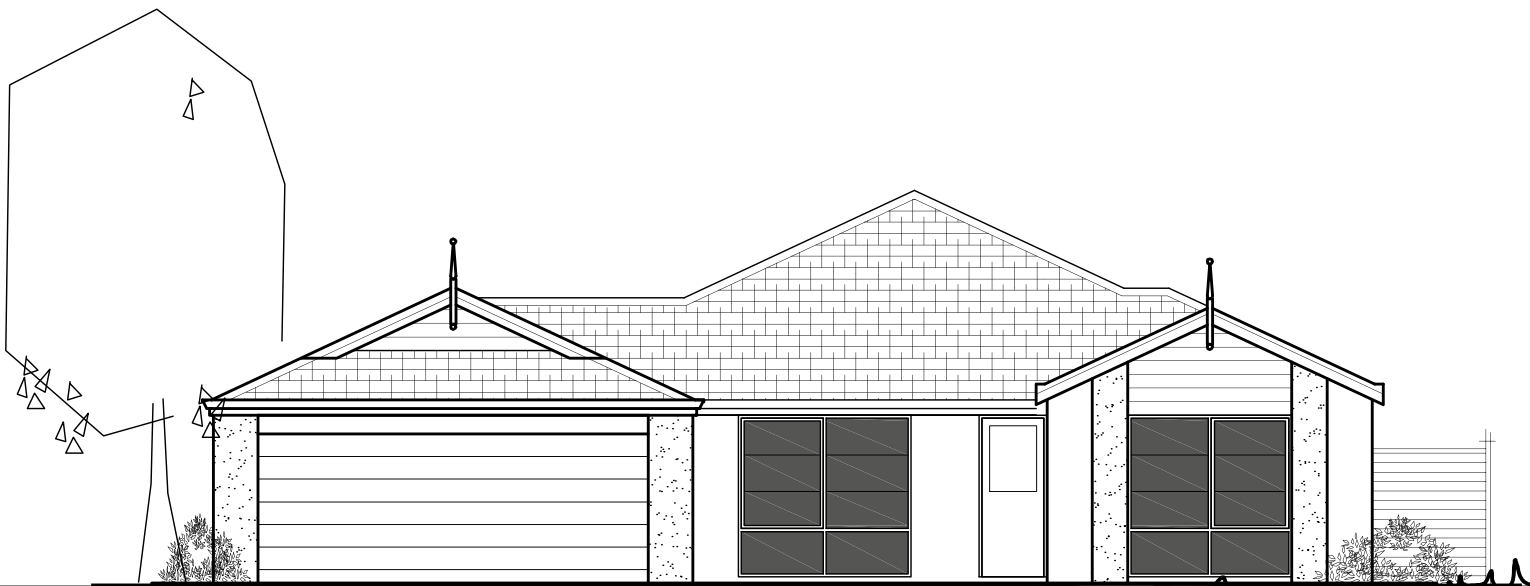
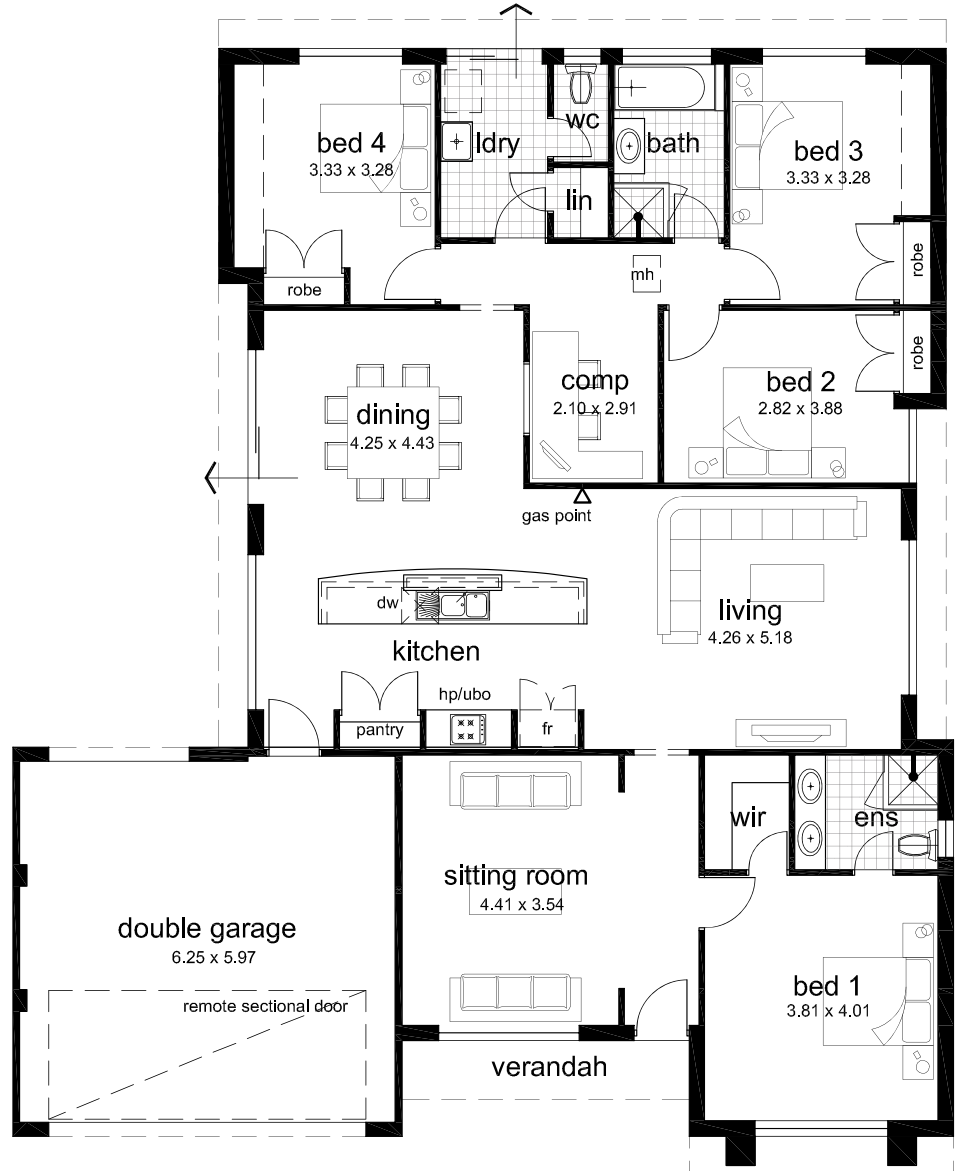
The center piece of this home is the stylish galley breakfast bar kitchen with heaps of bench space and large double door pantry overlooking the spacious dining and living areas.

The master bedroom with walk-in robe has a well appointed ensuite with double china basins and shower with pivot glass screens as standard. The secondary bedrooms also have robes with double doors and a central computer nook with window overlooking the dining area.

Not forgetting the walk-in linen in the laundry with separate W/C and the sitting room also allowing for that bit of privacy, plus the double garage with rear access.

AREAS

HOUSE	:	179.83
VERANDAH	:	4.50
GARAGE	:	39.44
TOTAL	:	223.77m ²
LENGTH	:	18.23m
WIDTH	:	15.35m



Build with Confidence

THE METRO *(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 verandah 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.
- Painted sand finish to render.
- White-ant treatment.
- Double 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 family room.
- Walk-in linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to kitchen, ensuite and bathroom, 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 and underbench oven.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- 1 ¾ 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.

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.

Additional

- Computer nook with viewing window to dining room.
- Double doors to robes in minor bedrooms.
- Double basins to ensuite.
- Rear access through garage.
- Stylish front elevation.
- Modern galley 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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