

The New Grande



A very popular home the GRANDE can accommodate most families looking for a traditional home with all the mod cons.

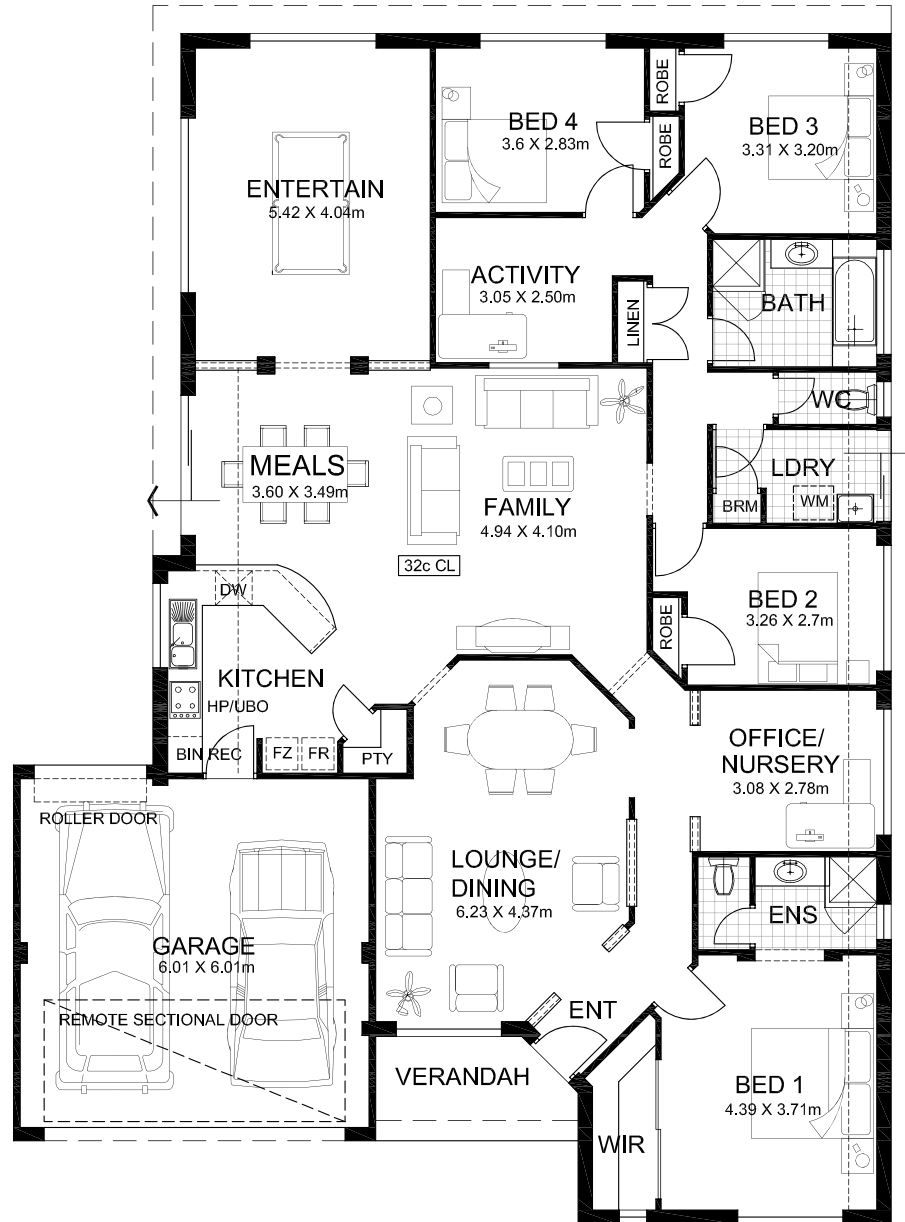
The well appointed kitchen with stainless steel appliances, corner pantry and a fridge/ freezer recess, over looks the family and meals all of which have 32c high ceilings.

The master bedroom has a large walk-in robe with mirrored sliding doors, and the ensuite has a pivot glass shower screen as standard with china basin. The 3 secondary bedrooms each have their own robes.

Added features included a large entertaining room and lounge/dining which have low capped walls . A linen cupboard with double doors, broom cupboard in the laundry, a centrally located activity room and office/nursery room. Plus a double lock-up garage with rear access and roller door, all compliment this stunning home.

AREAS

HOUSE	:	216.60
VERANDAH	:	4.59
GARAGE	:	38.94
TOTAL	:	260.13m ²
LENGTH	:	20.51m
WIDTH	:	15.11m



Build with Confidence

THE NEW GRANDE *(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.
- White-ant treatment.
- Painted sand finish render to front elevation, as drawn.
- 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 family room.
- Linen cupboard with 4 lined shelves.
- Built-in robes with doors to minor bedrooms.
- Quality door furniture throughout.
- Customwood cappings to low walls and opening to lounge.
- Ample light and all double power points.
- Exhaust fan to kitchen, ensuite and bathroom, 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.

Kitchen

- Quality stainless steel cooktop and underbench oven.
- Underbench bin recess.
- 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.

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, ensuite and laundry.

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

- 32c high ceiling to family, meals and kitchen.
- Walk-in robe with sliding mirror doors to master bedroom.

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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