

*The*

# The Sanctuary II

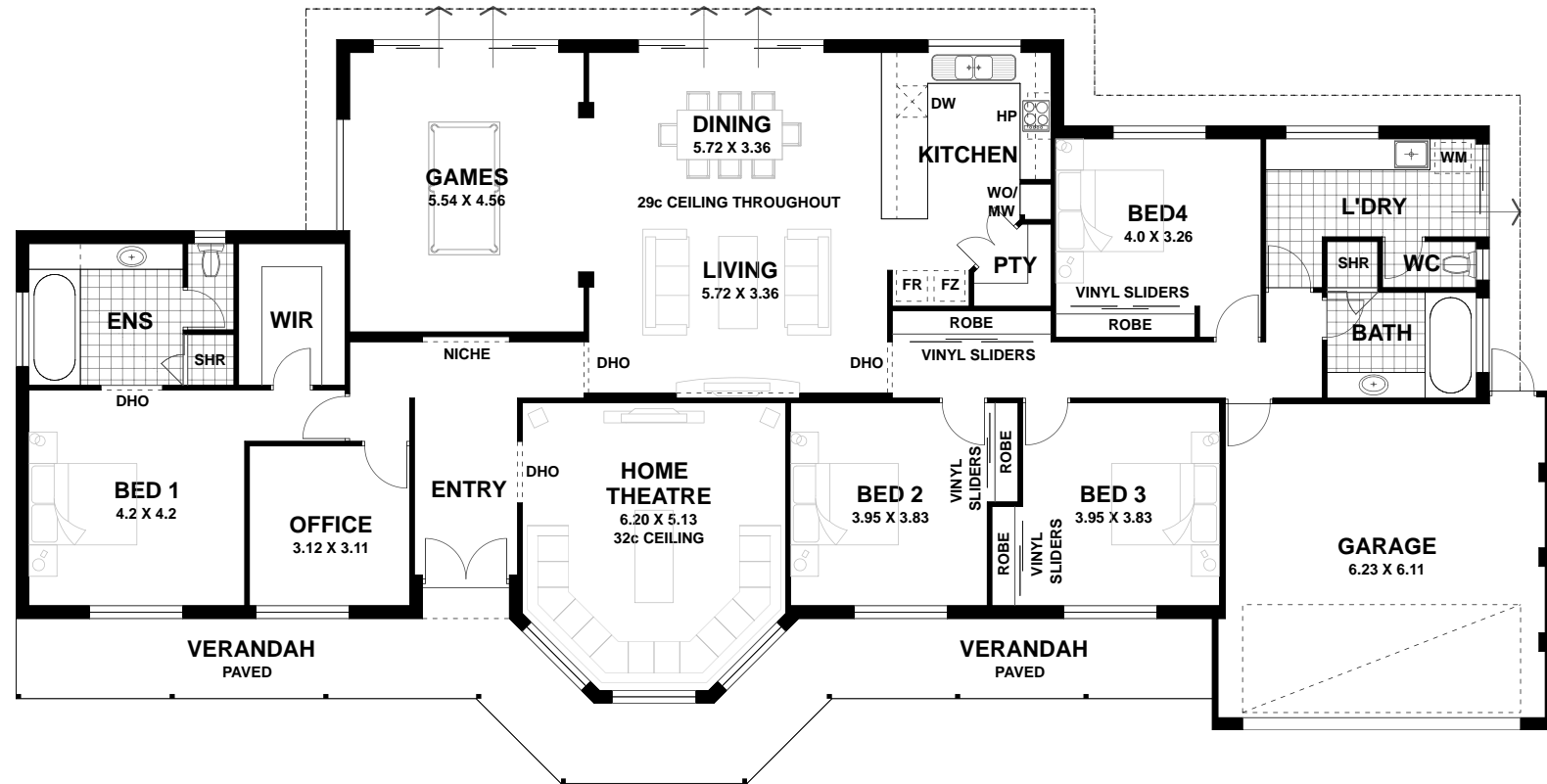


The front elevation of the Sanctuary II sets the tone of this large colonial home.

Accommodation includes four very large Bedrooms, all with full height robes, and a massive WIR and huge Ensuite with bath and separate WC to the Master Bedroom. An Office/Study off the Entry completes the layout.

A large well equipped Kitchen with stainless steel appliances, fridge/freezer recess and walk-in Pantry, allows the home chef to oversee activities in the Family/Living & Games rooms. For the movie buff the Home Theatre with it's bay windows is large enough for the whole family.

Added features include 29c high ceilings throughout, large well appointed Laundry, wide lined and paved Verandah to the front and colonial elevation, lock-up Garage with secure internal access.



## AREAS

HOUSE	:	270.05
VERANDAH	:	39.46
GARAGE	:	41.04
TOTAL	:	350.55m <sup>2</sup>
PERIM	:	82.45m
LENGTH	:	14.48m
WIDTH	:	29.87m



Modified Loft Version Shown

*Build with Confidence*

# THE SANCTUARY II *(Deluxe Specifications)*

## General

- HIA Fixed Price Contract.
- HIA Housing Indemnity Insurance.
- Class A 100mm floor slab with F62 mesh to main house.
- Class A Reinforced footings.
- Double clay brick construction from our standard range.
- Brick paved driveway to 6.0m & verandah from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks & colonial bars from our standard range
- Colorbond roof @ 25° pitch + verandah to front.
- Cream mortar joints - raked, rolled or flush.
- White-ant treatment.
- Double lock-up garage.
- Remote sectional garage door to front with 3 handsets.
- Front and rear garden tap.
- Dux Prodigy 330T 5 Star rated gas storage HWU.
- Gas point to family room.
- Linen cupboard with 4 white lined shelves.
- Built-in robes with vinyl sliding doors to minor bedrooms.
- Quality Gainsborough lever door furniture throughout.
- Ample light and double power points.
- Exhaust fan to kitchen, ensuite and bathroom.
- 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.
- 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 oven.
- Laminated postformed tops.
- Wall oven/Microwave stack with 2 N° pot drawers.
- Dishwasher provision incl. GPO & cold tap.
- 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 white lined shelves.
- 1 row of wall tiles over kitchen bench + up to u/side. of overhead cupboards.

## Bathrooms

- Postformed 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.
- 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 inset trough with laminated postformed cabinet.
- Auto washing machine taps.
- Floor tiling and skirting tile included plus 2 rows over trough & cupboards.

## Additional

- 29c ceilings throughout.
- Huge WIR to Master Bedroom.
- Massive ensuite with bath & separate WC.
- Feature bay window effect to Home Theatre.
- Queen size bedrooms with spacious robes.
- Australian colonial elevation to suit acreage blocks.

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