

The Sanctuary



The SANCTUARY is a very large Australian colonial home ideally suited to acreage lots. Designed for those that like extra large rooms complimented with 32c ceilings throughout and a high specification level. The Sanctuary is in a class of its own.

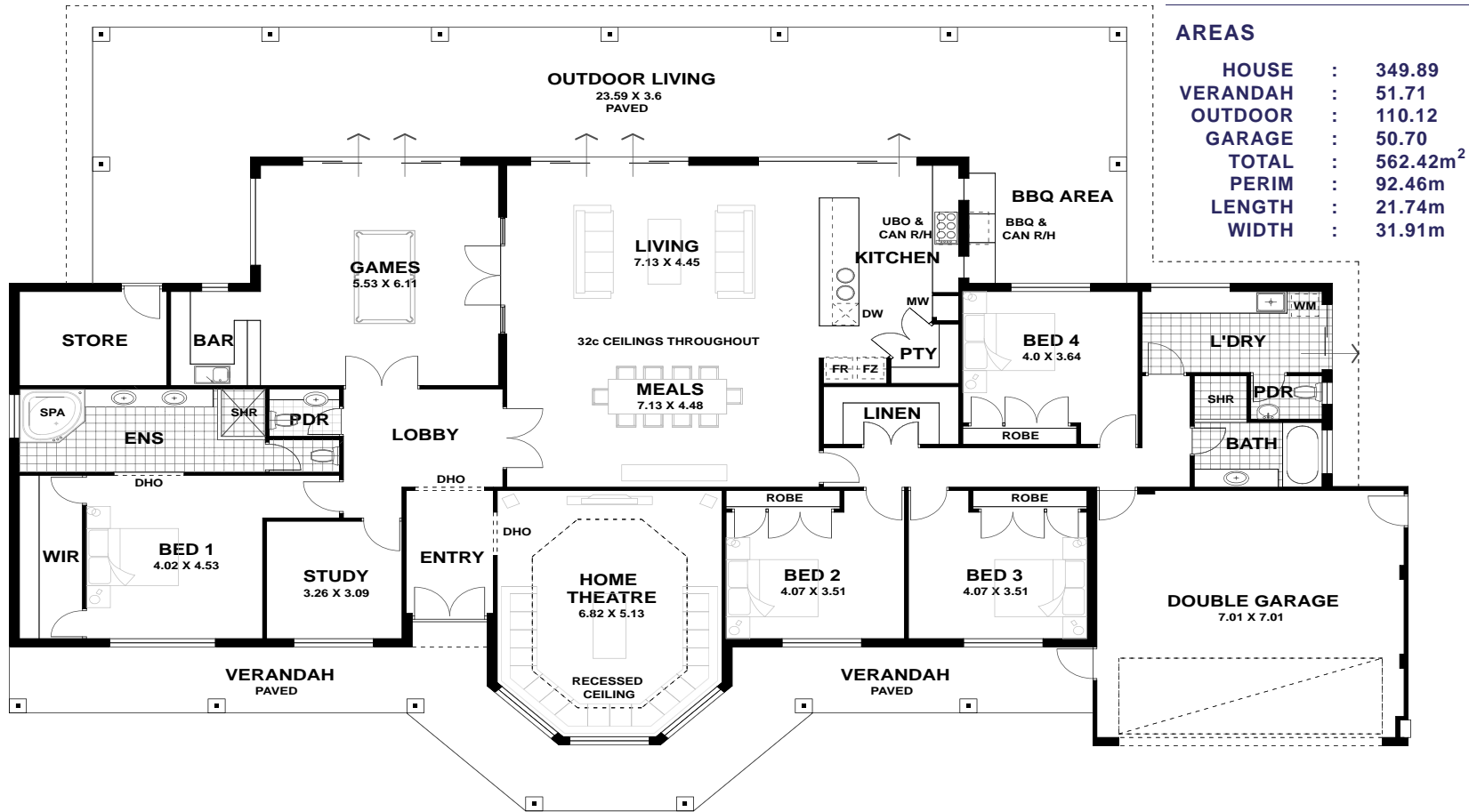
The wide front veranda and massive outdoor living our ideal for outside entertaining and our complimented by the BBQ area with built in BBQ and range hood.

Step inside and you will be impressed by the large entry and lobby that lead to the home theatre, main living area, games room with well equipped bar, study and master bedroom.

The living, meals, kitchen areas give you a feeling of openness that spills over to the outside. The stylish and functional kitchen looks the part while meeting all your needs, it even has a handy pass through window to the BBQ area.

You won't run out of space in the generous sized master bedroom and walk in robe. Enjoy the roomy ensuite with spa and separate toilet. The large secondary bedrooms with built in robes have plenty of room for desks as well as double beds.

Other features include the oversize double lock up garage, large laundry and walk in linen, powder room central to living areas and a solar hot water system.



Build with Confidence

THE SANCTUARY (*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 & outdoor living, from our standard range.
- Powder coated aluminium windows and sliding doors with flyscreens and ventlocks from our standard range
- Bluescope Colorbond roof.
- Colorbond gutters + downpipes.
- Cream mortar joints raked, rolled or flush.
- White ant treatment.
- 7.0m x7.0m double lockup garage.
- Class 'A' reinforced concrete floor to garage.
- Remote sectional garage door to front with 3 handsets.
- Front and rear garden tap.
- 302L litre electric boosted solar HWU.
- LPG connections included.
- Walk in linen cupboard with 4 lined shelves.
- Built in robes with stanford doors to minor bedrooms.
- Quality door furniture throughout.
- Ample light and all double power points.
- Exhaust fan to ensuite, bathroom & WC flued to external air.
- TV point to living room and home theatre.
- 2 hard wired smoke detectors
- Metal corner angles to exposed corners of internal walls.
- 10 metre sewer or septic connection from last point.
- Painting to ceilings, doors, door frames, cappings, eaves, fascia, gutters, downpipes, meter box, 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.

Laundry

- 45L stainless steel inset trough with laminated bench & cupboards to laundry.
- Auto washing machine taps to laundry.
- Floor tiling included plus 2 rows over bench trough.
- Walk in linen cupboard with vinyl sliding doors.

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

- Dale vinylwrap doors Cat. 1
- Quality stainless steel 900mm wide cooktop, underbench oven & canopy rangehood.
- Dishwasher provision.
- Satin chrome handles to cupboard doors.
- Chrome flickmixer to sink.
- Twin bowl stainless steel sinks.
- Bolero sink mixer with pull out vegi spray.
- Kitchen drawers on rollers.
- Walk in pantry with 4 lined shelves.
- Wall tiles over kitchen bench to u/side of rangehood Microwave/ Wall oven stack with pot drawers & overhead cup'ds + additional bank of 3 pot drawers + overhead cup'ds to FR/FZ recess.

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 Novelli mixers and accessories to ensuite, bathroom and WC's.
- Trident Sovereign toilet suites.
- Privacy latches to bathroom, master bedroom, ensuite and WC's.
- Floor tiling included to WC, bathroom and ensuite and laundry.
- 2000mm high wall tiling to showers.
- Skirting tile to WC's, bathroom, ensuite and laundry.
- China handbasin to WC.
- Sultan 1600 body therapy spa to ensuite.
- Hand held shower & rail to bath & ensuite.
- Vitreous china basin + pedestal to WC.

Additional

- Wet bar to games room.
- Paved outdoor living & verandah.
- Powder room with basin off entry foyer.
- Double basin to ensuite in master bedroom.
- Recessed ceiling in theatre.
- 32c ceilings throughout.
- Gyprock lined ceilings to outdoor living, verandah & garage.
- Inbui lt gas BBQ with canopy rangehood and tiled bench and splashback.
- Huge master bedroom with massive walk in robe.
- Bulkhead ceiling to kitchen island bench.
- Low voltage halogen downlights to entry, lobby, home theatre, living, meals & kitchen.
- 10 lite french glazed doors and sidelights to games.

Build with confidence



29 Crompton Road, Rockingham WA 6168 PH: 9592 3177 Web: www.shelford.com.au

