



AVALON
AT BALDIVIS

Dale Alcock Homes

Lot 638 Harperia Way- 571sqm Traditional Lot

Large 4 bedroom, 2 bathroom home with open plan Kitchen, Living, Dining

- Direct access to alfresco at rear of home with plenty of Northern light into the home.
- Large secluded rear Master and ensuite with double size shower.
- Home theatre, home office and separation of parents and kids areas provides breathing space for the family.
- Currently includes your choice of high ceilings or Caesar stone benchtops to kitchen.

Total Package Price (inc Site Works) \$392,851

Call Rob Piromalli on 0403 262 500

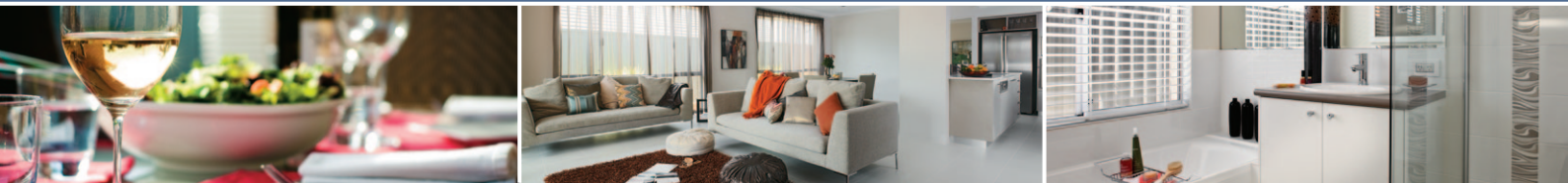
SALES OFFICE OPEN: Sat and Sun 1-5pm, Mon and Wed 2-5pm. Located on Baldivis Road

Another quality estate managed by  **terrano**vis
.com.au

Suva



LIFESTYLE SPECIFICATION



QUALITY INCLUSIONS

Termite Treatment	Termimesh stainless steel poison-free termite treatment
Structural Warranty	Lifetime Structural Warranty
Defect Liability Period	6 Month Maintenance Warranty
Indemnity Insurance & Building Contract	HIA Building Contract and Indemnity Insurance
Service	5 Star service with expedient contract preparation and build times
Mortar Joints	Cream (yellow sand & cream cement) mortar and rolled or conduit joints
Floor slab	Engineer designed footings and steel reinforced concrete slabs
Survey and Statutory Approvals	Site survey, Engineers site inspection report, council building license and Water Corporation approvals all included

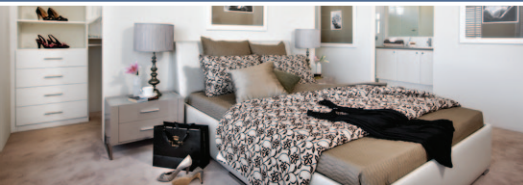
KITCHEN

Benchtop	Laminex Squareform or Formica postform kitchen benchtops
Cupboard / Drawers	Wide choice of Laminex / Formica and drawer fronts with ABS edging Brushed chrome C pull cupboard handles, 190mm 300 series bar handles or as displayed in Aspire homes European soft close drawers and cupboard door system throughout
Dishwasher	Dishwasher recess with cold water and power connections
Sink	Classic 210 Stainless Steel double bowl sink and drainer Caroma Dorf Venecia or Elegance chrome flickmixer
Hotplate	900mm wide Westinghouse stainless steel 5 burner gas cooktop
Oven	900mm wide Westinghouse stainless steel fan forced electric underbench oven
Rangehood	900mm Stainless steel Westinghouse rangehood flumed to external air with tiled splashback to underside

BATHROOM & LAUNDRY

Hot Water System	Rheem Stellar 160 litre gas storage hot water system (5 star rated)
Cupboards	600mm minimum width bathroom vanity cupboards with internal shelf and tiled hob
Benchtops	Laminex Squareform or Formica Postformed bathroom benchtops
Basins	Caroma Dorf Cosmo or Centro white vitreous china vanity basins
Bath	Caroma Maxton 1525mm or 1675mm coloured acrylic bath depending on size of bathroom
Toilet Suite	Caroma Profile Link vitreous china white toilet suite
Towel Rail / Toilet Holder	Caroma Cosmo Double towel rail and toilet roll holder
Tapsets	Caroma Dorf Kemi Wall Swivel outlet to laundry Choice of Venecia and Elegance flickmixers or Dorado and Retro tapsets to bathroom and laundry
Shower	Semi-frameless clear toughened shower screen and pivot door to bathroom and ensuite Caroma Dorf hand held Tasman II bracket shower to ensuite and bathroom
Mirror	900mm high full width bevelled edge mirror over vanities
Exhaust Fan	Exhaust fan in ensuite, bathroom and internal WC (if applicable)
Floor Drains	Chrome floor wastes throughout
Laundry Trough	Stainless steel inset laundry trough with double cupboard under and Laminex Squareform or Formica Postform benchtop (where applicable)
Ceramic Tiles	Mitred tiling included to ensuite, bathroom, WC's and laundry (selection of border tiles included from Dale Alcock Central range) <ul style="list-style-type: none"> • 1 row of border tiling above bathroom vanities, laundry trough and bench and to showers. • 1 row of skirting tile to 200mm. • 2000mm high tiling to showers. • 1 row to 200mm high above kitchen benchtops (or to underside of overhead cupboards if applicable). • 2 rows to 400mm above laundry trough. • 1 row to 200mm to bathroom / ensuite vanity. • 2 rows to 400mm above bathroom bath. Or \$44 / sqm retail allowance

LIFESTYLE SPECIFICATION



INTERNAL

Cornices	10mm plasterboard ceiling with 75mm Symphony cornice
Internal Doors	M&B Sales flush panel internal doors
Door Handles	Gainsborough Contractor 700 leverset series internal door furniture
Wardrobes	White lined shelving and rail to bedroom robes
Wardrobe Sliding Doors	Combination mirrored / vinyl gyprock sliding robe doors
Paint	Solver Paint to full interior (excluding walls) as per standard DAH painting specification
Internal Walls	Hardwall plaster. Corner metal protection beads to be exposed to full height corners

ELECTRICAL

Electrical Switch Plates	Double power points throughout Brushed chrome or white backplate with light and power point switches with choice of white or black switch gear RCD Safety switches and two hard wired smoke detectors
T.V. / Telephone point	1 TV point with cable to roof and 1 telephone point on cavity wall
Lights	Light points to all rooms and passages with standard globe & shade
Gas Bayonet	Gas Bayonet Point with power point and vents

EXTERNAL

Elevation	Painted sand finished render to front elevation (if applicable)
Brickwork	Austral brick clay utility bricks for render / internal brickwork
Roof & Ceiling	Roof & ceiling structure is timber framed to AS. 1684 to a minimum 24° roof pitch

Water Piping	Poly water piping to be used in roof space and to walls
Garden Taps	Two brass taps (front & rear)
Garage / Carport	Natural Non Skid Grey Grano to garage / carport Colorbond automatic panel-glide sectional door with remote controls and 2 handsets 10mm plasterboard ceiling with Symphony cornices to garage ceiling
Pavers	Austral Brick 65mm standard range clay pavers or Atlas 230x230 square concrete pavers for driveway, pathways and alfresco (where applicable)
Eaves	Hardiflex 4.5mm lined on flat with suitable joiners to eaves
Downpipes	Rectangular or Round downpipes (no allowance for Stormwater Disposal or connection)
Roof	Choice of Colorbond Steel, Bristle Clay Tiles (Marseille or Vienna profiles with extensive choice of colours) or Monier Horizon shingle roof tiles
Insulation Batts	R3.0 rated ceiling insulation batts
Windows	Jason Windows Sliding Windows with Breezelock and flyscreens Jason Windows Lever lock sliding doors with morticed deadlock (boltlock) and flydoors
Entrance doors / handles	Corinthian Madison 101 and 104 with clear or translucent glazing or Corinthian Urban entrance doors Gainsborough contemporary and traditional level sets with matching double cylinder deadbolt or contemporary trilock
Paint	Solver Paint to full exterior as per standard Dale Alcock Homes painting specification

Client Signatures:

Sales Consultant Signature:

Date: _____

This specification is applicable at time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. The builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier.

August 2011