



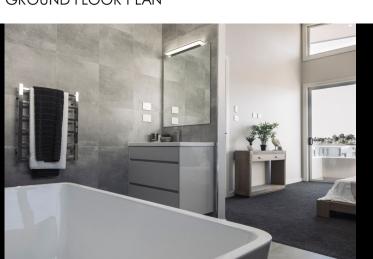


**'THE ELANORA'** 

Total Area | 530m2

(including Garage, Porch, Covered Courtyard, Alfresco, Voids & Balconies)

57 Squares





15690

FIRST FLOOR PLAN

On Display At:-HomeQuest Display Village 5 Butler Avenue, Kellyville NSW 2155

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## THE 'ELANORA' LUXURY INCLUSIONS - AS AT MARCH 2019

## **DESIGN, PLANNING & SITE SERVICES**

- Custom design consultation for your individual design requirements
- Contour survey
- Council Development Application or Complying Development standard fees

## **EXTERNAL FEATURES**

- Elanora façade including cement rendered and painted finish, two balconies, feature timber posts & stone cladding as displayed. Excludes cantilevered study desk to bed 2, bed 4 and cantilevered television cabinet to games room
- · Low-E SmartGlass SP10 Clear glazing to all aluminium windows, bi-fold / stacking doors at 2.4m high as displayed
- · Colorbond garage door as displayed including automatic opener
- Colorbond roof, fascia and gutter (raked roof includes timber fascia as displayed)
- Front entrance door, transom and door furniture as displayed
- · Instantaneous gas hot water unit as displayed
- 3x town water garden taps & 1x rainwater tap
- 3,000L above ground rainwater tank
- Tiling to Porch & Covered Courtyard. Allowance up to \$50 per square metre retail price from builders selected supplier

#### **INTERNAL FEATURES**

- . 2.7m (9ft) ceiling height to ground and first floor including increased ceiling height to raked sections as displayed
- Square set finish to plasterboard ceilings throughout as displayed
- Feature bulkhead to rumpus and lowered ceiling over kitchen and stairs as displayed
- · 90mm skirting and architraves throughout as displayed
- · Internal doors throughout at 2.3 metres high as displayed
- · Door furniture as displayed
- R3.5 insulation to ceiling and R2.0 to external walls
- Steel spine back internal staircase with timber treads and open risers as displayed
- · Frameless glass balustrading with stainless steel top rail as displayed
- Fully integrated joinery to Bedroom 1 walk in robe. Drawers, shelves & hanging rail to built-in wardrobes of Bedrooms 2, 3 & 4 as displayed
- Walk in linen cupboard on first floor including shelving as displayed
- Tiling to entire ground floor (excluding garage). Allowance up to \$50 per square metre retail price from builders selected supplier
- · Carpet to entire first floor including luxury plus underlay (excluding bathrooms) from Elandra Homes range

#### KITCHEN FEATURES

- Metallic paint finish and frosted glass to drawers & doors including soft close mechanism, stone bench, smoked mirror splashback to rear of cooktop, glass splashback to breakfast bench & LED strip lighting as displayed
- · Miele appliances including oven, cooktop, rangehood and dishwasher as displayed
- Double under mount sink & sink mixer as displayed

## **WALK IN PANTRY**

• Metallic paint finish and frosted glass to drawers and doors, soft close mechanism, stone bench and shelving as displayed

## LAUNDRY FEATURES

- $\bullet \quad \text{Polyurethane base and overhead cupboards with soft close doors, stone bench, sink \& sink mixer as displayed}\\$
- Laundry chute cabinet to first floor in polyurethane finish including soft closing doors as displayed

### **BATHROOM, ENSUITE & POWDER ROOM FEATURES**

- Polyurethane vanities including soft close mechanism, stone benchtops, basins and mixer taps as displayed
- Freestanding bath to bathroom and ensuite as displayed
- Toilet suites including soft closers as displayed
- Wall mounted shower heads, mixers & bath spouts as displayed
- Polished edge mirrors to all vanities as displayed
- Fully Frameless glass shower to bathroom as displayed
- Heated towel rails to ensuite and bathroom and chrome towel rail to powder room as displayed
- Chrome toilet holders to bathroom, ensuite and powder room as displayed
- Exhaust fan to powder room, bathroom and ensuite as displayed
- Ceramic floor and wall tiles to ceiling height to bathroom, ensuite and powder room with tile allowance up to \$50 per square metre retail price including GST from builders selected supplier

## **ELECTRICAL FEATURES**

- Actron ESP+ Ultima SRM233 Reverse cycle split ducted air conditioning unit (23kW) including up to 16 outlets & 8 zones as displayed
- Security Alarm system as displayed
- Intercom system as displayed
- 100 x LED downlights supplied and fitted
- 5 x external light points (excludes supply or fitting of fixtures)
- 30 x internal double power points and 6 single for appliances
- 3 x TV & Data points and 2x Telephone points
- Arteor light switches and power point covers as displayed

## ALFRESCO / BBQ AREA

- Fully covered Alfresco & BBQ Area as displayed including 1.2 metre high rendered wall, frosted glass to cabinetry, soft close doors & drawers, stone bench, sink, tap, barbeque and bi-fold window (excludes privacy screen)
- Tiling to Alfresco & BBQ Area. Allowance up to \$50 per square metre retail price from builders selected supplier



## HOMES







# **'THE ELANORA'**

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