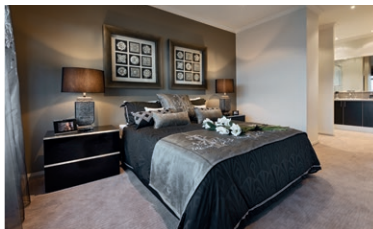


IDEAL HOMES **DISPLAY SERIES**

# THE CAPRI



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## DISPLAY SERIES

The Capri is a beautiful home designed with high ceilings, a massive alfresco area, separate home theatre and family areas offering the perfect setting for comfortable home living and entertaining. This stylish four bedroom, two bathroom home also features an exquisitely appointed master bedroom complimented by his and hers walk in robes and a large ensuite. The Capri is ideally priced for the growing family and offers all the quality features you expect from an 'ideal' home.

## THE CAPRI

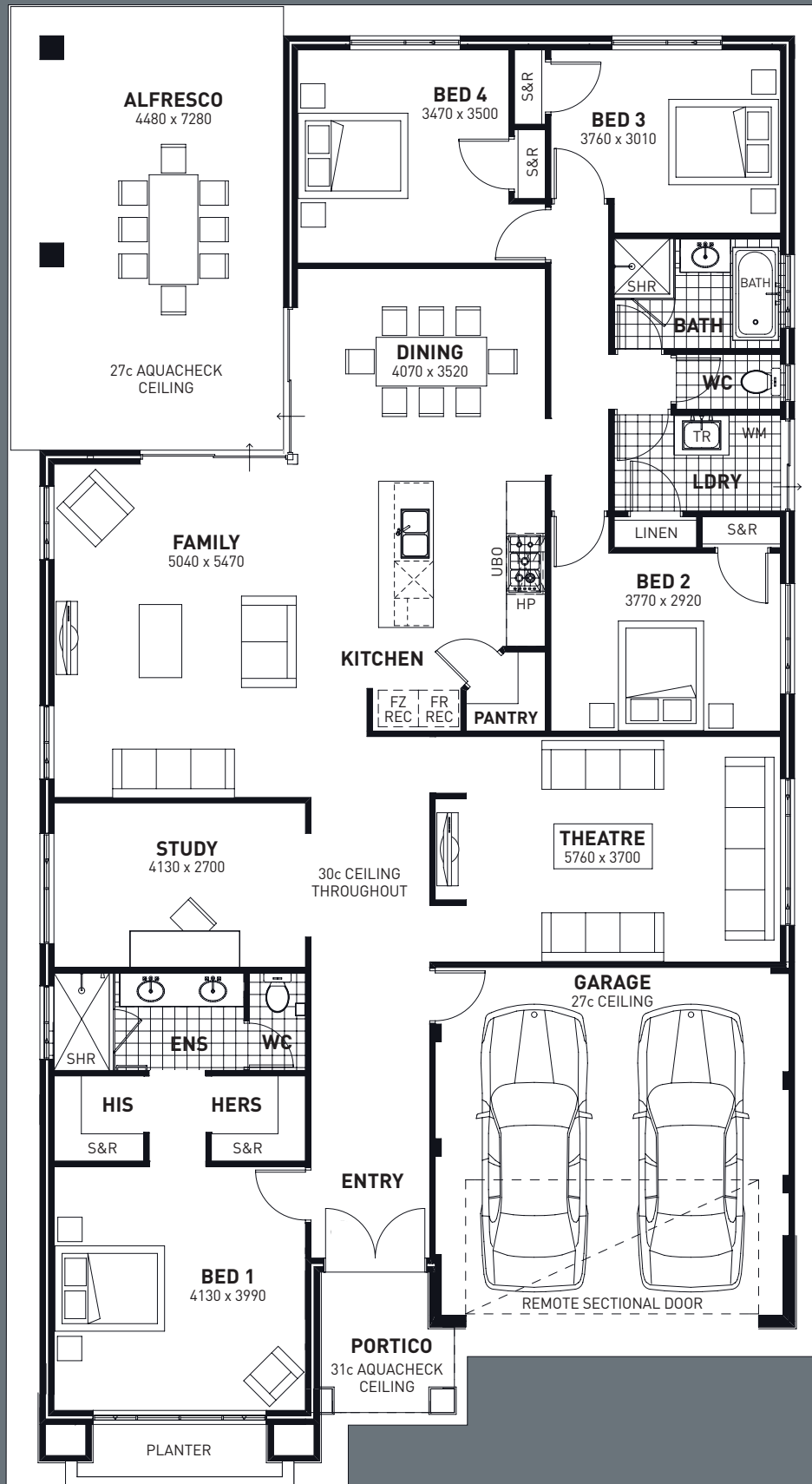
Total area 279.40m<sup>2</sup>

The Capri inclusions:

- Beautiful feature front elevation with 38c high portico
- 30c ceilings throughout living areas
- Fully equipped kitchen with granite bench tops
- Huge alfresco with 27c Aquacheck ceiling
- Large separate home theatre area
- Master bedroom with his and hers walk in robes and feature ensuite
- Three spacious minor bedrooms with built in robes
- Generous study area with ample privacy
- Enclosed double garage with 27c high ceiling and timber look sectional door



Brought to you by one of the most established home building companies in Western Australia, Ideal Homes is Perth's most exciting new home builder. With over 40 years of experience building the dreams of Western Australian families and a reputation built on consistently delivering stylish and quality homes with excellent value, Ideal Homes is backed by an exceptional team.



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#### Areas

House	207.15m <sup>2</sup>
Garage	34.89m <sup>2</sup>
Porch	4.74m <sup>2</sup>
Alfresco	32.61m <sup>2</sup>
<b>Total</b>	<b>279.40m<sup>2</sup></b>



# SPECIFICATIONS

## CONSTRUCTION

- 2c Face Brickwork from builders standard range
- Colorbond Roof with Whirly Bird and Eave Vents from builders standard range
- Clay Tiled Roof from builders standard range
- 25 degree Roof Pitch
- Termite Treatments and Certificate
- H2 Treated Timber to Roof Structure
- Stormwater Disposal (Soakwells) to meet shire requirements
- Brick Paved driveway up to 6m long, 1m wide Driveway Path, Porch/Verandah and Alfresco (if applicable) from builders standard range
- Painted Cement Render to the Front Elevation (only) in two colours
- PVC Retic Pipe under Driveway
- Aluminium Powdercoated Windows & Sliding Doors including flyscreens
- 5mm Glazing to all windows and sliding doors
- Double Power Points throughout
- Double clay brick construction from builders standard range
- 25 year structural guarantee
- 4 month maintenance period
- Storm slotted overflow gutters
- R4.0 Insulation batts from builders standard range
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre Cement lining to all external ceilings and garage
- Full painting excluding internal walls
- Alder Flickmixer taps throughout (excluding washing machine taps)
- Communications Package including Telephone, TV and Data point (National Broadband Network ready)
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2
- Flush panel doors internally
- Gainsborough Instyle Lever Series internal door furniture
- Gainsborough Trilock Lever entry door furniture
- Duracote tempered hardboard door to Garage
- Natural Grey grano hardstand to Garage
- Timber front entry door frame
- Main entry door from Hume Vaucluse Range
- Clear Glazed Entry Sidelite (if applicable)
- Soft Closers to all cupboards and drawers
- Doors to robes in minor bedrooms
- Double garage enclosed with sectional door (3 controllers)
- White melamine shelf to robes with chrome hanging rod

## ENSUITE/BATHROOM/WC

- Alder hand held shower with rail from builders standard range
- Stylish White Vitreous China Basins to Bathroom & Ensuite
- White China Toilet suite from builders standard range
- White 1500mm Bath from builders standard range
- 2m High tiling to shower from builders display boards

- Square edge or Tightform laminated bench tops
- Coloured melamine doors with ABS edging and architectural handles
- Clear glass pivot door & panel to shower recess
- Fully framed vanity length mirrors to Bathroom and Ensuite
- Skirting tiles to walls from builders display boards
- Floor tiling included to Ensuite / Bathroom from builders display boards
- Obscure glass to wet area windows
- Alder Akita series tapware
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite and WC's
- Privacy Latch x 2
- Chrome floor wastes

## KITCHEN

- 20mm Granite or Engineered Stone Bench Tops from builders standard range
- Stainless Steel Double inset bowl with internal drainer from builders standard range
- 900mm Stainless Steel Gas Hot plate (5 burner) & Electric Oven from builders standard range
- 900mm Stainless Steel Rangehood (flumed to open air) with tiled splashback
- Chrome Flickmixer to kitchen sink from builders standard range
- Dishwasher Recess with cold tap & GPO
- Coloured melamine doors with ABS edging and architectural handles
- 1 x row wall tiling above bench top from builders display boards

## LAUNDRY

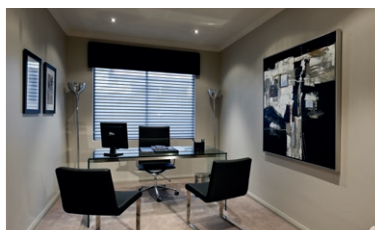
- 160lt Gas Storage Hot Water System (5 Star) from builders standard range
- 45L Stainless steel trough & white cabinet from builders standard range
- 2 x rows of tiling above trough from builders display boards
- Floor Tiling included to Laundry / WC from builders display boards
- Automatic Washing machine taps
- Door to laundry
- Chrome floor waste

## CONTRACT

- HIA lump sum fixed price building contract
- Indemnity Insurance
- Public Liability, workers compensation & contract works insurance
- Water Authority Standard Fees
- Standard Shire and Building Application Fees

## DISPLAY SPECIFICATIONS

- Feature front elevation with portico as displayed
- 30c ceilings throughout, 27c ceiling to garage
- 27c Aquacheck ceiling to alfresco
- 31c Aquacheck ceiling to portico
- Laminated cupboards and 45L stainless steel inset trough to laundry
- Timber look garage sectional door
- Double JST grey glazed front doors



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