**THE CAMDEN**

- **Areas**
  - House: 117.48m²
  - Garage: 34.95m²
  - Porch: 2.49m²
  - Total: 154.92m²

---

**Ideal Homes**

idealhomes.com.au
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
• 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

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

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

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

BONUS INCLUSIONS
• Floor Coverings to entire home from builders standard range
• Window Treatments to all clear windows and sliding doors from builders standard range.