

IDEAL HOMES **DISPLAY SERIES**

THE CAPRI



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ideal homes



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

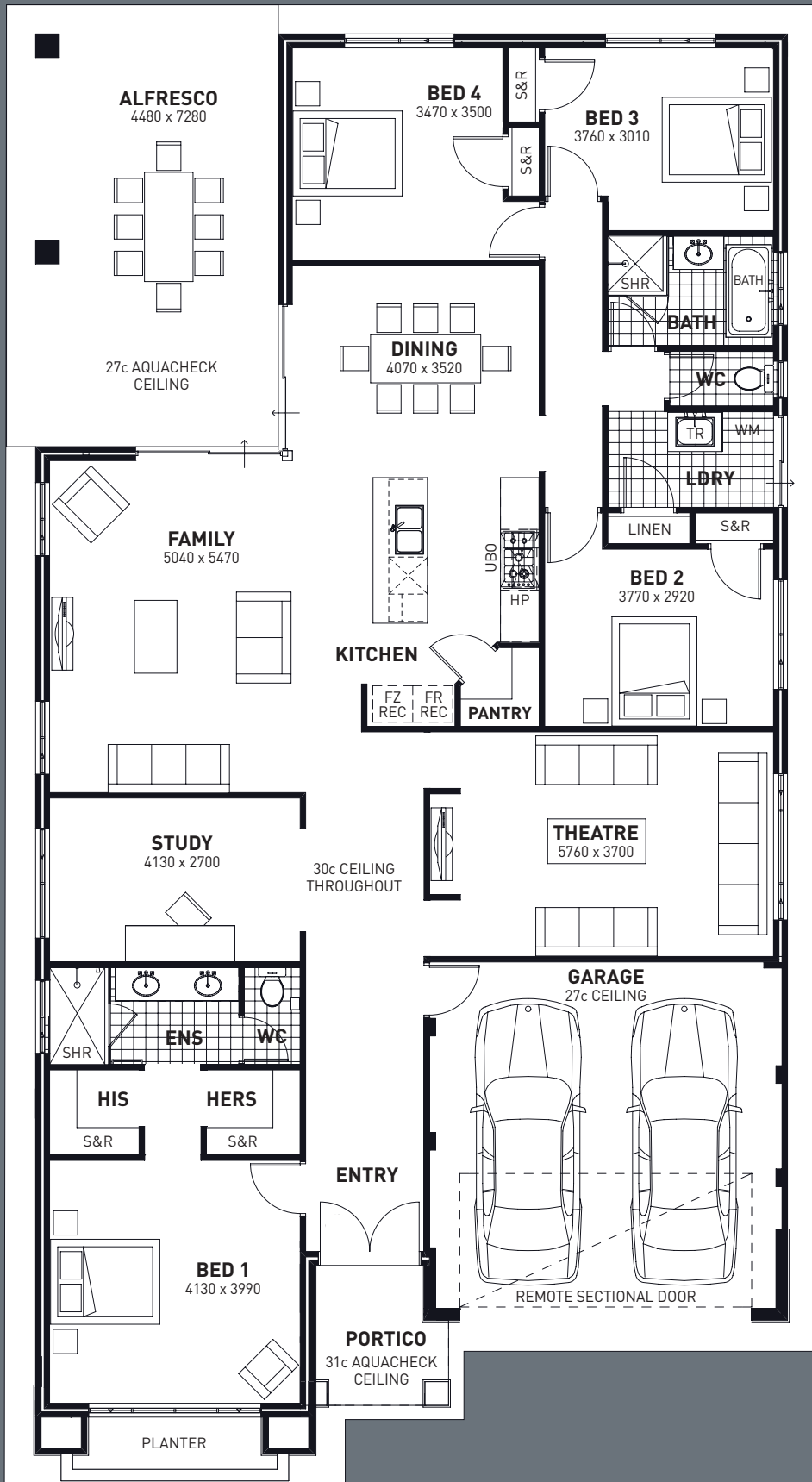
Total area 279.40m²

The Capri inclusions:

- Beautiful feature front elevation with 38c high portico
- 30c ceiling 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 section 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 almost 40 years 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 ²
Garage	34.89m ²
Porch	4.74m ²
Alfresco	32.61m ²
Total	279.40m²

SPECIFICATIONS

CONSTRUCTION

- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eave vents from builders standard range
- Clay or concrete tiled roof from builders standard range
- 25 degree roof pitch
- H2 treated timber to roof structure
- Brick paved driveway up to 6m long, 1m wide driveway path, porch/verandah & alfresco (if applicable) from builders standard range
- PVC retic pipe under driveway
- Aluminium powdercoated windows & sliding doors including flyscreens
- 5mm glazing to all windows & sliding doors
- Double power points throughout
- Double clay brick construction
- 25 year structural guarantee
- 4 month maintenance period
- Storm slotted overflow gutters
- R4.0 insulation batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre cement lining to all external ceilings & garage
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2
- Flush panel doors internally
- Gainsborough Instyle lever series internal door furniture

- Duracote tempered hardboard door to garage
- Natural grey grano hardstand to garage
- Timber front entry door frame
- Gainsborough terrace entrance set & single cylinder deadlock to front entry door
- White melamine shelf to robes with chrome hanging rod
- Doors to robes in beds 2, 3 & 4
- Double enclosed garage with auto sectional door (3 controllers)
- Communications package including telephone, TV and data point (National Broadband Network ready)

ENSUITE/BATHROOM

- Hand held shower rose with rail to ensuite/bathroom showers
- Clear glazed pivot door & panel to the shower in bathroom & ensuite
- Stylish white vitreous china basins to bathroom & ensuite
- White china toilet suite with soft closing seat from builders standard range
- White 1500mm bath from builders standard range
- 2m high tiling to shower from builders display boards
- Post formed or square edge laminated bench tops (square edge to curve & ends)
- Coloured melamine doors with ABS edging & architectural handles
- Full framed vanity length mirrors to bathroom & 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 to ensuite with draft stopper (flumed to open air)
- Privacy latch x 2
- Chrome floor wastes

KITCHEN

- 20mm granite or engineered stone bench tops from builders standard range
- Stainless steel double bowl sink with internal drainer from builders standard range
- 900mm stainless steel gas hot plate (5 burner)
- 900mm stainless steel canopy rangehood (flumed) with tiled splashback
- 900mm stainless steel electric oven
- Chrome flickmixer to kitchen sink from builders standard range
- Soft closing drawers
- Coloured melamine doors with ABS edging & architectural handles
- 1 x row wall tiling above bench top from builders display boards

LAUNDRY

- 160L 5-star rated storage hot water system
- 45L stainless steel trough & white cabinet
- 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
- 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 & building application fees

DISPLAY SPECIFICATIONS

- Feature front elevation with portico as displayed
- 30 course ceilings throughout, 27 course 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
- Dishwasher recess with cold tap and GPO
- Double JST grey glazed front doors
- Floor tiling to laundry & WC from builders standard range



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