THE MODENA

Areas
House 199.06m²
Garage 34.89m²
Alfresco 28.43m²
Porch 1.54m²
Total 263.92m²

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SPECIFICATIONS

CONSTRUCTION
- 2c face brickwork from builders standard range
- Colorbond roof with whirly bird & eave vents from builders standard range
- Clay 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
- R4.1 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

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

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

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

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