

SPECIFICATIONS

CONSTRUCTION

- 2c Face Brickwork from builders standard range
- Colorbond Roof with Whirly Bird and Eave Vents 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
- DELF internal door handles throughout
- DELF Linear Secure Entrance set
- DELF Entrance set to garage access door
- 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 1525mm 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 Ensuities
- Skirting tiles to walls (1 row) from builders display boards
- Floor tiling included to Ensuite / Bathroom from builders display boards
- Obscure glass to external wet area windows
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite, Bathroom and WC's
- Privacy Latch x 2
- Chrome floor wastes

KITCHEN

- 20mm Engineered Stone Bench Tops from builders standard range
- Stainless Steel Double inset bowl 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 a cold tap & single GPO
- Coloured melamine doors with ABS edging and architectural handles
- 1 x row wall tiling above bench top from builders display boards

LAUNDRY

- Gas Continuous Flow Water Heater (6 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

- 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

- Modern front elevation with stunning architectural features as displayed
- 31c ceilings throughout with aquacheck to Alfresco ceiling
- Clear glazed aluminium framed, feature door to Front Entry & Laundry
- -2c sunken floor to Theatre
- Two panel sliding doors with opaque glass to Beds 2 & 3 robes
- Laminated cupboards and stone benchtop with 45L inset trough to Laundry
- Two door laminated Linen, overhead cupboards and 2 x open shelves to Laundry
- 20mm engineered stone benchtops to Ensuite, Bathroom, Kitchen, Scullery and Laundry
- Caroma semi-recessed basins to Ensuite & Bathroom
- Laminated pantry to Scullery
- Waterfall end to Kitchen stone benchtop
- Overhead cupboards to Kitchen with 900mm slideout rangehood
- Bi-fold servery window to Scullery
- 28c stacker sliding doors to Living
- Picture recess to entry passage and Living room

IDEAL HOMES DISPLAY SERIES

THE BROOKLYN



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DISPLAY SERIES

The Brooklyn is perfectly designed for narrower blocks. Featuring a contemporary front elevation with stunning architectural features, it will be the standout home in any street.

The floorplan design is where the Brooklyn really shines. The gourmet Kitchen delivers waterfall edge stone island benchtops and a large separate scullery with bi-fold servery window overlooking the magnificent Alfresco that will be the perfect place to entertain.

The family room and dining area provide a huge space for relaxing and the sunken Theatre room is situated on its own at the front of the home to provide the prefect environment for that true home cinema experience.

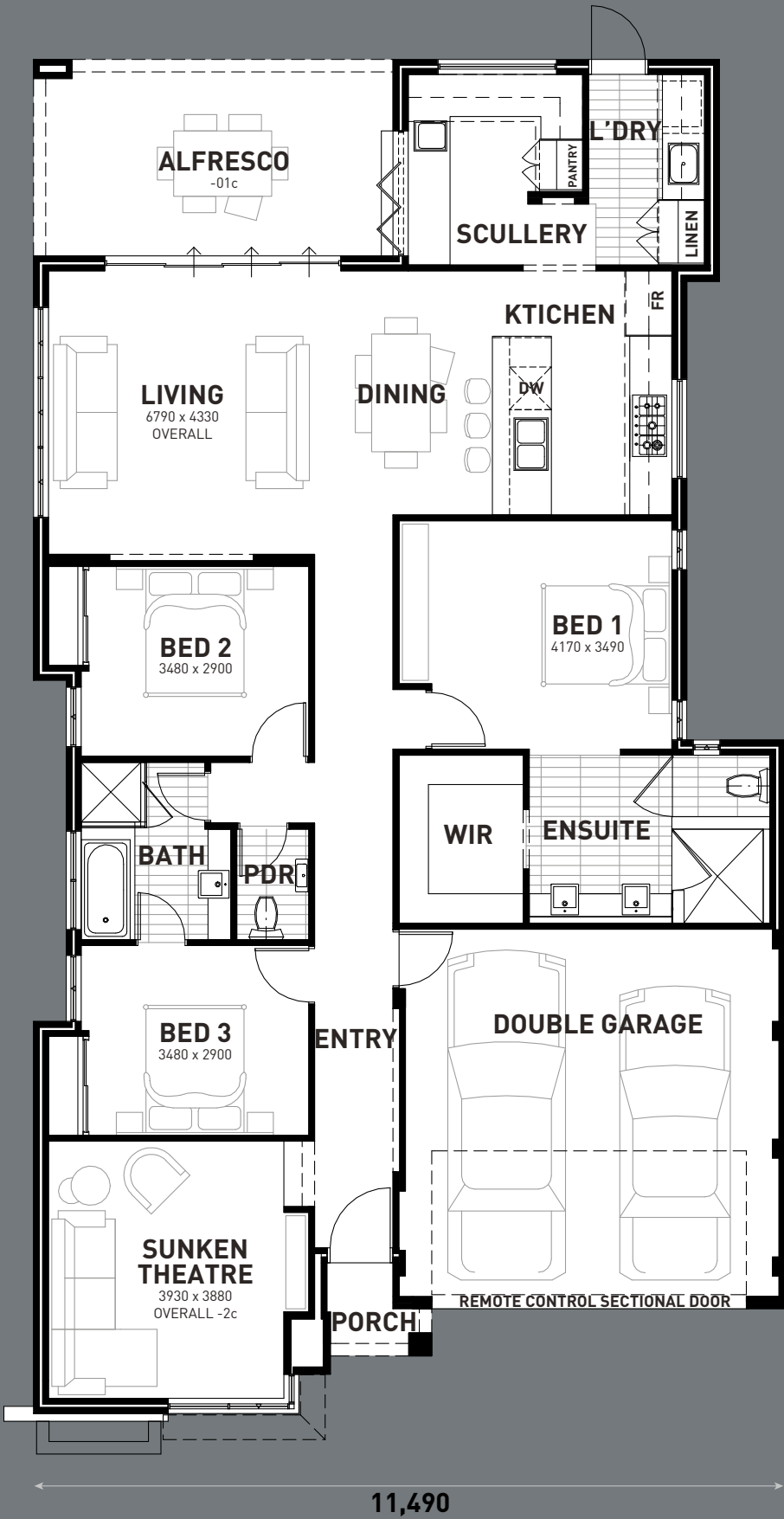
The master bedroom features a hotel styled ensuite with an oversized double vanity, hobless rainwater shower and Velux Skylight. The large walk in robe also provides abundant space for any couple.

The Brooklyn is a stylish, modern home that is sure to suit the family that loves to entertain.

THE BROOKLYN

Total area 210.96m²

- The Brooklyn inclusions:
- Front elevation with feature brickwork and planter box
 - 31c ceilings throughout
 - 28c flush panel internal doors
 - -2c sunken floor to theatre room
 - Fully equipped kitchen with waterfall end to stone benchtop and overhead cupboards
 - Large scullery with bi-fold servery window
 - Entertainers alfresco with 31c aquacheck ceiling
 - Large master bedroom with spacious walk in robe and luxurious Ensuite including double vanity, hobless rainwater shower & Velux Skylight
 - Spacious bathroom with bath, enclosed shower recess and separate powder room
 - Generous minor bedrooms including built in double robes with shelf, rail and sliding glass doors
 - Enclosed double garage with 31c high ceilings and remote sectional door



Areas	
House	158.32m ²
Garage	34.28m ²
Alfresco	16.50m ²
Porch	1.86m ²
Total	210.96m ²



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 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.