

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 Engineered Stone Bench Tops from builder's 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

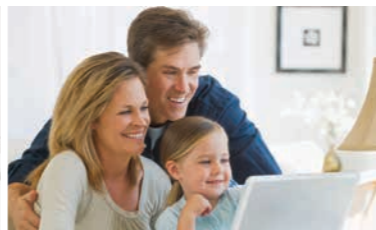
- HIA lump sum fixed price building contract
- Indemnity Insurance
- Public Liability, workers compensation & contract works insurance
- Water Authority Standard Fees
- Standard Shire and Building Application Fees

DISPLAY SPECIFICATIONS

- Modern elevation with feature stone cladding to pier, planter box and corner window to bed 1
- 1200mm feature glazed front entry door
- Feature picture niche to passage way
- 31c ceilings throughout with feature coffered ceilings to theatre and family
- 31c aquacheck ceiling to alfresco
- Laminated cupboards and stone benchtop with 45L inset trough to laundry
- Bi-fold servery window to scullery
- 28c stacker sliding doors to kitchen/dining
- Laminated up stand with stone top to kitchen island bench
- Laminated pantry to scullery
- 20mm engineered stone benchtops to ensuite, bathroom, kitchen and laundry
- Two panel sliding doors with opaque glass to beds 2, 4 and vinyl sliders to linen
- Caroma liano semi-recessed basins to ensuite, bathroom & powder room
- Overhead cupboards built into slide out range hood in kitchen
- 2 x 14c voids to theatre

IDEAL HOMES DISPLAY SERIES

THE EDGE



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DISPLAY SERIES

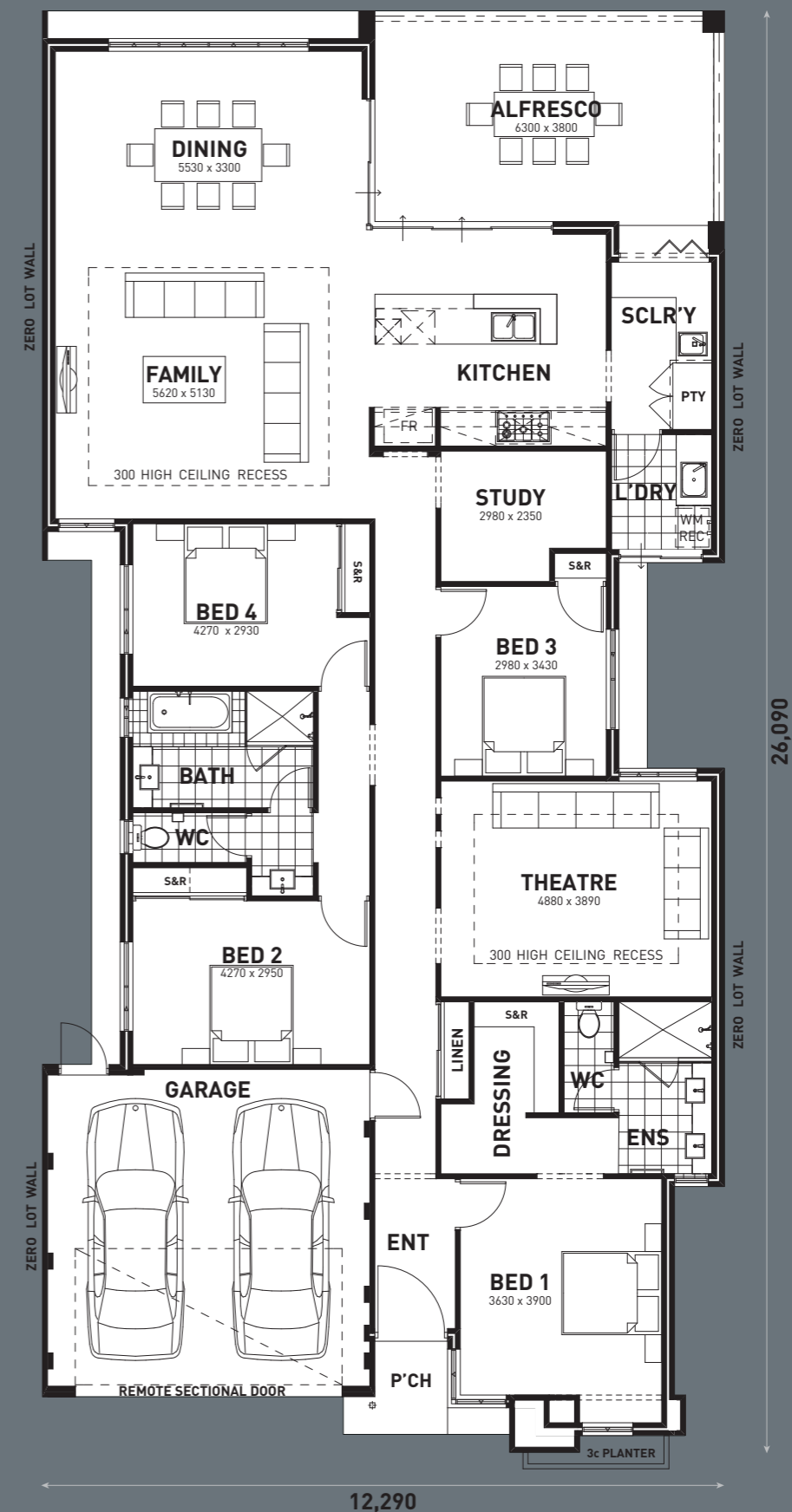
The Edge is a beautiful four bedroom, two bathroom home that is designed for the family who love to entertain. Incorporating the elements of a traditional design that will fit a 12.5m wide block, this stylish home features a large master bedroom complimented by a spacious dressing room and a large his and hers ensuite area. The magnificent kitchen opens up to a sizeable scullery with a servery window overlooking the large alfresco leading back into the expansive meals and family area. Additional features including high recessed ceilings to the family and theatre rooms add the touches of distinction typical of an Ideal Home. The separate study is a vital extra for any growing family. The Edge represents fantastic value and is another Ideal Home that any family would be proud to own.

THE EDGE

Total area 283.57m²

The Edge inclusions:

- Front elevation with stone cladding feature wall and planter box
- 31c ceilings throughout
- High recessed ceilings to family and theatre
- Fully equipped kitchen with stone benchtops and overhead cupboards
- Scullery with bi-fold servery window
- Entertainers alfresco with 31c Aquacheck ceiling
- Large master bedroom with luxurious ensuite and huge dressing room
- Enclosed double garage with 28c high ceilings
- Stone benchtops to ensuite, bathroom and powder recess
- Glass double sliding robes to Beds 2 & 4
- Separate study



Areas	
House	221.06m ²
Garage	35.03m ²
Alfresco	24.89m ²
Porch	2.59m ²
Total	283.57m²



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.