

Choice Specification

Our Choice Specification is packed with big name brands and a long list of quality inclusions. It's a generous starting point for you to add what you want, without paying for things that appeal to someone else. Pull out the pen and personalise your home design by making changes in red ink, add a bathroom, increase bedroom sizes, or up the level of finish - it's your home, it's your choice.

General Inclusions

- ✓ Housing Industry Association (HIA) Building Contract and Insurance
- ✓ Full working drawings and addenda for local authority submissions
- ✓ Full Builder's indemnity insurance
- ✓ Site contour survey
- ✓ Structural site report and Engineer certified working drawings
- ✓ Fully engineered concrete slab and footing
- ✓ Shire building permit fees and standard Water Corporation fees
- ✓ 6 months defects liability period
- ✓ Lifetime Structural Guarantee
- ✓ Full Perimeter termite treatment
- ✓ Ongoing consultation with one of our Design and Sales Consultants
- ✓ Personalised Interior Design Consultation
- ✓ Council approved Energy Efficiency report
- ✓ Allowance for sewer run in (10m past last connection point)
- ✓ Allowance for water run in (6m past last fixture)
- ✓ Gas allowance to meter box for ATCO run in and connection

Exterior Inclusions

- ✓ 2c double brick construction*
- ✓ COLORBOND® custom Orb steel roof, gutters, fascia and downpipes
- ✓ 25 degree roof pitch*
- ✓ 25c ceiling height to alfresco, portico/porch/verandah and garage*^
- ✓ Feature concrete brick paving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco from builder's range^
- ✓ H2 treated pine roof (Blue Pine)
- ✓ Hardiflex lining to all eaves, alfresco and garage
- ✓ Extent of eaves as show on plan, with fibre cement lining
- ✓ 2 outdoor garden taps with non-return valves
- ✓ Remote sectional door to garage with 3 remotes from builder's range
- ✓ 28c ceiling height internally*
- ✓ Gas instantaneous hot water system with wall box
- ✓ Acrylic render to front elevation (two colours)
- ✓ 2 course face brick, with rolled cream mortar joints from builder's standard range (where applicable)
- ✓ Full paint finish internally and externally (excluding internal walls)
- ✓ 75mm Cove cornice throughout
- ✓ Protective metal corner beading to all internal trafficable areas
- ✓ White set hard wall plaster to ground floor
- ✓ R4 insulation to ceiling throughout

Door and Window Inclusions

- ✓ Powder coated aluminium window frames and sliding doors throughout
- ✓ Flyscreens to all awning and sliding windows and sliding doors
- ✓ Keyed vent locks to all sliding windows
- ✓ Feature front door including weather draft seals
- ✓ All external door locks keyed alike
- ✓ Tri-lock entry set to front door. Lever set and single deadlock to garage entry door
- ✓ Lever handles to all internal doors from builder's range
- ✓ Privacy latches to ensuite, bathroom and WC (where applicable)
- ✓ Painted 25c flush panel internal doors from builder's standard range
- ✓ JDS metal internal door frames

Kitchen Inclusions

- ✓ 20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang
- ✓ ABS edging and soft closers to drawers and cupboards from builder's Formica or Laminex range
- ✓ Drawer and cupboard handles from builder's range
- ✓ Feature undermount stainless steel sink with feature chrome mixer tapware

- ✓ 900mm stainless steel fan-forced under bench electric oven
- ✓ 900mm stainless steel gas hotplate
- ✓ 900mm stainless steel canopy flumed rangehood
- ✓ 700mm high tiled splashback to behind hotplate with 200mm high splashback to remainder (from builder's standard range at \$44/m² PC)
- ✓ Bank of 4 cutlery drawers (450mm)
- ✓ Four shelves to pantry
- ✓ Dishwasher recess with plumbing and electrical provisions
- ✓ Flick mixer tapware throughout

Bedroom Inclusions

- ✓ Walk-in robe with shelf and rail to Master Suite
- ✓ Double robes with shelf and rail to minor bedrooms
- ✓ Choice of mirrored or vinyl sliding doors to double robes with shelf and rail to minor bedrooms

Bathroom/Ensuite/WC Inclusions

- ✓ 20mm Essastone benchtops from builders standard range
- ✓ ABS edging and soft closers cupboards from builder's standard Formica or Laminex range
- ✓ Drawer and cupboard handles from builder's range
- ✓ Choice of fully framed or frameless direct stick mirrors to Bathroom and Ensuite
- ✓ Feature tapware from builder's range
- ✓ Dual flush china toilet suite with soft closing lid
- ✓ Feature towel rail and toilet roll holder from builder's standard range
- ✓ Choice of feature inset vanity basins from builder's standard range
- ✓ Hobless showers throughout (including reflux valve where necessary)
- ✓ Semi-frameless shower screens with pivot door
- ✓ 2100mm high tiling to showers (from builder's standard range at \$44/m² PC)
- ✓ 1525mm bath
- ✓ Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- ✓ Square chrome floor wastes, where applicable
- ✓ Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter

Laundry Inclusions

- ✓ 20mm Essastone benchtops from builders standard range
- ✓ ABS edging and soft closers cupboards from builder's standard Formica or Laminex range
- ✓ Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter
- ✓ Stainless steel inset trough and cupboard to laundry from builder's Range
- ✓ Choice of mirrored or vinyl sliding doors to linen (where applicable)
- ✓ Washing machine taps
- ✓ Square chrome floor wastes, where applicable

Electrical Inclusions

- ✓ Single phase power
- ✓ Western Power safety switch
- ✓ Double power points throughout the home (1 per room)
- ✓ Modern light switches in choice of grey or white
- ✓ 1 x standard bayonet light point to each room (including bayonet globe)
- ✓ Hard wired smoke detectors installed to Australian Standards (interconnected)
- ✓ 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- ✓ 1 x single power point to dishwasher recess
- ✓ External lights to porch, laundry and alfresco^
- ✓ Telecommunications conduit (when located next to power dome and within 30m of meter box)
- ✓ Provision for National Broadband Network connection

* Unless otherwise noted
^ Only if alfresco is included in design

Serpentine Display inclusions

Want a little extra? Choose from some of the special inclusions featured on the Serpentine Display.

Front Elevation

- Feature elevation as per display

Master Suite/Ensuite

- Double sized shower
- Double vanity
- Full high tiling to shower recess
- 2400mm high tiling behind mirror
- Two single arched mirrors per display
- Built in robes to master suite as per display

Entry/Passage

- Bench top with mirror behind
- Glazed 1200mm wide front door as shown
- 34c high ceiling to entry and passage

Theatre

- 34c high ceiling to theatre

Living/Dining

- 34c feature high ceiling to living
- Louver window to living room
- Corner window

Kitchen

- Laminate pantry with storage shelving as shown
- Overhead cupboards with LED light strip and bulkhead
- 600mm oven and microwave in wall stack including pot drawers
- Upgraded range hood
- Push catches (handless) to overheads
- Bin drawer to island bench
- 1100mm deep island bench with 350mm breakfast bar overhang
- Laminated fridge recess with overheads cupboard and bulkhead
- Feature splashback tiling
- Single bowl undermount sink
- Fixed glazed window splashback to scullery

Laundry

- 1400mm Essastone benchtop and cupboard
- 1200mm Laminated linen cupboard
- Additional cabinetry as per display
- Open shelving above laundry trough
- Feature tiling as displayed
- Aluminium feature door to laundry

Drop Zone

- Open shelving to drop zone
- Feature wall hooks
- Bank of drawers

Bathroom/Powder Room

- 1800mm vanity
- Projected feature nib wall behind vanity
- Wall basin to power room
- Feature tiling as per display

Alfresco

- Acrylic rendered finish to exterior wall
- 34c recessed plasterboard ceiling

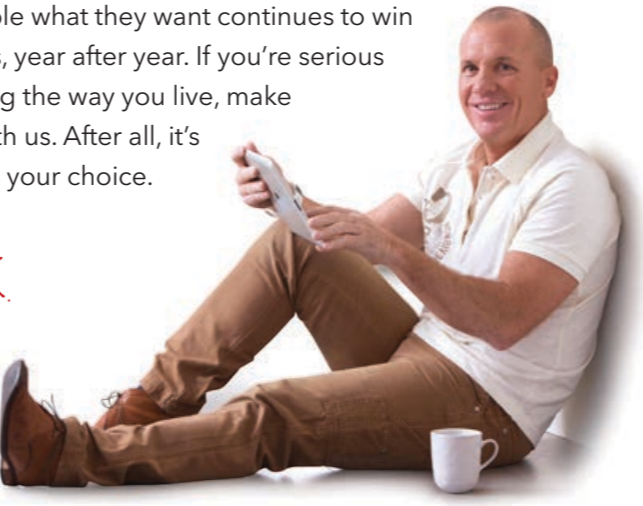
Others

- Feature cornices as shown
- 31c height to garage with smooth finished plasterboard and cornices as shown
- Designer 28c internal doors as shown
- Light fittings as shown throughout the display home excluding pendant lights
- Double glazing throughout excluding wet areas
- Feature awning windows as displayed



Start with Redink

Scott Park chose 'red ink' as the symbol for what his building company is all about: inviting input and welcoming your changes. Our commitment to giving people what they want continues to win service awards, year after year. If you're serious about changing the way you live, make the change with us. After all, it's your home, it's your choice.



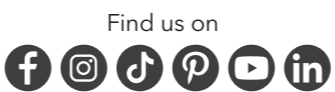
Scott Park
MANAGING DIRECTOR



WINNER OF 9 SERVICE AWARDS



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THE SERPENTINE

34 OVERLAND APPROACH, WANNEROO SUITS 15m FRONTAGE



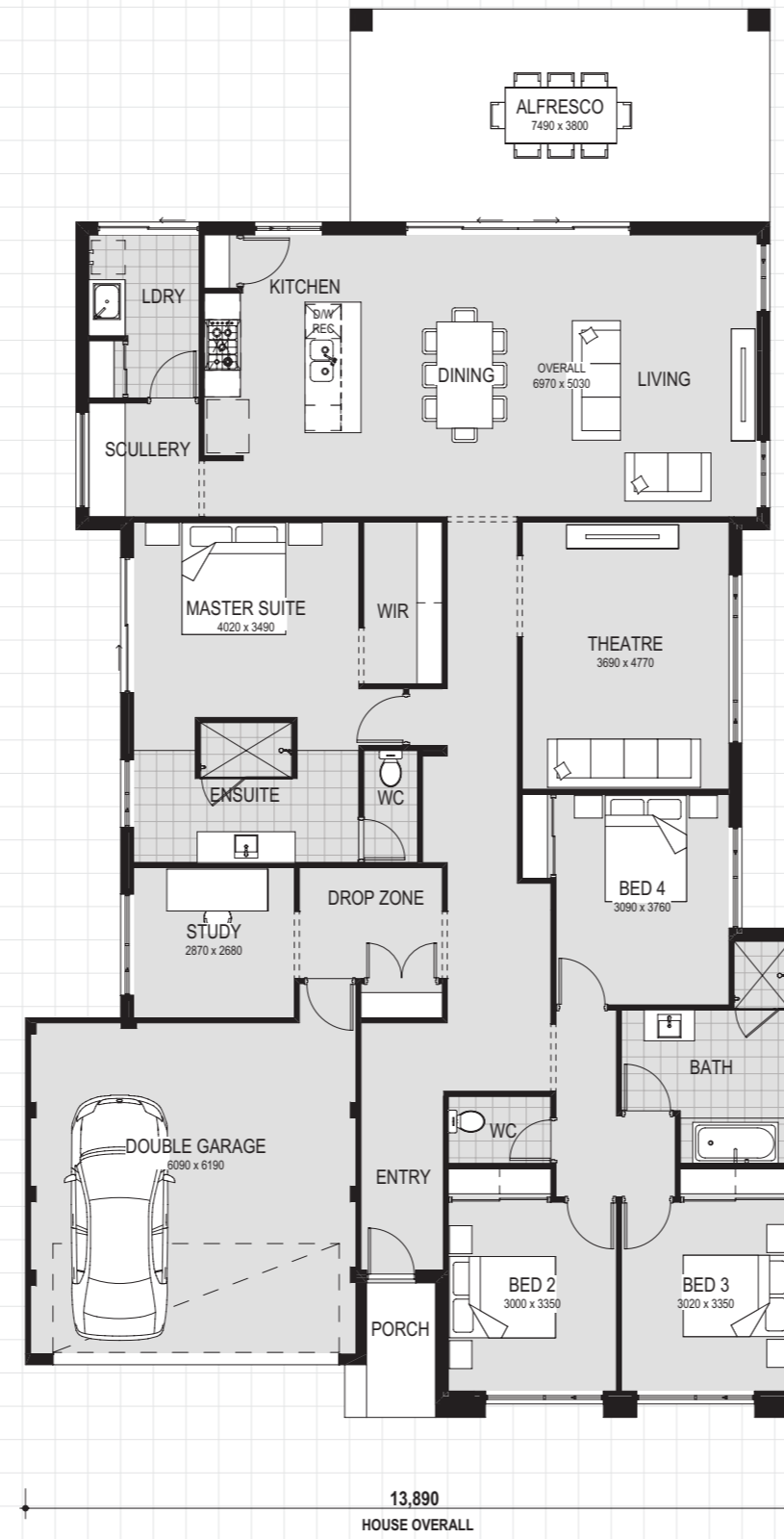


THE SERPENTINE



THE SERPENTINE CHOICE

SUITS 15m FRONTAGE



House	218.03m ²
Alfresco	28.46m ²
Porch	3.41m ²
Garage	37.12m ²
Total Area	287.03m²

THE SERPENTINE DISPLAY

SUITS 15m FRONTAGE

Personalise your home design by making changes with a red pen



House	221.70m ²
Alfresco	28.25m ²
Porch	3.46m ²
Garage	37.12m ²
Total Area	290.56m²