

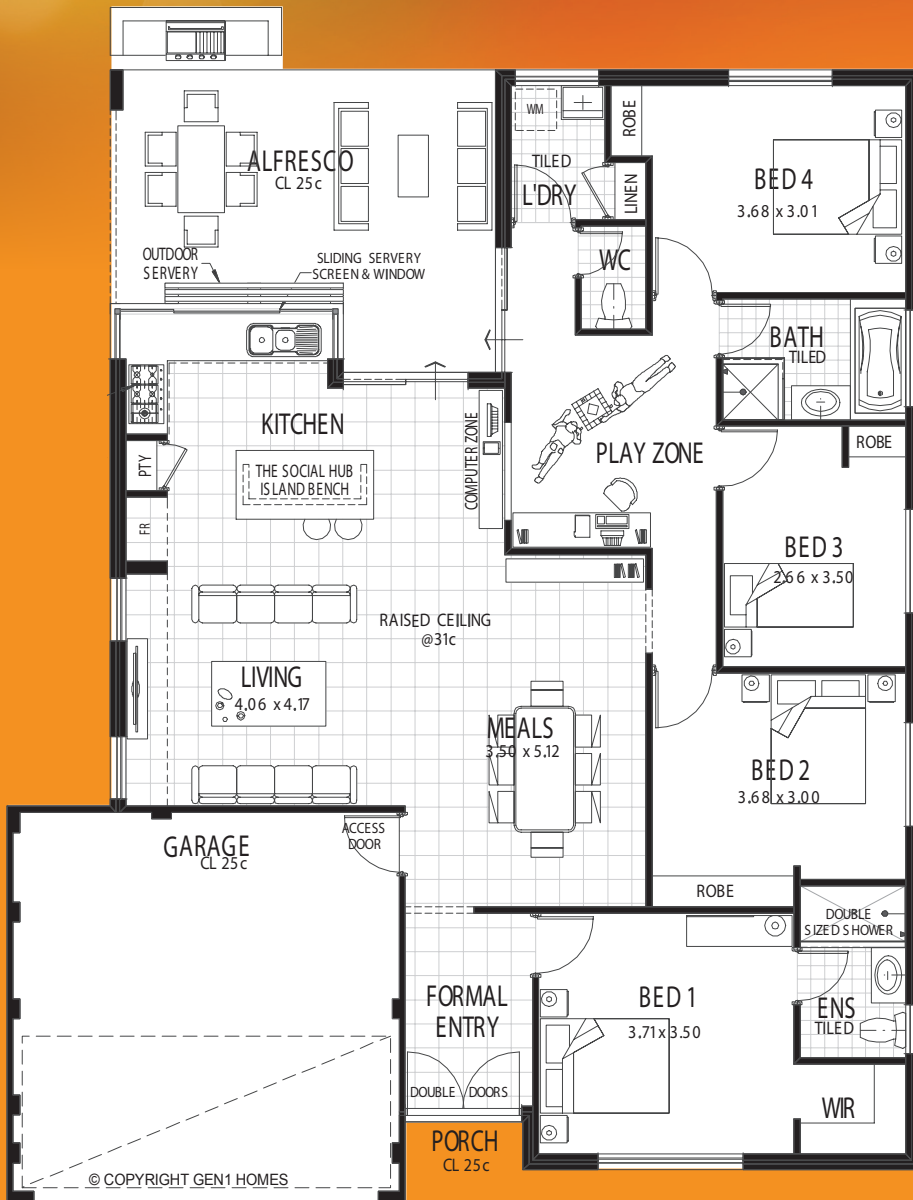


THE SOCIALITE KEY FEATURES

- Huge Entertaining Area
- Servery Bay Window
- Play Zone
- Social Hub
- Double Door Entry
- 4 Bedrooms
- 31c High Ceiling to Living Area

Total Area **200m²**

To suit **15m Frontage**



Gen1 Homes was born to fill the need for a homebuilder that simply worked harder. A builder who was willing to go that extra mile to be more flexible, more helpful and give you more for your money.

Since our inception, Gen1 Homes continues to work harder to make your life easier, not ours. It's in our DNA, and it's something you'll appreciate from the moment you commence your home building journey with us.

Welcome to Gen1 Homes.
We're listening.

THE SOCIALITE

COMPLETE SPECIFICATIONS



PRELIMINARIES

- ✓ Cost of house plans included
- ✓ Standard Local Shire Building Licence application
- ✓ Standard Water Corporation application
- ✓ On-Site Construction Insurance

SITE-WORKS & SERVICE ALLOWANCE

- ✓ Sewer connection allowance
- ✓ Water connection allowance
- ✓ Gas connection allowance

EXTERNAL FEATURES

- ✓ Double clay brick construction
- ✓ Extensive face brick selection (2c face brick selection)
- ✓ Cream external mortar with rolled joints
- ✓ Aluminium powder coated sliding windows, fly screens and sliding door frames
- ✓ 25 degree roof pitch
- ✓ Bristle quality clay roof tiles
- ✓ Storm slotted overflow gutters (excl boundary walls)
- ✓ Concrete hardstand to garage/or carport floor
- ✓ 2 external garden taps
- ✓ Fly screens to all windows & sliding doors
- ✓ Remote controlled sectional door with two remote handsets to garage opening (excludes carport)
- ✓ Brick paving to porch, path, driveway & alfresco (where applicable)
- ✓ Hardiflex external ceiling lining including the garage/carport porch and alfresco (where applicable)
- ✓ Termite treatment

INTERNAL FEATURES

- ✓ Clay internal bricks
- ✓ Protective Corner beading to internal walls trafficable corners
- ✓ Metal door frames
- ✓ Flush panel doors
- ✓ Internal door furniture Gainsborough lever handles
- ✓ White melamine shelf and chrome rails to all robes
- ✓ Linen cupboard with 4 white lined shelves
- ✓ Privacy latch to bathroom, ensuite and W.C doors
- ✓ Full painting to ceiling, doors, door frames, eaves, fascia, gutters, downpipes, meter box

SAFETY & SECURITY

- ✓ Keyed entrance sets to external doors
- ✓ Solid feature front entry door/s
- ✓ Solid timber front entry door frame
- ✓ Dead lock to front entry door/s
- ✓ Hardwired smoke detectors
- ✓ RCD Safety Switch
- ✓ Key lock to opening windows incl breeze lock setting
- ✓ Dead lock to sliding doors
- ✓ Duracote solid core door to garage/carport access doors (where applicable)
- ✓ Obscure glass to bathroom, ensuite and W.C windows

ELECTRICAL & APPLIANCES

- ✓ Stainless steel gas hotplate incl wok burner
- ✓ Stainless steel fan forced under bench oven
- ✓ Double power points (not single)

KITCHEN FEATURES

- ✓ Post-formed bench tops
- ✓ White lined kitchen cupboards
- ✓ Coloured cabinet doors with ABS edge strips

- ✓ Designer metallic cupboard and drawer handles
- ✓ Bank of drawers including cutlery dividers
- ✓ Smooth glide action rollers to drawers
- ✓ Stainless steel 1¾ bowl sink and drainer
- ✓ Designer sink mixer tap incl vegie spray
- ✓ Pantry with 4 white lined shelves

ENSUITE & BATHROOM FEATURES

- ✓ 2m high ceramic tiling to shower recess
- ✓ Huge range of quality ceramic wall and floor tiles to bathroom and ensuite (200x200)
- ✓ Wall tiling to skirting, vanity, bath and hob (200x200)
- ✓ Chrome floor wastes (where applicable)
- ✓ Adjustable hand held shower rose to shower
- ✓ White vitreous china basins (not plastic)
- ✓ Post-formed vanity tops
- ✓ Cupboards to bathroom and ensuite on tiled hob
- ✓ Chrome towel rails to bathroom and ensuite
- ✓ Chrome toilet roll holders to W.C
- ✓ Clear glazed shower screen return panel & rod or rod only to shower recess (as shown on plan)
- ✓ Fully framed mirrors
- ✓ Soap holders to shower recesses
- ✓ No mitre tiles

LAUNDRY & WC FEATURES

- ✓ 45 litre stainless steel laundry trough & metal cabinet inc tiled splash back behind laundry trough
- ✓ 400mm high tiled splash back
- ✓ Automatic washing machine taps
- ✓ Floor tiling to laundry & WC
- ✓ Designer mixer tap to laundry trough
- ✓ Chrome floor waste

ENVIRONMENT & SURROUNDINGS

- ✓ 6 star gas energy rating hot water system
- ✓ Weather seals to external doors
- ✓ Ceiling insulation batts (Not blow in)
- ✓ Dual flush ceramic cistern & close coupled pan
- ✓ WELS rated water efficient compliant taps
- ✓ WELS rated water efficient shower head
- ✓ Adjustable shower head and rail

COMM'S PACK

- ✓ 1TV point
- ✓ 1 phone point
- ✓ 1 data point

PEACE OF MIND

- ✓ Fixed price building contract
- ✓ Housing Indemnity Insurance
- ✓ Licensed land surveyors contour survey of your site
- ✓ Engineers site report
- ✓ Engineer designed concrete floor slab and footings
- ✓ WA owned and operated independent builder

OUR COMPLETE FINISHES PACK ALSO INCLUDES

- ✓ Carpets
- ✓ Ceramic Floor Tiling
- ✓ Window Treatments/Blinds to clear glass windows

Note: Refer to plan for detailed location of carpets & ceramic floor

DISCLAIMER: The owners are asked to refer to their final contract documents for more comprehensive detailed information about the specification of their home & are also advised and aware that the design may require minor changes to comply with the Energy Efficiency provisions of the BCA and will be subject to final calculation upon completion of working drawings. All working drawings and plans are subject to local authority approvals and local authority policies. The information contained in this brochure was correct at the time of print. Illustrations and photos for illustration purposes only. All measurements are approximated.