



The Grove



BLUEPRINT HOMES WA PTY LTD

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Disclaimer: This information is accurate at time of printing. All details are to be confirmed during your consultation with your Blueprint representative and your final plans and addenda will represent what you have purchased.
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It's *better* building
 with **Blueprint**

The Grove

60 Vincent Road, Sinagra
(Garden Park Grove Estate)



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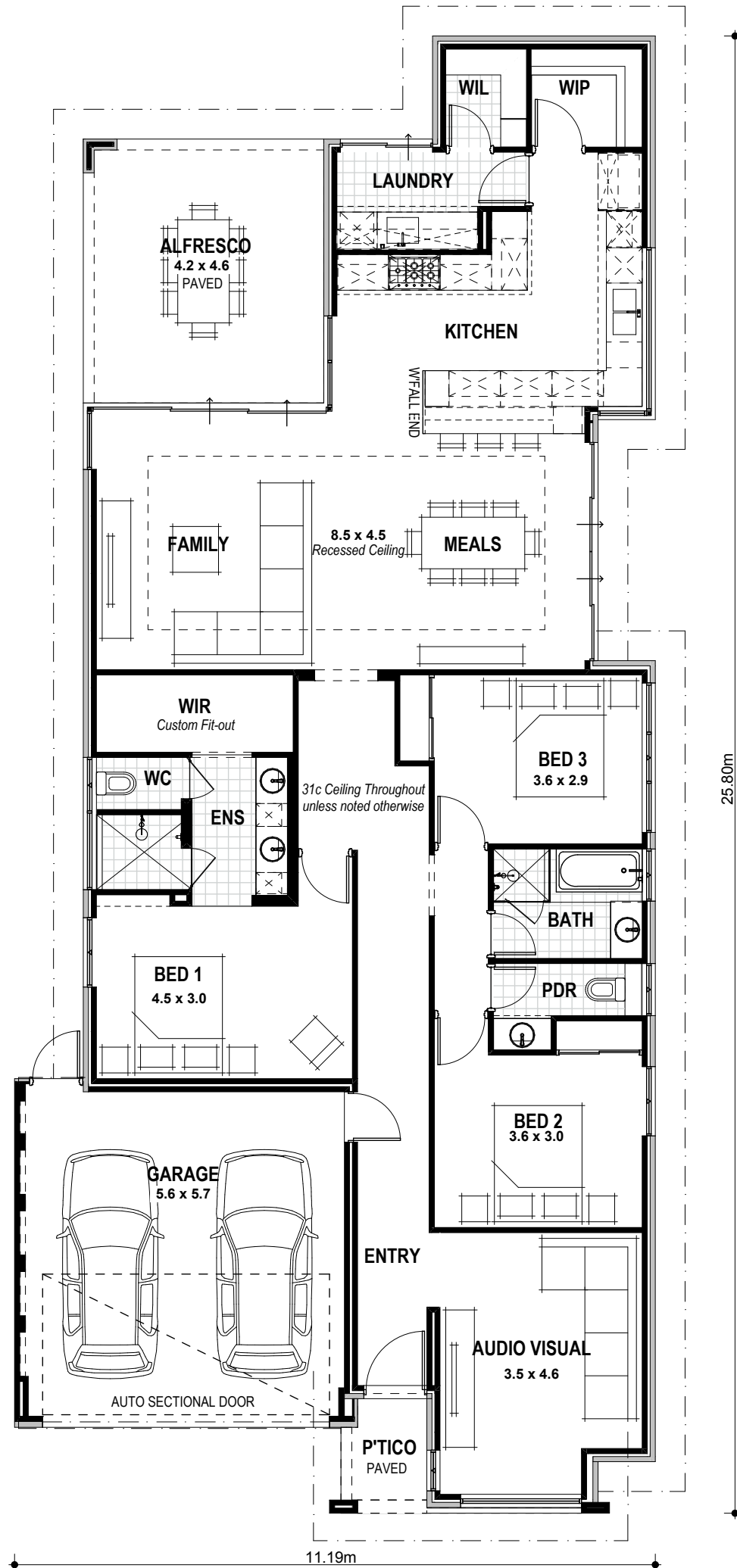
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VITAL STATS

Living area 205m²
(including Alfresco)

Total area 242m²
(excluding eaves)

Scale 1:100



NAME

SIGNATURE

DATE / /

The Grove Specification

STANDARD INCLUSIONS

- Home Owners Indemnity insurance
- H.I.A. fixed Building Contract
- 6 Star compliant home
- 4 month maintenance period
- Re-Peg to site (to new subdivisions)
- Contour survey completed on your block
- Building Permit and Water Corporation application fees included
- Termite treatment and certificate
- Double clay brick construction
- 2 course Blueprint Homes range external face bricks
- Rolled brick joints in cream mortar
- Your choice of Builders specification COLORBOND® metal roof range
- COLORBOND® fascia, downpipes and slotted gutters
- 25° roof pitch as standard
- H2 treated roof timbers
- Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox
- Feature Front Elevation
- Acrylic render to entire house externally (including Portico pier and Alfresco pier) (excludes Garage internally and Garage zero lot wall)
- Double Garage with 31c high 10mm plasterboard ceiling and concrete hardstand
- Builders Grove Sunshine range auto sectional door with 3 controllers to Garage
- Up to 6m long full width paved Driveway, Portico, Alfresco and 1m wide path (from Builders 60mm Display range) (with exception of rear Garage designs which include a 2m long Driveway as standard)
- 31c high ceilings as displayed
- Recessed ceiling to Family/Meals
- 10mm plasterboard 3c recessed ceiling to Alfresco
- R4.0 ceiling insulation to home including Garage
- Builders Display range cornice throughout internally, to Portico, to Alfresco and to Garage
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- Quality Dowell powder-coated aluminium sliding glass doors
- Quality Dowell powder-coated aluminium breeze lock windows
- Flyscreens to all aluminium opening windows and sliding doors
- 28c high x 1020mm wide aluminium single lite (clear glass) door and frame to Front Entry
- Designer lever handle entry set to Front Entry door
- 28c high aluminium 3 panel stacker sliding door to Family / Alfresco, 28c high aluminium 4 panel double sliding door to Meals and 28c high 2 panel sliding door to Laundry
- 28c high head to all remaining aluminium windows (excludes Family low lite aluminium window)
- 2340mm high Corinthian Deco range solid door and M&B Evo double rebated timber frame with aluminium sill to Garage/Entry
- 2340mm high Duracote solid door with JDS Deluxe metal door frame to Rear Garage
- Gainsborough Trilock Contemporary door hardware to Garage/Entry and Rear Garage doors
- 2340mm high Corinthian Deco range honeycomb doors and JDS Deluxe metal door frames internally
- Builders Grove range lever door handles to internal doors
- Quality Mirrorline sliders (with grey tint mirrors) to Minor Bedroom robes
- Built-in shelving system with upgrade laminate colour and Builders Grove robe range cabinet handles to Master Suite walk-in robe
- Built-in shelving system to minor Bedroom robes
- Walk in Pantry with 3 white lined shelves
- Walk in Linen with 4 white lined shelves
- Future connect pack including TV, phone and internet point
- Double power points throughout excluding Garage and appliance locations
- 3 external light points, 1 Garage ceiling light point and ample internal light points
- Builders Display Range Clipsal Iconic light switches and power points
- Upgrade colour to Clipsal Iconic power points and light switches (as displayed)
- Flumed exhaust fan to Ensuite, Ensuite WC, Bathroom, Powder and Laundry
- Hard wired smoke detectors
- 2 safety switches
- Lock and viewing panels to both meter boxes

- Builders Grove range plumbing fixtures and fittings
- Automatic washing machine taps
- 6 star gas continuous flow 26L hot water system
- 2 external garden taps
- Two stone colours allowed to benchtops
- Soft closing cabinet doors and drawers
- A.B.S. edges to laminated cupboard doors and drawers
- Builders Grove range wall and floor tiles

KITCHEN

- Builders Grove range 40mm mitred edge stone benchtop to Kitchen
- Builders Grove range 40mm mitred edge stone waterfall end to Kitchen (1 in total)
- Grain finish laminate to Kitchen
- Contrasting standard finish laminate to sink area lower cupboards, to breakfast bar area lower cupboards (kitchen side only) and breakfast bar area open shelves (Meals side) to Kitchen
- Pot drawers to Kitchen
- Overhead cupboards to Kitchen
- 16mm thick laminate wine bottle shelving unit to Kitchen (Kitchen side)
- 33mm thick laminate open shelving unit to Kitchen (Meals side)
- 50mm square edge laminate benchtop from Builders standard range to Walk in Pantry
- Push catch handles to fridge recess cupboards and to cupboard over microwave in Kitchen
- 30mm recessed finger groove handles to all remaining cabinetry to Kitchen
- Two Hettich ArciTech 450mm wide bins to full height Kitchen drawer (concealed drawer at top)
- Electrolux 900mm dark stainless steel multi-function electric oven to Kitchen
- Electrolux 900mm black ceramic glass gas hot plate to Kitchen
- Electrolux 900mm dark stainless steel canopy style rangehood (flumed) to Kitchen
- Electrolux dark stainless steel microwave with trim kit to Kitchen
- Electrolux fully integrated dishwasher with cold tap, single power point and laminate panel to match adjacent Kitchen cabinet doors

LAUNDRY, ENSUITE, BATHROOM AND POWDER

- Builders Grove range 20mm thick stone benchtops to Laundry, Ensuite, Bathroom and Powder (no waterfall ends)
- Grain finish laminate to Ensuite, Bathroom and Powder
- Overhead cupboards to Laundry
- Laminated washing machine / dryer recess wall stack to Laundry
- Two sets of two drawers to Ensuite vanity
- Push catch handles to cupboards over washing machine / dryer recess wall stack to Laundry
- 10mm finger pull handles to overhead cupboards to Laundry
- 30mm recessed finger groove handles to all remaining cabinetry to Laundry
- Builders standard range cabinet handles to all cabinetry to Ensuite, Bathroom and Powder
- Full height wall tiling to Ensuite, Ensuite WC, Bathroom and Powder
- Full height wall tiling to wall between Ensuite and Bedroom 1 (Bedroom 1 side)
- Floor tiling to Laundry, Ensuite, Ensuite WC, Bathroom and Powder
- Tiled ledge to Ensuite shower recess
- Tiled ledge and 190mm thick tiled wall to Ensuite vanity area
- Tiled 1970mm high walls to Ensuite (between Ensuite shower recess/toilet area and vanity area)
- Tiled ledge to Powder toilet area
- Builders Grove range toilet roll holders, towel rails and hand towel rail
- 1970mm high 10mm thick frameless Matelux Acid Etched glazed hinged door to Ensuite shower recess and toilet area (with black fittings)
- 2000mm high Onyx Square Cut 5081 Perimeter clear glazed shower screen system and frameless hinged door to Bathroom (with black fittings and handle)
- 1150mm high frameless mirror to Ensuite
- 1285mm high frameless full vanity width mirror to Bathroom
- 1290mm high frameless full vanity width mirror to Powder
- Tile insert floor wastes
- Hobless showers to Ensuite and Bathroom
- Mitred tiled edges throughout
- 1500mm long bath to Bathroom