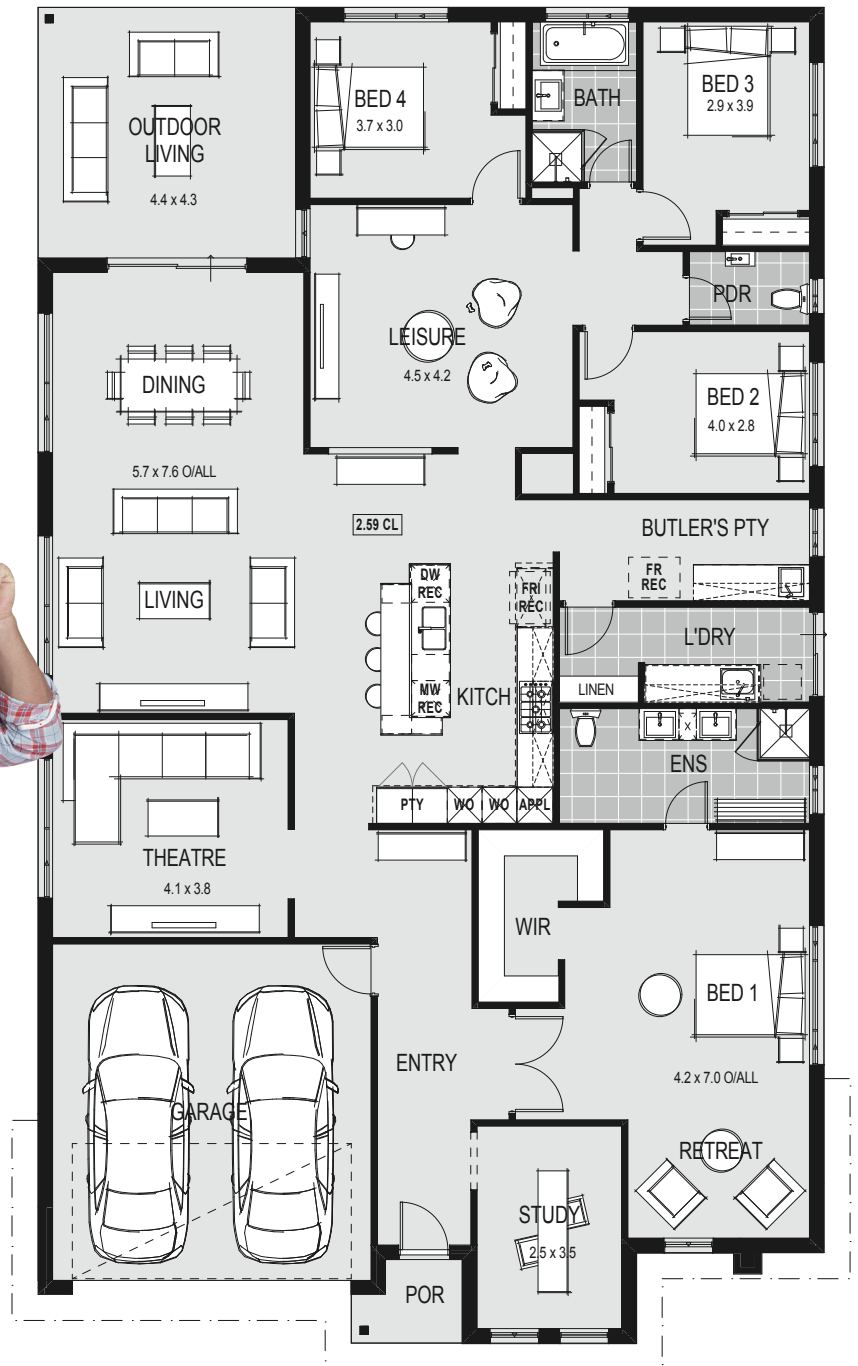


# THE MARYLAND 33

## TO SUIT 16m LOT WIDTH

LENGTH	23.03m
WIDTH	13.55m
LIVING	246.11m <sup>2</sup>
OUTDOOR LIVING	19.18m <sup>2</sup>
TOTAL AREA	304.36m <sup>2</sup>
TOTAL SQ'S	32.76sq

 BEDROOMS	4
 BATHROOMS	2
 GARAGE	2



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## DESIGNER SPECIFICATIONS

### FINISHING TOUCHES: (where indicated on plan)

Main area floor tiles or timber laminate floors  
 Loop pile carpet to remainder  
 Gas ducted heating  
 Internal wall painting including ceilings  
 Advanced LED downlights throughout

### CEILING HEIGHTS: (where indicated on plan)

2590mm high ceilings throughout

### FRONT ELEVATION: (where indicated on plan)

Choice of Designer Facades  
 Selection of designer entry door  
 Separate lever handle and deadbolt to front entry door

### KITCHEN: (where indicated on plan)

Stone bench tops  
 Entertainer's 1200mm deep island bench with breakfast bar  
 Lift up overhead cupboards including fridge/freezer recess  
 Laminate pantry  
 900mm wide stainless steel freestanding stove  
 Integrated rangehood  
 Extensive drawers  
 Microwave recess with pot drawer below  
 Choice of gloss laminate cabinet selections  
 Selection of splashback tiling to underside of overhead cupboards  
 Pull out bin  
 Integrated cutlery drawer  
 Designer handles  
 Additional storage cupboards to breakfast bar  
 Dishwasher recess  
 European style 1 & 3/4 bowl stainless steel sink  
 European style flickmixer tap to sink (min 4 Star WELS)  
 Laminate panel to fridge/freezer recess

### ENSUITE & BATHROOM: (where indicated on plan)

Stone benchtops  
 European style square above counter vitreous china vanity basins  
 European style flickmixer tapware throughout (min 4 Star WELS)  
 Designer mirror  
 Semi framed clear glazed shower pivot doors  
 Tiled shower bases  
 2m high tiling to shower recess  
 1525mm bath  
 European style square or round rain head shower (min 3 Star WELS)  
 European style semi wall faced vitreous china toilet suites with soft close seat (min 4 Star WELS)  
 Designer double towel rails  
 Toilet roll holder

### LAUNDRY: (where indicated on plan)

Stone benchtop  
 1m wide cabinet with 45 Litre stainless steel trough  
 European style flickmixer tap to trough (min 4 Star WELS)  
 Floor tiling (including main WC)  
 4 rows of shelving to linen  
 Door to laundry or linen cupboard  
 External sliding door

### MINOR BEDROOMS: (where indicated on plan)

Mirrored sliders to all robe recesses

## LUXURY SPECIFICATIONS

### FINISHING TOUCHES: (where indicated on plan)

Main area floor tiles or timber laminate floors  
 Loop pile carpet to remainder  
 Gas ducted heating  
 Internal wall painting including ceilings  
 Advanced LED downlights throughout

### CEILING HEIGHTS: (where indicated on plan)

2590mm high ceilings throughout

### FRONT ELEVATION: (where indicated on plan)

Choice of Designer Facades  
 Selection of designer entry door  
 Separate lever handle and deadbolt to front entry door

### KITCHEN: (where indicated on plan)

Stone bench tops  
 Entertainer's 1200mm multi-level island bench with waterfall ends  
 Lift up overhead cupboards  
 Double Laminate pantry  
 Double wall ovens  
 900mm 5 burner gas cooktop  
 Integrated rangehood  
 Extensive drawers  
 Bi-fold appliance cupboard (not included in galley kitchen version)  
 Microwave recess with pot drawer below  
 Choice of high gloss or super matte cabinetry  
 Selection of splashback tiling to underside of overhead cupboards  
 Pull out bin  
 Integrated cutlery drawer  
 Aluminium integrated finger grips and designer handles  
 Additional storage cupboards to breakfast bar  
 Dishwasher recess  
 European style double undermount stainless steel sink  
 European style flickmixer tap to sink (min 4 Star WELS)  
 Laminate panel to fridge/freezer recess with overhead cupboards above

### BUTLER'S PANTRY: (where indicated on plan)

Choice of high gloss or super matte cabinetry  
 Overhead cupboards  
 Stone bench tops  
 Single bowl sink  
 European style flickmixer tap to sink (min 4 star WELS)

### ENSUITE & BATHROOM: (where indicated on plan)

Double designer vanity to Ensuite  
 Stone benchtops  
 European style square above counter vitreous china vanity basins  
 European style flickmixer tapware throughout (min 4 Star WELS)  
 Designer mirror  
 Semi framed clear glazed shower pivot doors  
 Tiled shower bases  
 2m high tiling to shower recess  
 1525mm bath  
 European style square or round rain head shower (min 3 Star WELS)  
 European style semi wall faced vitreous china toilet suites with soft close seat (min 4 Star WELS)  
 Designer double towel rails  
 Toilet roll holder

### LAUNDRY: (where indicated on plan)

Choice of high gloss or super matte cabinetry  
 Overhead cupboards  
 Stone bench tops  
 45L Stainless Steel inset trough  
 European style flickmixer tap to trough (min 4 star WELS)  
 Floor tiling (including main WC)  
 4 rows of shelving to linen  
 Door to laundry or linen cupboard  
 External sliding door

### MINOR BEDROOMS: (where indicated on plan)

Mirrored sliders to all robe recesses

### DESIGNER & LUXURY STANDARD INCLUSIONS:

Selection of remote control sectional garage door (3 remotes)  
 Shopper door  
 75mm cornice  
 67mm Architraves  
 67mm Skirting  
 Robes include shelf and hanging rail  
 External light to laundry and outdoor living (if applicable)  
 Wall framing 90mm thick stabilized timber frame  
 Tiled roof  
 Colorbond slotted gutter, fascia and downpipes  
 Contemporary wet area tile selections  
 Chrome wet area floor wastes  
 Soft close doors and drawers

Lever door handles  
 Selection of 1 course face bricks  
 Fibre cement infills over windows excluding front elevation  
 R4.1 rated ceiling insulation batts  
 R2.0 wall insulation batts  
 External wrap to brick veneer walls  
 Solar hot water system  
 Double power points  
 Digital TV point  
 Telephone point  
 Hard wired smoke detectors  
 External garden tap

### SITWORKS AND SERVICE ALLOWANCES:

- Concrete Pump (standard block)
- Allowance for 300mm rise and fall for site preparation
- Engineers designed class M concrete waffle slab
- Structural engineers site report (standard block) & structural certification for footings
- Site contour survey
- Power connection allowance
- Gas connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Termite treatment

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Level 1, 605-609 Doncaster Road, Doncaster, Victoria 3108 03 9134 9555

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