

THE NEW YORK

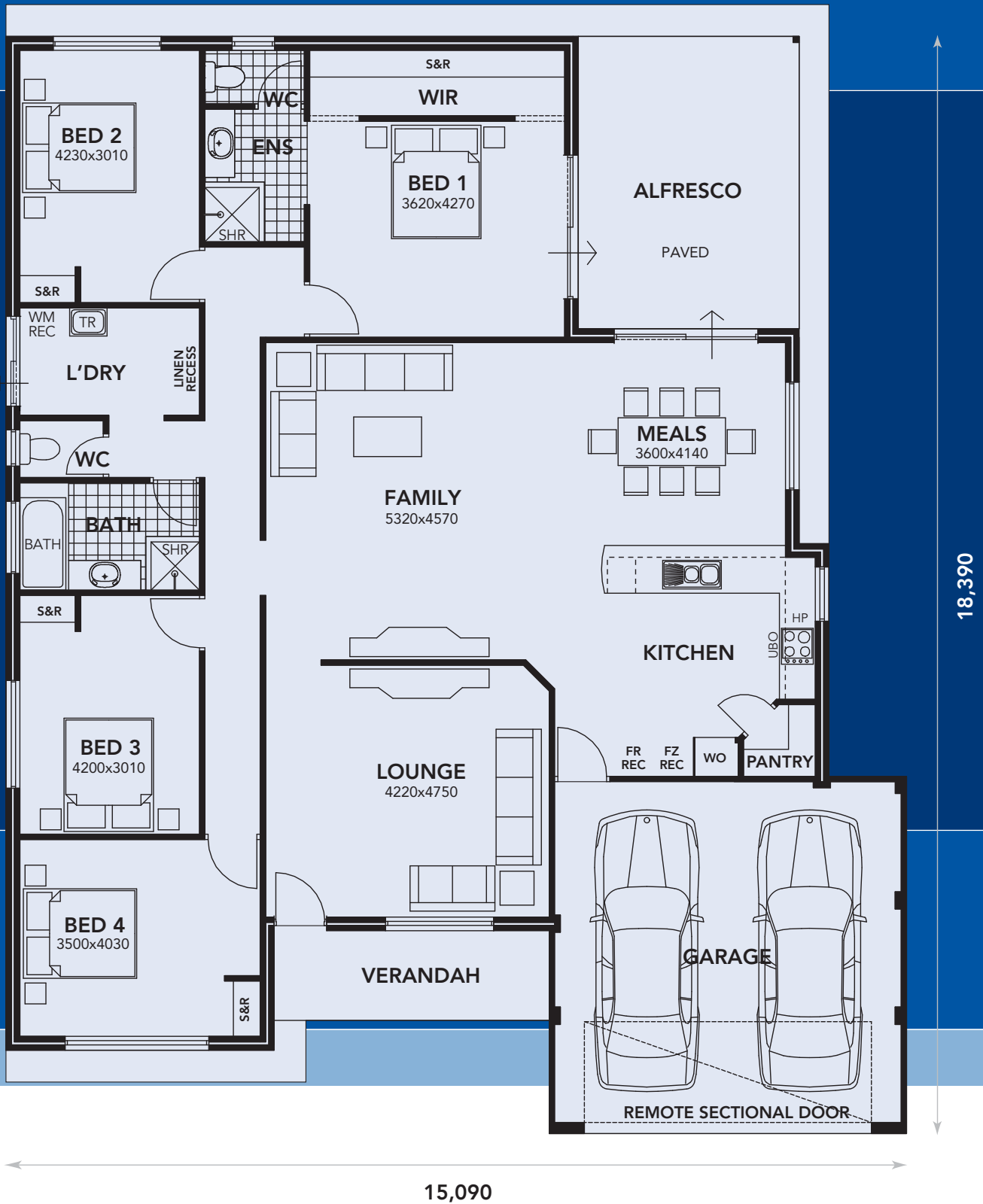




OPTIONAL ELEVATIONS

Why choose Affordable Living Homes to build your dream home?

- Stylish homes at affordable prices.
- House and Land packages available in over 50 suburbs.
- In-house finance available with low deposit loans.
- Privately owned West Australian company.
- Wealth of building experience.
- Personalised service to ensure building your new home is a pleasurable experience.
- Over 30 years of European craftsmanship.
- Talk to our building and finance specialists now.



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Plan illustrated contains optional features. All sizes are approximate only. © Affordable Living Homes, reproduction of this design in part or full will result in prosecution. Optional elevations and photos are for illustrational purposes only.

SPECIFICATIONS

CONSTRUCTION

- 2c face brickwork
- Your choice of colorbond or tiled roof from builders standard range.
- 25 degree roof pitch (Standard)
- Up to 6 metres of brickpaved driveway and path with grano hardstand to carport/garage
- Aluminium powder coated windows and sliding doors
- Flyscreens to all opening windows and sliding doors
- Double power points throughout (not single)
- NBN ready communication package, inclusive of 1 data point, 1 TV point and 1 phone point
- Double clay brick construction
- 25 years structural guarantee
- 6 month maintenance period
- Storm slotted overflow gutters
- R4.0 Insulation Batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Gyprock to external ceilings where noted
- Wall and floor ceramic tile allowance of \$38.50 inc. GST to bathroom and ensuite (where applicable). (200mm x 200mm retail price)
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors

- 2 garden taps
- Flush panel doors internally
- Internal door furniture Gainsborough instyle levers or Terrace Series
- Weather resistant solidcore door to garage (if applicable)
- Timber front door entry frame
- Gainsborough terrace entrance set and double cylinder security deadbolt
- Main entry door(s) hume vauclose range
- Clear glazed entry sidelite (if applicable)
- White melamine shelf to robes with chrome hanging rod

ENSUITE / BATHROOM

- Hand held shower rose to ensuite and bathroom
- White china basins (not plastic)
- White china concealed toilet pan and white china cistern (not plastic)
- 2m high tiling to showers (not 1.8m)
- Tightformed laminated bench tops
- Clear glass panel and rod or rod only to shower recess - refer to plan
- Framed mirrors
- Skirting tiles to walls included to ensuite and bathroom
- Floor tiling included to ensuite and bathroom
- Caroma vivas 1525 bath
- Alder Tapware Akita Series Tapware and accessories
- Coloured melamine doors with handles to all cabinets

KITCHEN

- Tightformed laminated bench tops (square edges to curved ends)
- 1 row wall tiling above benchtop
- Chrome flickmixer to kitchen sink
- Stainless steel sink 1 1/2 bowl with basket wastes
- European inspired stainless steel gas hot plate and electric oven
- Coloured melamine doors with handles to all cabinets
- Soft closing bank of 4 drawers and cupboard doors

LAUNDRY

- Large 160 Litre (5 Star) gas storage hot water system (not 130L)
- 45 L stainless steel trough and white metal cabinet (not plastic)
- 2 rows of tiling above trough
- Skirting tiles to walls included to laundry
- Automatic washing machine taps from the Alder Tapware Akita Series

CONTRACT

- HIA lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and Shire building fees
- Stormwater disposal to meet minimum shire requirements
- Superior service and quality



Double power points throughout (not single)

Hand held shower rose to ensuite

Designer stainless steel gas hot plate and electric oven

China basins, toilet pan and cisterns (not plastic)

2 course face brickwork

Your choice of Colorbond or tiled roofing with 25° roof pitch

Large 160L Gas Hot Water System (or Gas Instantaneous Unit where specified)

Aluminium powder coated doors & windows frames including flyscreens

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Affordable Living
HOMES

Exclusions: Tiling to external floor areas and main living areas, landscaping, reticulation, fencing, site costs, floor coverings, window treatments, supply & installation of light fittings, additional display light points, internal wall painting, decorator tiles, crossover or additional brick paving, feature painting, retaining walls, tinted glass, clear glazing to wet area windows, gates, furniture, paintings & decorator items, dishwasher, microwave, ceramic tiles over PC allowance & coastal conditions, security system and airconditioning. HALPD Pty Ltd ABN 41 106 561 924 trading as Affordable Living Homes. All selections shall be made from the builders nominated product ranges. Photos for illustration purpose only. Specifications correct at time of publication and subject to change at any time. Refer to our website to see the most current and relevant specification.