



Designing and Building in Quality

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## INCLUSIONS

### MAJESTIC CLASSIC BAY

*Pure Luxury*

### **Builder Own House for Inspection**

**Approximate (69 square) 641.05 m2 house  
@ \$ 1,500.00m2**

This two storey home consists of 5 bedrooms plus study, Extra-large Kitchen/meals with Family and two Rumpus rooms. A formal living/Dining room. Two bathrooms and one Ensuite upstairs. One Ensuite downstairs. One powder room upstairs and one powder room downstairs, three car garage.

Front Porch with two pillars.

**Approximate Quoted Price is : 961,575.00**

#### **PLUS**

Eli Homes 5 window Bay: \$6,500.00

Water Tank: \$7,500.00

Any extra bathrooms wanted: \$12,000.00 per bathroom

**Approximate Quoted Price ..... 961,575.00**

# ELEVATIONS



FRONT ELEVATION

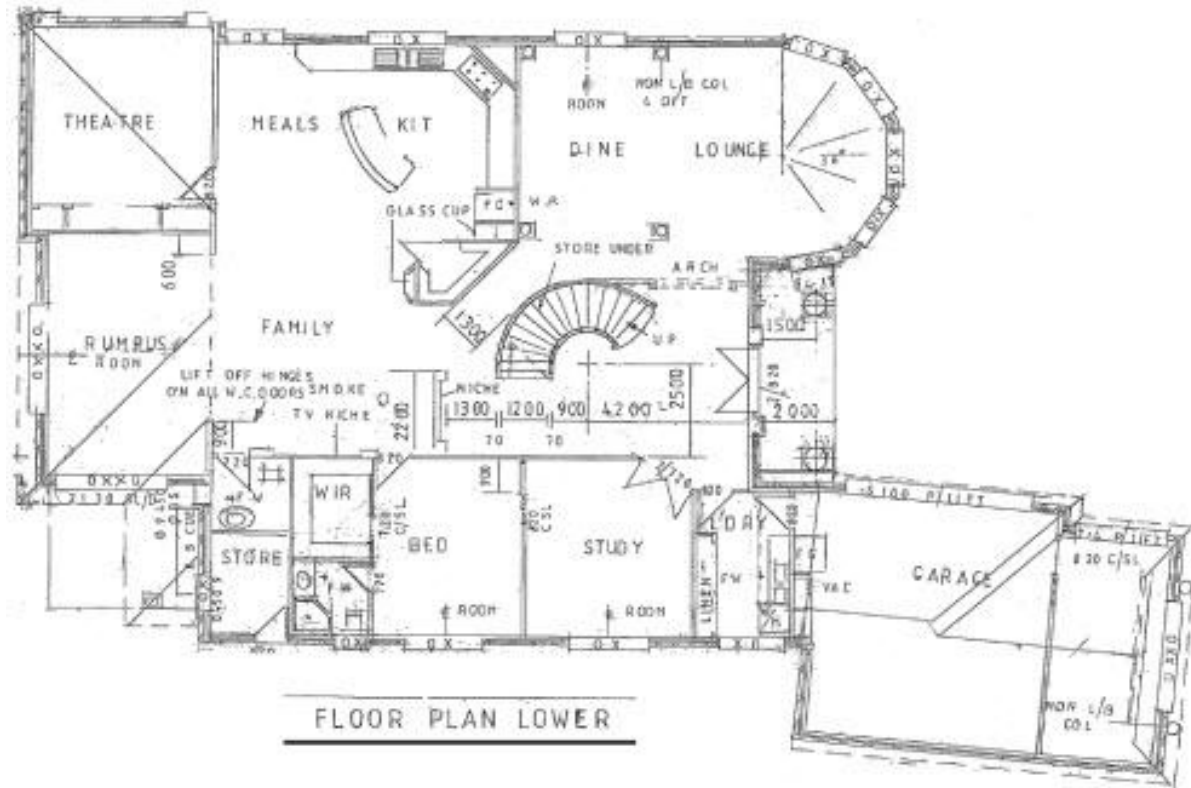


REAR ELEVATION

(1:100)

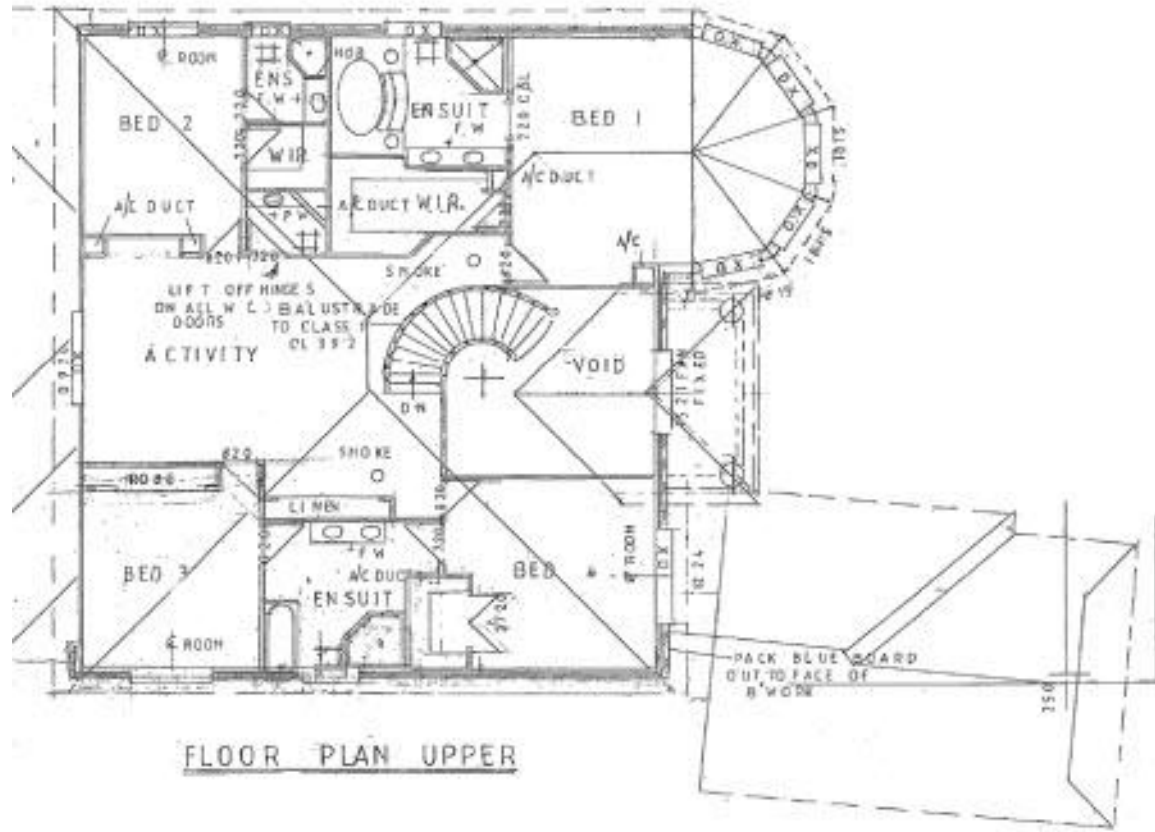
# FLOOR PLAN

## Lower level



# FLOOR PLAN

## Upper level



**INCLUSIONS**

**Doors**

- Front Door ----- PC \$3,500.00
- Front Door External lock ----- PC \$120.00
- Front Door External lock
- Internal doors Colonial as in Builders display home
- Door furniture as in builders home (door handles and knobs)

**Kitchen/Bathroom/Laundry**

- Two PAC Kitchen, vanities and laundry cabinet ----- PC \$30,000.00
- Granite bench top in kitchen and vanities ----- PC \$10,000.00
- Laundry cabinet with laminate bench Top
- Kitchen and vanity door knobs or handles included in price of kitchen and vanities*
- Electric Wall Oven, Hotplate, and Range hood in stainless steel 900mm wide ----- PC \$5,300.00  
*range Blanco or other of choice*
- Hot Water system (Rinnai) LPG one unit ----- PC \$1,050.00
- Spa bath in main Ensuite (oval type) ----- PC \$2,200.00
- Bath (Enfield) Sorrento 1525 Rect. White ----- PC \$125.00
- Laundry Tub 45 litre S/Steel Drop in type ----- PC \$150.00
- Sink (ATLAS) S/Steel 1080 x 480 1 2/3 bowls ----- PC \$165.00
- Toilet suites (VENEZIA) cc s/trap white = 3 ----- @ PC \$220.00 ea
- Pedestal and basin to powder room x 2 ----- PC \$230.00 ea

**Tapware & Mixers**

- 1. ATLAS ECO MIXER WALL 40mm = ----- @ PC \$65.00 ea
- 2. ATLAS ECO MIXER BASIN SWVL 40mm = ----- @ PC \$65.00 ea
- 3. ATLAS ECO MIXER SINK SWVL 40mm = ----- @ PC \$65.00 ea
- Linkware ¼ turn W/Machine stop ----- @ PC \$7.50 ea
- Linkware Kirra outlet wall 150mm ----- @ PC \$27.50 ea
- Linkware Kirra outlet bath 200mm ----- @ PC \$60.00 ea
- Plug and Waste 32mm w/overflow = ----- @ PC \$15.00 ea
- Plug and Waste 40mm w/overflow = ----- @ PC \$20.00 ea
- Shower heads and unit Renato = ----- @ PC \$85.00 ea
- Basins for vanities = ----- @ PC \$99.00 ea

## Structural Features

- Brick work outside to be Rendered sponge finish and painted
- House Painted inside and outside (choice of two colours only)
- Concrete roof tiles (Boral insignia range)
- Mirrors in bathrooms above vanities = 6 in total by Stegbar
- Shower screens - clear and standard by Stegbar
- Joinery = finger jointed pine
- Skirtings = finger jointed pine 67mm x 12mm
- Architraves = finger jointed pine 67mm x 12mm
- Staircase and Handrail - Quilla timber, varnish finish, powder coated steel railings.  
*(steel railings as shown on photo by builders – standard builders)*
- Garage Door Colorbond Panel Lift - 3 remote controls. Owners choice of colour.  
*Extra features not included (builders selection leaflet given)*
- Tiled floor to garage, ceramic tile only
- Aluminium windows and sliding doors.
- Clear Glass for windows
- Hinge Doors to all wardrobes and storage rooms.
- Cornice four step fancy or waveline in Entrance, Formal lounge and Dining, Kitchen and family area downstairs.  
*The rest of the house to be 90mm*
- Gyprock plaster walls and ceilings
- Villa boards in wet areas
- Waterproofing in all wet areas as per building standard requirements
- Timber frame as per plan
- Laundry door : glass sliding door
- Glass sliding door to Alfresco area. (stacker doors is an extra )

----- @ \$20.00 sq/m

## Floor Covering

• Tiles at front porch area	----- @	\$30.00 sq/m
• Tiles to main floor area, entrance, kitchen, family/meals and laundry - laid straight	----- @	\$30.00 sq/m
• Bathrooms main upstairs and Ensuite tile to ceiling, toilet areas and powder room downstairs, to standard skirting, laid straight	----- @	\$30.00 sq/m
• Tiles laid to Ensuite, bathrooms powder rooms and kitch/splashback and main floor by builder's contract tiler		
• Laundry tiles to skirting only & splash back area. Kitchen tiles to splash back area	----- @	\$30.00 sq/m
• Allowance for freeze tiles, features and accessories in the bathrooms and kitchen PC allowance	----- @ PC	\$1,200.00 total
• Niche recess in all bathrooms (for shampoo and soap)		
• Carpet upstairs in all bedrooms	----- @	\$45.00 sq/m
• Carpets downstairs to study room and cinema	----- @	\$45.00 sq/m
• Timber floor to upstairs family room	----- @	\$120.00 sq/m

• Ducted Aircond, ( builders choice company) Daikin used		
• Ducted vacuum ( builders choice company)		
• Security alarm system with camera at gate ( builders choice company )		
• Fence Brick peers and powder coated panels as shown on photo to customer, (other custom designs will be an extra cost to the owner)		
• Perimeter fence ( wooden palings )		
• Driveway and pathway at front of home to be concreted and paved - allowance is //m2 ( allowance allowed according to block size and builder)		
• Pathway to be 800mm around the rest of the house, concreted and paved		
• Three tap provisions for outside		
• Gardens plants to front of home only, and grass to back areas		PC \$6,000.00
• Sarking for insulation only		
• Built in robes to bedrooms and walk In robes to bedrooms ( see plan )		
• Linen closets = 2 with hinge doors (builders standard )		
• 2 Round columns or 2 square pillars to outside porch		
• Certification fees, and building insurances		
• Connections to power, sewer, stormwater, electrical and water supply.		
• Termite protection ( Enviropest )		
• Cut and Fill and spread over site		
• site costs, e.g. site clean, prepare, rubbish removal, toilet hire, scaffold hire, clean house prepare for moving in.		
• Water Tank, 5,000 litre connected to toilet, laundry and outside tap. ( above ground slimline type )		

P.S This is our design, but can be changed to suit your taste, walls can be moved, to make rooms bigger or smaller, as long as the square metres stay the same, the price will not alter.

If you decide to add a feature as in round columns or arches into the house, or an extra bathroom the price will alter due to extra materials we will have to purchase and labour to install those features.



## Electrical

- 1 Double power point each to bedrooms
- 2 Double power points to main bedroom
- 2 Double power points to Ensuite
- 1 Double power point to each bathroom
- 4 Double power points to Kitchen family room
- 2 single power points to kitchen
- 1 Double power point to formal lounge
- 1 Double power point to formal Dining
- 2 Double power point to study
- 1 Double power point to outside
- 2 light points to front porch area
- 1 Double power point to garage
- 4 TV points (owners choice which rooms)
- 3 Telephone jacks
- Smoke alarms (as per plan)
- 1 light point into every room
- 3 light points to Kitchen meals family
- 30 down lights (owners choice where)
- Bathroom IXL units one per bathroom - builders standard
- Power to electric gates
- Power to security system
- Power to garage doors
- Light fittings to be bought and provided by the owner, installation is included in price.  
(an extra fee will be charged if the light fitting has more than 5 pieces to assemble )

## EXCLUSIONS

### Extras that could be added to the price:

• Water features			
• Light fittings and fans and IXL units for bathrooms (by owner due to different styles of taste and fashion)			
• Curtains, security screens and doors			
• Dishwasher			
• Microwave, washing machine			
• Sink garbage disposer			
• Insulation	Approx	-----	\$5,000.00
• Permethane extra features around front windows and front Door		-----	\$6,500.00 +
• Tiles if laid on a diagonal is extra		-----	\$20.00 sq/m
• Borders around the tiles is extra to lay per lineal metre		-----	\$15.00 l/m
• Fancy tile Feature or features may cost between \$ 300.00 - \$ 5,000.00 + depending on style and tiles laid.			
• Fancy cornices or ceiling roses or plaster features - price upon request of design.			
• Fancy plaster Columns priced between standard \$ 1,080.00 each - \$ 3,500.00 fancy type			
• Marble columns can be priced upon request . From \$ 10,000.00 each			
• Extra Display recess. As in niche or bulkheads upon request to builder.			
• Arches or hampers upon request to builder			
• Window tinting	Approx		\$2,800.00 +
• Cinema equipment	Approx		\$12,000.00 +
• Cinema cabinets - vary in style and price- from .... \$ 5,000.00 - \$ 20,000.00			
• Timber kitchen and vanities can be quoted upon request			
• Custom designed Brick fence and fancy powder coated panels, will be priced upon request			

**Note:** The Downstairs Rumpus room can be turned into an Outdoor Alfresco with sliding doors from family area.

Please note this is an approximate quote of interest, and we must give a formal quote, once the land has been tested by Soil Engineers for rating, and also the land has been sighted for any major reconstructions to the land, for cutting of the land. If there are trees and rocks to be taken away, that may be an additional costing to the owner.

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