

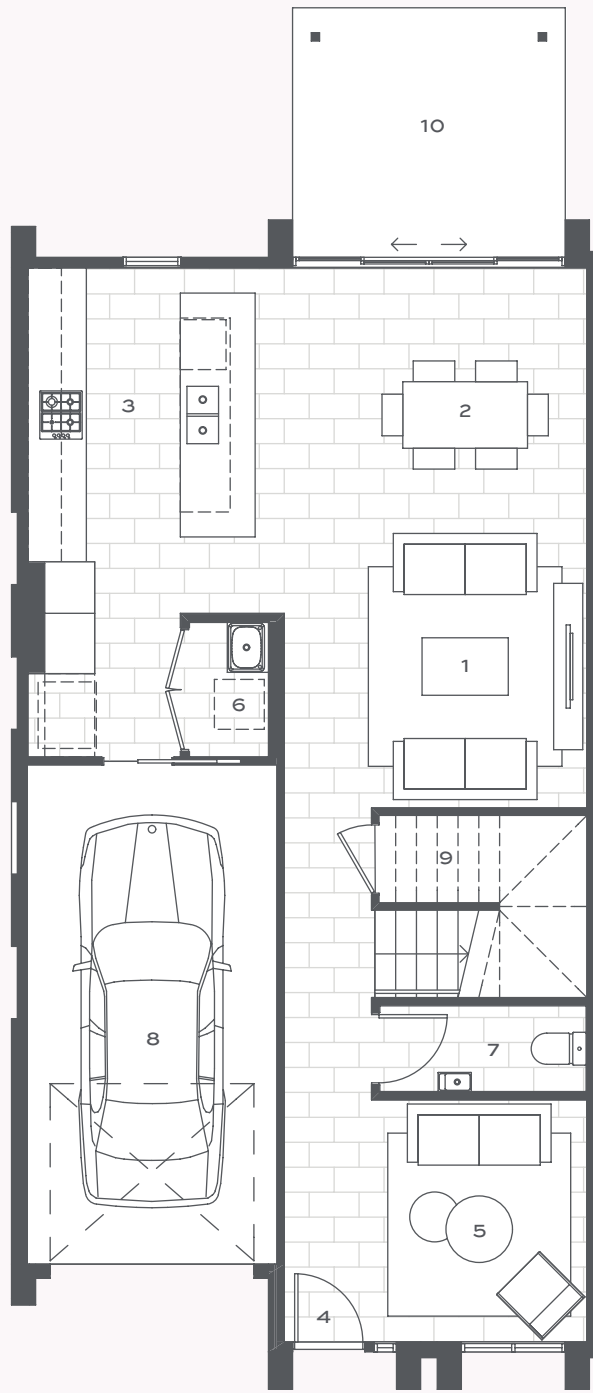
Residence F1



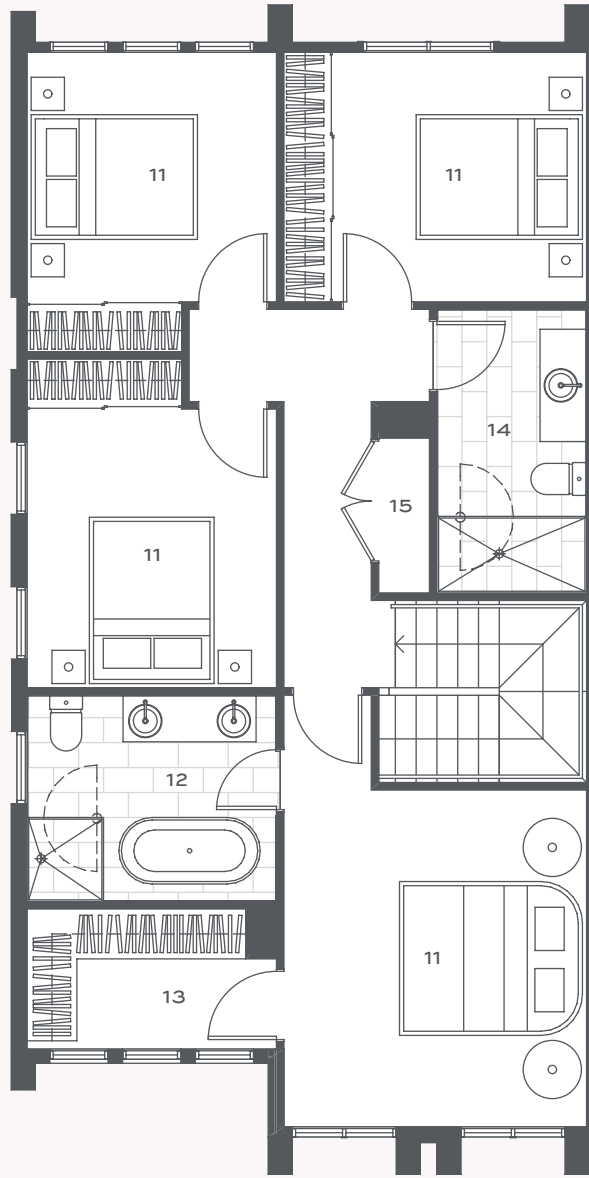
*Montaine*

MOUNT ANNAN

Sunland Group



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Residence F1

[LOTS] 24, 25, 26, 27, 28, 29, 70, 71, 72, 73, 74, 75, 76, 77, 110, 111, 112, 113, 123, 124

Ground Floor Area 70m<sup>2</sup> | First Floor Area 90m<sup>2</sup>  
Garage Area 20m<sup>2</sup> | Patio Area 10m<sup>2</sup> | Total Area 190m<sup>2</sup>

- [01] LIVING [02] DINING [03] KITCHEN [04] ENTRY
- [05] MULTI PURPOSE ROOM [06] LAUNDRY
- [07] POWDER ROOM [08] GARAGE [09] STORE
- [10] PATIO [11] BEDROOM [12] ENSUITE
- [13] WALK IN ROBE [14] BATHROOM [15] LINEN

0m 5m

## External Finishes

**WALLS** – LIGHT STEEL STRUCTURAL FRAMING | HEBEL CLADDING. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | FIBRE CEMENT COMPOSITE SHEET CLADDING. EXTERIOR GRADE PAINT FINISH | FORMED ARCHITECTURAL MOULDINGS. EXTERIOR GRADE APPLIED TEXTURED PAINT FINISH | **WINDOWS** – ALUMINIUM FRAMED WINDOWS AND SLIDING DOORS. POWDERCOAT FINISH | MATCHING FLYSCREENS | **ROOF** – LIGHT STEEL STRUCTURAL FRAMING | METAL DECK ROOFING. COLORBOND FINISH | METAL FASCIA AND GUTTERS. COLORBOND FINISH TO MATCH ROOFING | DOWNPIPES. EXTERIOR GRADE PAINT FINISH TO MATCH ADJACENT WALL COLOUR | CEMENT SHEET SOFFITS WHERE APPLICABLE, EXTERIOR GRADE PAINT FINISH | **GARAGE** – ATTACHED LOCKUP GARAGE WITH REMOTE CONTROLLED SECTIONAL GARAGE DOOR, COLORBOND FINISH | **COVERED PATIO** – ATTACHED PATIO STRUCTURE, ALUMINIUM FRAME, POWDERCOAT FINISH AND METAL DECK ROOFING, COLORBOND FINISH | EXPOSED AGGREGATE CONCRETE SLAB | **GENERAL** – EXPOSED AGGREGATE CONCRETE DRIVEWAY, ENTRY PATH AND PORCH SLAB | LANDSCAPING | GAS HOT WATER SYSTEM | UNDER SLAB RAINWATER TANK WITH PUMP | CLOTHESLINE | EXTERNAL LIGHT FITTINGS | FENCING

## Internal Finishes

**WALLS** – PLASTERBOARD WALL LINING. PAINT FINISH | WR WALL LINING IN BATHROOMS. PAINT FINISH | **CEILING** – PLASTERBOARD CEILING LINING, COVED CORNICE WALL JUNCTION. PAINT FINISH | **EXTERNAL DOOR & INTERNAL GARAGE DOOR** – SOLID CORE FLUSH PANEL DOORS. GLOSS PAINT FINISH | **INTERNAL DOORS** – HOLLOW CORE FLUSH PANEL DOORS. GLOSS PAINT FINISH | **FLOORS** – REINFORCED IN-SITU CONCRETE SLAB, GROUND FLOOR LEVEL INCLUDING GARAGE | STEEL FRAMED WITH PARTICLE BOARD SHEET FLOORING, FIRST FLOOR LEVEL | PORCELAIN TILES IN ENTRY, MULTI-PURPOSE ROOM, LIVING, DINING, KITCHEN, LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM | CARPET TO ALL BEDROOMS AND ROBES, UNDER STAIR STORE ROOM, STAIRS, FIRST FLOOR CORRIDOR & LINEN | **GENERAL** – DUCTED AIR CONDITIONING SYSTEM IN MAIN LIVING AREAS AND ALL BEDROOMS | FREE TO AIR TELEVISION POINTS IN ALL BEDROOMS, LIVING ROOM & MULTI-PURPOSE ROOM | PAY TELEVISION PROVISION FOR FUTURE CONNECTION TO PAY SERVICE INSTALLED IN LIVING ROOM | NBN PROVISIONS FOR FUTURE CONNECTION OF ONE ISP ACCOUNT TO CENTRAL MODEM POINT INSTALLED IN LIVING ROOM | TELEPHONE POINTS IN BEDROOM 1 AND LIVING ROOM | LED DOWNLIGHTS THROUGHOUT THE HOME | MINIMUM OF 1 LIGHT SWITCH AT THE ENTRANCE TO EACH ROOM | MECHANICAL VENTILATION IN ENSUITE, BATHROOM, POWDER ROOM & LAUNDRY | MINIMUM OF 1 DOUBLE POWER POINT TO EACH LIVING ROOM, DINING ROOM, MULTI-PURPOSE ROOM AND EACH BEDROOM | **KITCHEN** – HIGH GLOSS 2 PACK POLYURETHANE FINISHED EXPOSED CABINETRY (GENERALLY) | RECONSTITUTED STONE BENCH TOPS | STAINLESS STEEL APPLIANCES INCLUDING 600MM WIDE ELECTRIC OVEN, GAS COOKTOP & RANGE HOOD AND DISHWASHER | MIRROR SPLASHBACK | KITCHEN TAP & MIXER | KITCHEN SINK | COLD WATER CONNECTION IN FRIDGE ALCOVE | **LAUNDRY** – LAUNDRY TUB UNIT | LAUNDRY MIXER | PORCELAIN TILE SPLASHBACK | **POWDER ROOM** – VANITY BASIN AND VANITY BASIN MIXER | WALL MOUNTED VANITY MIRROR | TOILET SUITE | HAND TOWEL RAIL | **ENSUITE** – WALL MOUNTED VANITY UNIT AS FOLLOWS; HIGH GLOSS 2 PACK POLYURETHANE FINISH TO EXPOSED CABINETRY · RECONSTITUTED STONE VANITY TOP · 2 VANITY BASINS, BASIN SPOUTS AND MIXERS | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | CEILING MOUNTED SHOWER HEAD | HAND-HELD SHOWER ON ADJUSTABLE SHOWER RAIL | IN-WALL SHOWER MIXER WITH DIVERTOR | FREESTANDING BATH | FREESTANDING BATH SPOUT WITH WALL MOUNTED MIXER | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING; TOWEL RAIL, TOILET ROLL HOLDER & SHOWER SHELF | **BATHROOM** – WALL MOUNTED VANITY UNIT AS FOLLOWS; HIGH GLOSS 2 PACK POLYURETHANE FINISH TO EXPOSED CABINETRY · RECONSTITUTED STONE VANITY TOP · VANITY BASIN, BASIN SPOUT AND MIXER | WALL MOUNTED VANITY MIRROR | SHOWER RECESS, SEMI FRAMELESS GLASS SHOWER SCREEN (HEIGHT 2050MM) | PORCELAIN WALL TILES TO SHOWER RECESS | HAND-HELD SHOWER ON ADJUSTABLE SHOWER RAIL | IN-WALL SHOWER MIXER | TOILET SUITE | BATHROOM ACCESSORIES INCLUDING TOWEL RAIL, TOILET ROLL HOLDER & SHOWER SHELF | **WALK IN ROBE** (BEDROOM 1) – SHELF & HANGING RAILS | **WARDROBES** (BEDROOMS 2, 3 & 4) – MIRRORED SLIDING DOORS | SHELF & HANGING RAILS | **LINEN CUPBOARDS** – FIXED SHELVING

PLEASE NOTE: FITTINGS MAY CHANGE DURING CONSTRUCTION. THE SELLER RESERVES THE RIGHT TO CHANGE FITTINGS WITH EQUIVALENT PRODUCTS IF THE SPECIFIED PRODUCT BECOMES UNAVAILABLE.

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