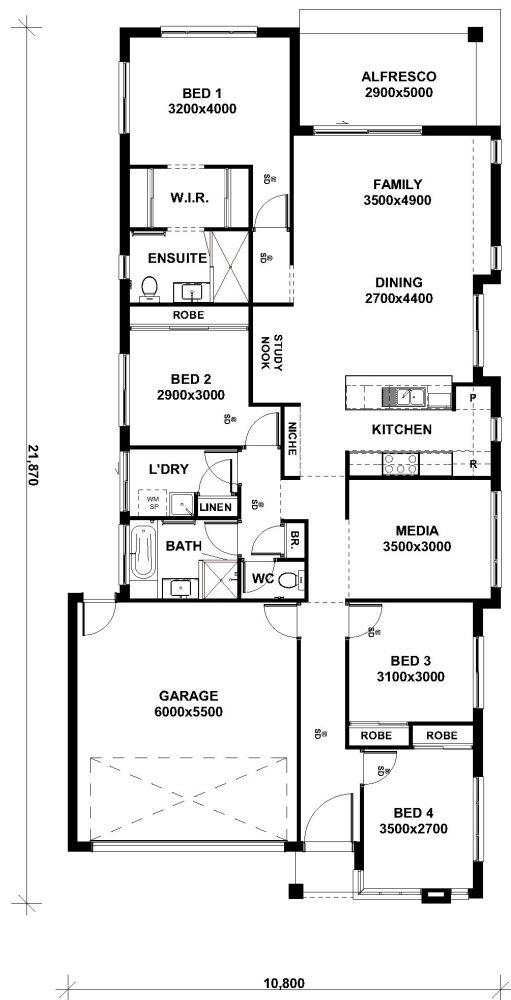




ELWOOD 210

"SEQUANA"

LOT 113 RUEBEN BLVD, LOGAN RESERVE
SALES ENQUIRY: ADAM 0407 029 810



- Façade as advertised
- Bag & Paint to side and rear elevations
- Fixed price site costs*
Allowance for H1 soil & minimum peirng
- Sealed exposed aggregate to driveway and entry porch
- Tiled floors, Carpet to all bedrooms
- Smartstone benchtops
- Baumatic 900mm under bench oven, cooktop, range hood & Dishwasher
- Panasonic Reverse cycle split system air conditioner to living and master
- Roller or Vertical Blinds
- LED downlights, ceiling fans to all bedrooms and alfresco
- Rinnai 20L Gas hot water system
- Integrated Alfresco slab tiled & extended under eaves
- Colourbond Roof
- Lead-in and internal cabling for fibre optic (NBN or similar)
- Landscaping, turf and garden to front and turf rear, good neighbour fencing, rendered style letterbox & wall mounted clothes line.

COMPLETE TURN KEY HOUSE & LAND PACKAGE \$459,074

HOUSE SIZE
208M²

HOUSE PRICE
\$239,174

LAND SIZE
450M²

LAND PRICE
\$219,900



4



2



2



2



Note: Rendered Brochure image is for marketing purposes only and may depict fixtures, finishes or features not included.

*Price is effective at 14/07/2017 and based on the advertised facade. Prices are subject to change without notice and may vary depending on chosen inclusions and facade. Price excludes retaining and is subject to soil test and contour survey.

Measurements are approximate only. Please refer to Paradigm Homes comprehensive Inclusions list for clarification, visit www.paradigmhomes.com.au or email: sales@paradigmhomes.com.au



GENERAL

- Soil test & contour survey
- Foundation design by a qualified independent engineer
- Preliminary drawings
- Standard builder's QBCC Insurance
- Standard building, plumbing and private certification fees
- Connection to available water, sewer and stormwater services
- N2 wind rating
- Single phase underground power supply
 - Lead-in and internal cabling for fibre optic (NBN or similar)
- Two (2) external hose cocks
 - Yard gullies (4) to part of house perimeter (cut side)

COVENANT APPROVAL

- Submission of all relevant paperwork for covenant approval

SITE PREPARATION

- Site works up to 1000mm cross-fall (500mm cut/fill) to the building envelope
- Sediment control and rumble pad to driveway crossover

CONCRETE SLAB

- Engineer designed slab to suit up to "S/M" class site classification
- Integrated concrete slab to alfresco extended out under eave (design specific)

TERMITE TREATMENT

- "Homeguard" physical termite barrier to perimeter & to all slab penetrations

ENERGY EFFICIENCY

- Minimum 6 Star energy compliance including energy assessment report
- Reflective building membrane to underside of sheet metal roof
- R3.0 ceiling batts to living, garage & alfresco ceiling areas
- Reflective building membrane to all external walls

TIMBER FRAMING

- 2440mm ceiling height to all lowsets and to lower and upper floors of 2-storeys
- Engineer designed floor system to 2-storeys
- 2-story floor cover to be structural grade sheet flooring type
- engineer designed roof trusses

ROOF / FASCIA & GUTTER

- Colorbond custom orb sheet metal "hip" roof
- Colorbond fascia with quad profile gutter
- Reflective builders membrane under entire roof area
- powdercoated roof ventilator (1)

EXTERNAL WALLS

- Materials as nominated on working drawings
- Builder's standard range of face bricks "Horizon" with natural mortar and round ironed joints

WINDOWS & SLIDING DOORS

- Aluminium framed windows and sliding doors
- Obscure glass to bathroom, ensuite & wc windows
- Keyed locks to all openable windows
- Keyed lock and patio bolt to all sliding doors
- Barrier screens to all openable windows and sliding doors
- Vertical or roller blinds to all windows and sliding doors (excluding wet areas and windows above kitchen benches)
- Window & sliding door service by window manufacturer at practical completion

GARAGE DOOR

- Colorbond sectional overhead door 2100mm in height (width as per plan)
- Auto control with three (3) remotes (1 x wall and 2 x keyring)

EXTERNAL DOORS

- Hume 820mm "Newington" entrance door pre-hung in frame with aluminium sill
- Hume 1200mm "Savoy" entrance door pre-hung in frame with aluminium sill (design specific)
- Fixed glass sidelight to entry to be clear glass (design specific)
- 1/3 glass hinged doors to garage and laundry to be Duracote tempered hardboard (design specific)
- All external doors and frames to be paint grade
 - Barrier screens to front entry hinged door only

EXTERNAL DOOR FURNITURE

- Gainsborough "Precise" Trilock to entry door
- Gainsborough Governor door knob and cylinder style deadlock to all other external hinged doors

INTERNAL LININGS

- Villaboard wall linings to wet areas
- 10mm Plasterboard wall and ceiling linings to remainder
- 13mm WR Plasterboard to alfresco ceiling
- 90mm cove cornice

SKIRTING & ARCHITRAVES

- 42x12mm pre-primed splayed pine architraves
- 68x12mm pre-primed splayed pine skirtings

INTERNAL DOORS

- Flush panel pre-hung in pre-primed frame with paint finish

INTERNAL DOOR FURNITURE

- Gainsborough "Precise" lever door furniture with privacy sets to bathroom, ensuite, WC and master bedroom
- Door stops to be 75mm white cushion style stops with catch

STAIRS (2-STOREY ONLY)

- Stringers, treads and risers to be manufactured from carpet cover grade timber
- Handrails to be "square" profile and fixed to the wall with "chrome" brackets
- Balustrades to be square set plasterboard dwarf walls with painted timber capping.

SHELVING

- Built-in robes to have one (1) painted particleboard shelf with chrome hanging rail below
- Built-in linens to have four (4) painted particleboard shelves
- Broom cupboards to have one (1) painted particleboard shelf

ROBE & LINEN DOORS

- Aluminium framed mirrored faced sliding doors to bedroom robes
- Aluminium framed vinyl faced sliding doors to linen cupboard
- Hinged doors will match chosen internal doors (where applicable)

ELECTRICAL

- LED downlights to all bedrooms (2), living areas, hallways, entry porch and alfresco area (number of downlights as per standard electrical plan)
- One (1) single fluoro light fitting to garage
- One (1) wall bunker light fitting outside laundry and garage external doors
- Two (2) double power points to kitchen and bedroom 1
- One (1) double power point to all other named rooms (excluding WC's)
- One (1) TV point to each living area
- Two (2) phone points (kitchen and master bedroom)
- Exhaust fans to bathroom and ensuite and to internal toilets (where applicable)
- Smoke alarms positioned as per building regulations
- One (1) ceiling fan to each bedroom, living (1) and to alfresco (1)
- One data point with NBN provision

AIR-CONDITIONING

- Panasonic 6.3kw reverse cycle split system air-conditioner to main living area
- Panasonic 2.6kw reverse cycle split system air-conditioner to master bedroom

KITCHEN

- 20mm Smartstone (essentials range) bench top with "aris" edge profile
- one (1) 20mm Smartstone waterfall end to island bench with "aris" edge profile
- Laminate floor cabinets (Polytec matt finish with white interior)
- One (1) bank of four (4) drawers with cutlery insert to top drawer
- Builder's standard range of handles
- Clark punch 1.75 bowl kitchen sink with Fienza "Jet" mixer tap
- Overhead cupboards above cooktop bench with standard polytec feature colour laminate
- Overhead cupboards to fridge space
- Laminate pantries to have four (4) shelves white melamine shelves
- Timber pantries to have four (4) painted particleboard shelves

APPLIANCES

- Baumatic (BM90S) 900mm underbench oven - 5 year warranty
- Baumatic (BSGH95) 900mm gas "black glass" cooktop - 5 year warranty
- Baumatic (GUH90) 900mm slide-out rangehood - 5 year warranty
- Baumatic (BMD14S) 600mm dishwasher - 3 year warranty

HOT WATER SYSTEM

- Rinnai "Infinity" 20 litre/min 5 star instantaneous gas hot water system

GAS CONNECTION

- Connection to natural gas if available for all gas appliances

BATHROOM FIXTURES

- Fienza "Jet" mixer tapware to all basins, showers and baths with 15 year warranty (chrome)
- Fienza "Jet" hand shower and slide rail to shower enclosures (chrome)
- Fienza "Jet" wall mounted bath spout with 15 year warranty (chrome)

- Decina "Bambino" 1510mm x 720mm rectangular inset bath (white)
- Framless mirrors to above vanity units (900mm high x length of vanity)
- Fully framed clear laminated glass shower screens with semi framless pivot door
- Fienza "Modena" soap basket (chrome)
- Fienza "Modena" 800mm long double towel rails
- Fienza "Modena" toilet roll holders
- Castano "Lucca" close coupled toilet suites with soft close seats

VANITIES

- 20mm Smartstone bench tops with "aris edge profile"
- Laminate floor cabinets (Polytec matt finish with white interior)
- One (1) bank of drawers
- Castano "Amazon" above counter basins

LAUNDRY

- Freestanding laundry tub with by-pass and "Castano Capri" sink mixer (chrome)
- ¼ turn mini-stops for washing machine positioned below laundry tub

TILING

- Builder's lifestyle range of ceramic floor tiles (450x450) to all wet areas, main floor areas and alfresco (Retail allowance of \$30/m2)
- Builder's lifestyle range of ceramic wall tiles (300x600) to all wet areas (Retail allowance of \$30/m2)
- Wall tiles to 2000mm high in shower enclosures, 600mm high above baths, 200mm high splashbacks to vanities, 150mm high skirt tiles, 300mm high splashback above laundry tubs/benches and 600mm high splashbacks above kitchen benches

CARPET

- Carpet Call "Rocket" Range on 7mm underlay to suit standard floor covering layout.

PAINTING

- Standard 3-coat internal paint system to ceiling/cornice, all walls and timber woodwork (doors and mouldings)
- Ceiling/Cornice – flat white only
- Walls – low sheen acrylic (1 colour only)
- Internal timber woodwork – full gloss water based enamel (in same colour as walls)
- Soffits – low sheen acrylic (1 colour only)
- External doors/frames – full gloss enamel (1 colour only)

LANDSCAPING

- 1800mm high timber paling fencing (Half Share) and one (1) single gate
- "A" grade turfing to front and rear yards (excluding verge/s)
- Riverstone gravel (zero lot boundary side of house) up to 25m2
- Front garden up to 15m2 with plants from builder's lifestyle range
- Exposed aggregate concrete to driveway and entry porch including sealing (up to 50m2)
- Plain concrete to clothesline pad and to outside laundry and garage external door/s
- Wall mounted "FoldDown" clothesline
- Rendered style letterbox including street numbers

HOUSE CLEAN

- Builders standard house clean at practical completion.

GUARANTEE & MAINTENANCE:

- 12 month minor defect (maintenance) period
- 6 year structural guarantee

NOTES:

- All colours and products to be selected from the builder's lifestyle range of colours
- Builder reserves the right to change the lifestyle inclusions to an equivalent or better product based on supply
- All contract documentation shall take precedence over this inclusions list

Complete Lifestyle Inclusions List is correct as at date of publication noted below.

Paradigm Homes reserves the right to alter the lifestyle inclusions to an equivalent or better product at any time due as deemed necessary. Paradigm Homes reserves the right to forward on any unforeseen costs including but not limited to, non-standard council and certifier fees, all costs associated with rock, acoustic requirements, bushfire requirements, retaining walls and additional covenant requirements over and above lifestyles inclusions. Brochure image is for marketing purposes only and may depict fixtures, finishes or features not included. For more information please speak to a Paradigm Homes sales representative. Display Date: 31/03/2017.

T 07 38045124

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FIXED PRICE

SITE COSTS

Depending on which builder you choose, site costs can vary widely.

Not with Paradigm Homes!

Every block of land needs to be prepared in order to be built upon. From excavation to level your block or having to remove rocks, or excessive tree roots can result in you having to pay extra site costs. At Paradigm we will assess your site, quote on your site costs and charge you that amount, not a dollar more!

GUARANTEED

SITE START

Building your home is a very exciting time in your life.

At Paradigm we understand once you've paid your deposit, you can't wait for your build to start. Giving you the transparency you deserve,

Paradigm will take you step by step through our 12 week pre site procedure giving you more certainty to when your new home will begin construction.

GUARANTEED

BUILD TIMES

Through investing our time, hard work and expert knowledge, Paradigm gives you the security of guaranteed build times.

This gives you the comfort and flexibility to be organised for the handover of your new home.

FIXED PRICE

CONTRACTS

Building your new home with the confidence of a fixed price contract will save you money and stress.

At Paradigm we'll carry out all our preliminary inspections prior to signing the contracts to ensure our peace of mind and yours.