


House plan.

# Euphrasie

**Faye**  
**Homes**  
the way you want


 4 + study

 2

 2

 2



 Floor Area  
270.96m<sup>2</sup>

 25.5m

 20.20m



# Euphrasie

<b>Guarantees</b>	10 Years Master Builder Standard Guarantee 365 Day Maintenance Guarantee
<b>Cladding</b>	Plaster Over Specialised 50mm AAC Concrete Panel James Hardie Linea Weatherboard Cladding
<b>Roof</b>	Long Run Corrugated / Hi-Five Profile (Square Capping)
<b>Windows Joinery</b>	Powder Coated Aluminium Double Glazed Windows
<b>Garage Door</b>	Windsor Flat Woodgrain Coloursteel Door and Opener with 2 Remotes
<b>Insulation</b>	Pink Batts Insulation Wall R2.6 / Ceiling R3.6
<b>Stud Height</b>	2420mm
<b>Interior Doors</b>	1980mm Height Grooved Doors
<b>Hot Water</b>	26L Rinnai Gas Hot Water Heater
<b>Ensuite</b>	Tiled Wall Shower to Ceiling 1000mmx1500mm Methven Echo Minimalist Tapware Range Zara 1200mm Vanity /Double Ceramic Basin Caroma Alto I Wall Faced Toilet Suite
<b>Bathroom/WC</b>	Englefield Arylic Shower Box 1000mmx1000mm Methven Echo Minimalist Tapware Range Englefield Sorrento II Rectangular Bath 1670x760mm Zara 1200mm Vanity / Double Ceramic Basin Caroma Alto I Wall Faced Toilet Suite
<b>Kitchen Joinery</b>	To be advised by Sales Consultant
<b>Kitchen Appliances</b>	
Hob	Bosch PCR9A5B90A 90cm, 5 Burner, Gas Cooktop
Rangehood	Blanco 90cm Canopy BWC9X or Blanco 90cm Powerpack RUL90X
Oven	Bosch HBA23B151A
Dishwasher	Bosch SMU50E75AU
<b>Heating</b>	Fujitsu 8.0kw Hi-Wall Heat Pump Real Fires RF 1500 Minimal Gas Fire
<b>Flooring</b>	
Tiles	Entry, Kitchen, Pantry, Bathroom, WC, Ensuite and Laundry PC sum \$79.95sqm from Reptiles
Carpet	Carpet Court Anton Valley / 120 kg density, 11mm thickness, foam underlay
<b>Electrical</b>	LED lights throughout / as per Electrical Plan
<b>Alarm</b>	Paradox Alarm System SP4000, K10V 10 Zones Keypad