



THE SIGNATURE TERRACE
PARK SERIES







PELICAN WATERS & THE SIGNATURE TERRACE PARK SERIES

Following the success of The Signature Terrace Collection and with increased and ongoing demand, a new deluxe collection is finally here 'The Signature Terrace Park Series'

Comprising 8 luxury terraces this superior offering has been designed to blend architecture with the natural park surrounds.

With functional living in mind the Park Series offers four bedrooms, a large master bedroom on the lower and upper levels, three bathrooms, stone benchtops, high ceilings, internal covered courtyards, stainless steel appliances, double garages and much more...

Located just a short stroll from the marina precinct, newly renovated golf resort and overlooking the emerging island's lush 2-hectare Central Park, these stylish terrace homes have been upgraded with large upper level balconies and subtle screening epitomising lifestyle and privacy.

For a low maintenance but high quality living option the Signature Terrace Park Series will be a forever home that you will never want to leave...

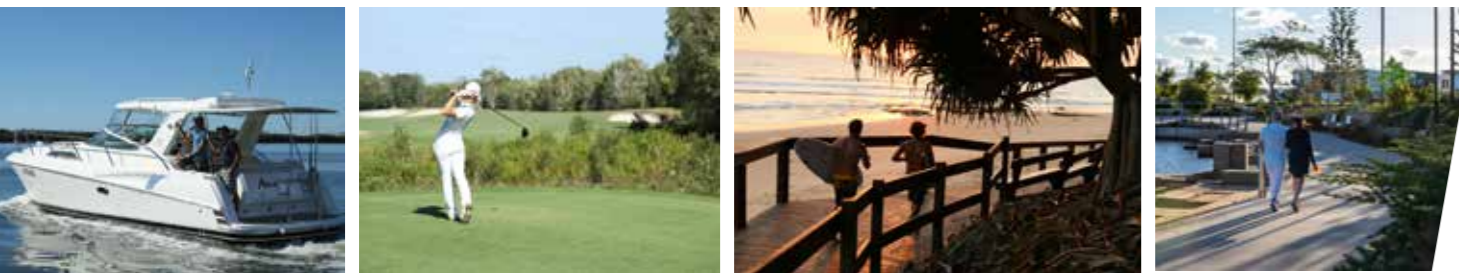
Pelican Waters is a growing and vibrant community with a strong community sentiment with residents enjoying ongoing events in the open spaces and waterfront.



THE SIGNATURE TERRACE PARK SERIES

- North facing
- Private park side lifestyle
- 4 Bedrooms - Dual level living – Masters upstairs & down
- Close knit community
- Large quality terrace homes without the large block – Low maintenance
- No body corporate fees
- Freehold land
- Pet friendly
- Lock up and leave lifestyle
- Solid block boundary walls – no light weight construction





THE DEVELOPMENT

Pelican Waters truly is a one of a kind destination for lifestyle. With sparkling canals weaving through premium residential areas and pristine lakes and parklands offering recreational past times for all, it really is a magic place to live.

Located within close proximity to Brisbane, international, domestic and regional airports, Pelican Waters has its own facilities including a newly renovated Greg Norman designed golf course, large and functional shopping centre with a Coles and Woolworths, options for schooling and child care, retirement villages, aged care, medical centres, and a selection of dining options to suit a range of tastes.

Caloundra is within five minutes drive and Pelican Waters has easy and direct access to Nicklin Way, the main commuter link to Mooloolaba, Maroochydore and Noosa plus the Sunshine Coast University Hospital. Natural treasures like the Pumicestone Passage and Bribie Island, Bells Creek, Moreton Island and the Glasshouse Mountains are also all close.

The Pelican Waters community has long been revered and identified by close-knit and proud residents, business owners and visitors alike. Since 1989 Pelican Waters has been carefully nurtured and today flourishes as a modern master-planned community enjoyed by thousands. Another unique benefit is that Pelican Waters is not a thoroughfare like many other developments on the Sunshine Coast. It is a lifestyle destination in its own right which brings the residents together forming a close-knit community.

CENTRAL PARK

On your doorstep, Central Park has introduced a first for the region in the form of outdoor parkour equipment for climbing, leaping and balancing, along with custom designed basketball and netball court providing opportunities for a wide range of age groups to practice shooting hoops and keep active. Perfect for getting the kids away from their devices and into the fresh air.

The new park also offers a bocce court, covered BBQ and picnic table plaza raised to overlook a sports field with multi-use goal posts for both league and soccer, feature lighting and large carparks to cater for all types of activities.

The new terraces will look directly over the final stage of Central Park which will feature a variety of outdoor exercise equipment, a zip line for all ages, kids playground and more barbeques all overlooking a cricket oval surrounded by a 200m trail.





THE LIFESTYLE

Complimenting the Signature Terrace Park Series and built with convenience in mind will be the dynamic boutique Marina Village alongside a picturesque and functional marina creating an ideal environment for business to thrive. A careful mix of cafes and casual dining will be integrated to take advantage of the waterfront views and nautical features of the marina along with opportunities for commercial space with options for gyms, pilates studios, medical and allied health opportunities creating a new vibrant space on the Sunshine Coast.

A boating paradise, the marina precinct will provide multiple wet berths plus a dry stack facility with concierge-style service where boats can be prepped for a perfect, hassle-free day on the water with a simple phone call ahead of time.

The dry boat storage will offer 160 spaces for boats up to 10m long and 126 wet berths will be available in the Marina all with power, water and full amenities to boat owners. There will be a full-service marina yard catering for all maintenance, detailing and repair work as well as fully equipped chandlery open seven days a week.





THE TERRACES

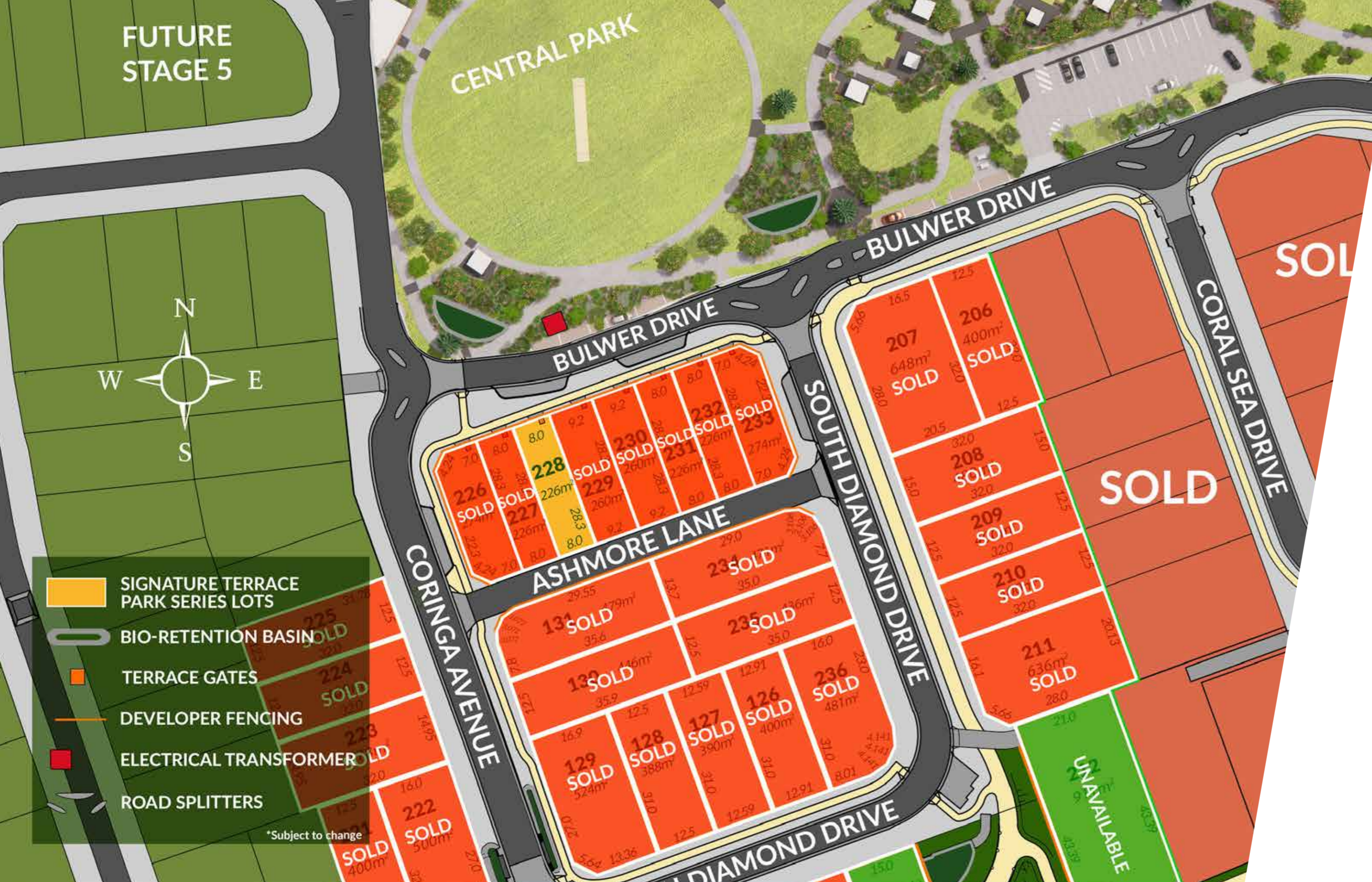
Pelican Waters has now unveiled the final stage of its premium boutique residential hub where you can create your own island paradise. Taking design cues from a beautiful maritime setting a limited selection of four bedroom terrace homes are now the focal point of the master planned community's emerging island precinct and just a short stroll to the soon to be complete marina and marina village.

Deluxe master bedrooms both upstairs and down and with the possibility to build in lift options, you can choose from a range of colour schemes, floorplans and facades.

Featuring balconies overlooking the park, internal courtyards and architecturally designed screens for privacy, high end specifications and stylish stainless steel appliances, these perfectly located terrace homes offer the many benefits of living on Central Park along with the sparkling canals less than a 100m stroll away.

The terraces will feature smart home integration including your ducted air conditioning, lights and garage door all controlled by one easy to use touch screen and/or mobile phone. Other highlights include stone waterfall benchtops, custom joinery and LED downlights, 2.7m high ceilings, ducted air conditioning throughout and fully fenced and landscaped private garden.

Enjoy a water based lifestyle second to none and benefit from freehold ownership meaning no body corporate fees.



ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan's areas and measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

THE SIGNATURE SHELLY

PLAN

Lot 226 *Shelly* S6 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 163.62m²
 Upper Floor Area 120.33m²
 Total Upper and Lower Floor Area 283.95m²

LAND AREA

274m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
- Double Garage
- Park front alfresco area
- Upper level balcony
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances
- Smart Home Integration



THE SIGNATURE SHELLY

EXTERNAL COLOUR SPECIFICATIONS

Lot 226 *Shelly* S6 Park Edition



Lot 227 *Moffat* M5 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 157.43m²
Upper Floor Area 122.44m²
Total Upper and Lower Floor Area 279.87m²

LAND AREA

226m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
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- Smart Home Integration



Lot 227 *Moffat* M5 Park Edition

Lot 228 *Moffat* M4 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 157.43m²
Upper Floor Area 122.44m²
Total Upper and Lower Floor Area 279.87m²

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- Smart Home Integration



Lot 228 *Moffat* M4 Park Edition

COLOUR
MONUMENT

COLOUR
SURFMIST

FACE BRICKWORK
(COLOUR - PGH MORADA BLANCO
WITH MATCHING MORTAR)

LINEA 180 CLADDING
(COLOUR - SURFMIST)

KNOTWOOD SCREENS
(COLOUR - WHITE ASH))

Lot 229 *Shelly* S5 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 167.25m²
Upper Floor Area 120.77m²
Total Upper and Lower Floor Area 288.02m²

LAND AREA

260m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
- Double Garage
- Park front alfresco area
- Upper level balcony
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
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Lot 229 *Shelly* S5 Park Edition

Lot 230 *Shelly* S4 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 167.25m²
Upper Floor Area 120.77m²
Total Upper and Lower Floor Area 288.02m²

LAND AREA

260m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
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- Park front alfresco area
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- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
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Lot 230 *Shelly* S4 Park Edition

FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR))

FASCIA & GUTTERING (COLOUR - MONUMENT)

ROOF SHEETING (COLOUR - SURFMIST)

KNOTWOOD SCREENS (COLOUR - WHITE ASH)

PARAPET FLASHING (COLOUR - SURFMIST)

CLADDING (COLOUR - SURFMIST)

AXON 400 CLADDING (COLOUR - MONUMENT)

PARAPET FLASHING (COLOUR - SURFMIST)

CLADDING (COLOUR - SUFMIST)

ALUMINIUM SLATS (COLOUR - MONUMENT)

BLOCKWORK PARAPET & COLUMNS (COLOUR - SURFMIST)

ALUM WINDOWS & DOORS (COLOUR - MONUMENT)

FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)

ALUMINIUM FRAMED WINDOWS & SLIDING DOORS (COLOUR - MONUMENT)

LINEA 180 CLADDING (COLOUR - SURFMIST)

BLOCKWORK WALLS (COLOUR - SURFMIST)

CLADDING OVER DOOR (COLOUR - MONUMENT)

FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)

COLOUR MONUMENT

COLOUR SURFMIST

FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)

LINEA 180 CLADDING (COLOUR - SURFMIST)

KNOTWOOD SCREENS (COLOUR - WHITE ASH))

Lot 231 *Moffat* M5 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 157.43m²
Upper Floor Area 122.44m²
Total Upper and Lower Floor Area 279.87m²

LAND AREA

226m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
- Double Garage
- Park front alfresco area
- Upper level balcony
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances
- Smart Home Integration



Lot 231 *Moffat* M5 Park Edition



*Fencing indicative only refer to developers design drawings



COLOUR MONUMENT



COLOUR SURFMIST



FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)



LINEA 180 CLADDING (COLOUR - SURFMIST)

Lot 232 *Moffat* M4 Park Edition



FLOOR AREA

Lower Floor Area 157.43m²
Upper Floor Area 122.44m²
Total Upper and Lower Floor Area 279.87m²

LAND AREA

226m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
- Double Garage
- Park front alfresco area
- Upper level balcony
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances
- Smart Home Integration



Lot 232 *Moffat* M4 Park Edition



Lot 233 *Shelly* S3 Park Edition

4 3 2

FLOOR AREA

Lower Floor Area 163.62m²
Upper Floor Area 120.33m²
Total Upper and Lower Floor Area 283.95m²

LAND AREA

274m²

KEY DESIGN FEATURES

- 4 Bedrooms
- Master Bedroom on lower and upper level
- 3 Bathrooms
- Double Garage
- Park front alfresco area
- Upper level balcony
- Internal Covered Courtyard
- 2.7m High Ceilings
- Caesar Stone Bench and Vanity Tops
- Tiles / Carpet
- Stainless Steel Appliances
- Smart Home Integration



Lot 233 *Shelly* S3 Park Edition

SLAT SCREENS (COLOUR - MONUMENT)
 PARAPET FLASHING (COLOUR - SURFMIST)
 FASCIA & GUTTERING (COLOUR - MONUMENT)
 ROOF SHEETING (COLOUR - SURFMIST)
 SLAT SCREENS (COLOUR MONUMENT)
 AXON 400 CLADDING (COLOUR - MONUMENT)

TIMBER LOOK CLADDING
 FACE BRICKWORK (COLOUR - PGH MORADA BLANCO)
 CLADDING (COLOUR - SURFMIST)
 AXON 400 CLADDING (COLOUR - MONUMENT)
 TIMBER LOOK CLADDING
 TIMBER LOOK CLADDING

BLOCKWORK PARAPET & COLUMNS (COLOUR - SURFMIST)
 FRONT DOOR (COLOUR - SURFMIST)
 LINEA 180 CLADDING (COLOUR - SURFMIST)
 LINEA 180 CLADDING (COLOUR - SURFMIST)
 BLOCKWORK WALLS (COLOUR - SURFMIST)
 CLADDING (COLOUR - MONUMENT)

SLAT SCREENS (COLOUR - MONUMENT)
 FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)
 ALUMINIUM FRAMED WINDOWS & SLIDING DOORS (COLOUR - MONUMENT)
 FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)

COLOUR MONUMENT
 COLOUR SURFMIST
 FACE BRICKWORK (COLOUR - PGH MORADA BLANCO WITH MATCHING MORTAR)
 LINEA 180 CLADDING (COLOUR - SURFMIST)
 TIMBER LOOK CLADDING



WESTINGHOUSE (WVEP617DSC)
60CM PYROLYTIC
ELECTRIC BUILT IN OVEN



WESTINGHOUSE (WRI824BB)
UNDER CUPBOARD
RANGEHOOD



AFA FLOW
DOUBLE SINK



MIZU STREAM SINK MIXER
BRUSHED NICKEL

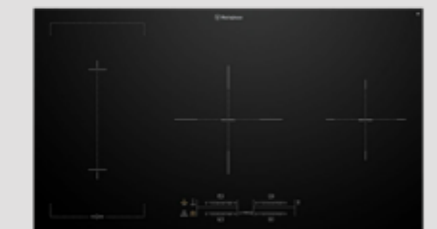
Ask us about upgraded fixtures option



POSH DOMAINE
SEMI INSET BASIN



WESTINGHOUSE (WVEP618DSD)
60CM ELECTRIC BUILT IN
STEAM-OVEN



WESTINGHOUSE (WHI945BC)
90CM FLEXZONE
INDUCTION COOKTOP



WESTINGHOUSE (WSF6606KXA)
60CM FREESTANDING
DISHWASHER



MIZU STREAM BASIN MIXER
BRUSHED NICKEL



POSH SOLUS
F/STAND BATH



WESTINGHOUSE (WMB4425DSC)
60CM COMBI BUILT-IN
MICROWAVE



MIZU DRIFT SINGLE
WATERRAIL BRUSHED NICKEL
(Ensuits)



MIZU DRIFT TWIN
WATERRAIL BRUSHED NICKEL
(Main Bathroom)

DISCLAIMER

Every attempt is made to ensure the accuracy and reliability of the information contained in this memorandum but no warranty is given as the correctness of information provided by third parties and no liability is accepted for any statement or opinion or for any error or omission made by any third party or contained or to be implied from any information, statement or opinion provided by any third party. Information provided in this memorandum which is sourced from third parties should not be relied upon as a substitute for formal advice from the original provider of the information. No reader should act or fail to act on the basis of any material contained herein which is sourced from third parties, Henzells Agency, Pelican Waters, its employees and agents will not be responsible for any loss, however arising, from the use of or reliance on any information, statement or opinion provided in this memorandum which is sourced from third parties. Renders and artist impressions are indicative and subject to change. *Some models may have been updated.

- EXTERNAL - STRUCTURAL
- 1) 6 Star energy rating.
 - 2) External Colour palate as per Pelican Waters Signature Terraces Park Series External Colour Specification.
 - 3) Powder coated aluminum windows and doors by Dowell Windows or equivalent (from std. colour range) as per plan with 'Grey' glazing.
 - 4) Front Door XLR120 - Surfmist with obscure glass in weather guard frame with aluminum sill
 - 5) Paradigm Pull Handle Deadbolt - Stainless Steel.
 - 6) Exposed aggregate driveway and paths as detailed on Christopher Design Group plans. Colour Raven from Mansells.
 - 7) Feature Aluminum Screening blades as detailed on Christopher Design Group plans.
 - 8) Garage door with 2 remotes. Slimline Style from colourbond standard colour range. Colour as per Christopher Design Group plans and this specification. My Place smart activation.
 - 9) Landscaping as per landscaping plan provided.
 - 10) Fence / Gate specification - Powder Coated Aluminium frame and lock. - Monument
 - 11) External paint - Dulux 3 coat paint system.
 - 12) Standard fly screens to alluminium windows and sliding doors. - Monument

- EXTERNAL TILING
- 13a) Alfresco, internal courtyard and upstairs balcony to be tiled using matching external tiles, 600x600mm porcelain rectified. From approved selection.
 - 13b) Master bedroom balcony glass frameless balustrade.

- INTERNAL
- 14) Ceiling heights 2700. Insulation - Roof 55m Anticon
 - 15) Square Set throughout.
 - 16) 6mm Villa Board to Bathroom and ensuite wet area walls.
 - 17) Architraves 66x18x5.4 Half splayed; Skirting 92x18x5.4
 - 18) Internal doors - Non solid core from Hume HA-4 'Accent' range 2340mm high doors.
 - 19) Internal door handles Velocity Handle spec L3 (Element lever 3), privacy sets to bathrooms, WC and 2 x Master Bedrooms
 - 20) Internal Painting 3 x Coat Dulux Wash paint system. 1 colour to walls & ceilings. Colour - Dulux Stowe white ¼ strength

- INTERNAL TILING
- 21) Dining, Kitchen, Lounge, Laundry, Powder, Pantry, 600 x 600 Porcelain tiles - rectified, from approved selection.
 - 22) Master Ensuite(s) x2 (upper and lower) and main bathroom floors - 600x600mm porcelain - rectified tiles from approved selection.
 - 23) Wall tiles- Full height to all wet areas with the exception of powder room & Laundry. Using 450x300mm Ceramic Gloss white laid horizontal. Feature: 1 x wall of shower tiled with floor tile (600x600) To ceiling. Powder room & Laundry- To 200mm skirting tile & 200mm splashback. using up to 450x300 pressed edge.

- CARPET - FLOORING
- 24) Carpet to all bedrooms, walk-in-robos & robes, upstairs activity/sitting area, hallway and stairs. Select Hip Hop Pile or Loop Pile Carpet. (Montorosa)

- ROBES
- 25) Walk in robes in master bedrooms 1 and 2 to include. (Refer to Christopher Design Group plan.):
 - 2x stack of shelves
 - 2 x half hanging
 - 2 x full hanging
 - Upper shelf
 - 26) Bedrooms 3 & 4: 1 x Painted MDF Shelf @1700 and hanging rail to all robes. (See Christopher Design Group plans.)
 - 27) 4 x shelves to up-stairs Linen and laundry linen. (Refer to Christopher Design Group plan.)
 - 28) Mirror doors to all robes & Upstairs linen.

- INTERNAL STAIRS
- 29) MDF cover grade staircase. Carpet finish as per carpet specs #24. With Handrail fixed to wall.
 - 30) Matching laminate screening to stairs (matching kitchen cabinetry colour).
 - 31) Grab rail to stairs - frameless glass balustrade to stair void.

- KITCHEN, BATHROOM & LAUNDRY CABINETRY
- 32) Allowance as per client selection from Pelican Waters Signature Terraces Park Series range and specification. (Refer to Cabinetry plans - available on request!).
 - 33) Kitchen benches 40mm Caesar stone with waterfall edges (2).
 - 34) Caesar stone 20mm to vanity tops.
 - 35) Glass/Mirror splash backs to Kitchen - 6mm glass mirrorkote with 4 cut outs. Bulfers pantry tiled splash back.
 - 36) Appliances:
 - Westinghouse (or equivalent) Dark Stainless Steel 60cm Pyrolytic Oven (WVEP617DSC)
 - Westinghouse (or equivalent) Dark Stainless Steel 60cm Steam Oven (WVEP618DSD) **OR** Westinghouse (or equivalent) Combi built-in microwave (WMB4425DSC)
 - Westinghouse (or equivalent) 90cm frameless glass ceramic induction cooktop (WHI945BC)
 - Westinghouse (or equivalent) Dark Stainless Steel 90cm slide out rangehood Front reticulating (WRI824BB)
 - Westinghouse (or equivalent) Dark Stainless Steel 60cm freestanding dishwasher (WSF6606KXA)

- AIR-CON
- 37) Fully ducted 14 kW Daikin A/C units with smart home control - MyPlace (MyAir control).

- ELECTRICAL
- 38) As per Christopher Design Group electrical plan.
 - 39) Smart home system by My Place (Advantage Air) hardwired to control.
 - Garage Door
 - Lights to entry, dining/living, kitchen, hallway (lower), internal stairs, garage
 - Airconditioning
 - 40) Solar Power (Wiring Only) - complete for solar installation.

- BATHROOMS / PLUMBING
- 41) All plumbing fixtures and fittings 'Brushed Nickel' as per Pelican Waters Signature Terraces Park Series specification.
 - 42) Smart tile wastes throughout.
 - 43) Tiled niches to showers.
 - 44) Fixed glass panel shower screen to all other showers. Bathroom and WC's - Obscure glass windows
 - 45) Mirrors to vanities. Main bathroom and powders full width of vanity 900mm high 200mm above bench top. Frameless. Ensuities in master bedrooms - full width of vanity 900mm High 200mm above bench top.
 - 46) Water provision to refrigerator.
 - 47) 315ltr Therman Electric 315 3.6kw (10yr Warranty) hot water system.
 - 48) 3 x external taps as per plan.

- GARAGE FLOORING
- 49) Epoxy finish. Ash grey fleck with grey base.

- CLOTHESLINE
- 50) Sunbreeze clothesline SBS - Single free standing (2240mm).

- LETTERBOX
- 51) Stainless Steel letter box with numbering set in architectural masonry block - (Platinum Colour)

- UPGRADE OPTIONS
- | | |
|--------------|--|
| Tapware: | Kitchen sink mixer (chrome option only). |
| CCTV: | Myplace option for security cameras. |
| Stairs: | From carpet to stained timber. |
| Appliances: | From Westinghouse to Electrolux. |
| Stone Bench: | Upgrade to either - Smartstone Calcutta Gris, OR Smartstone Davinci, Bianco and Carrarra. |



PELICAN WATERS LAND SALES

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