LUXURY INCLUSIONS

PRE-CONSTRUCTION

- All standard council fees, Insurances and levies required for construction. Excluding council bonds.
- All inspections required with respect to council and or building certifier.
- Installation of materials, fixtures and fittings installed as per plan complicit with the Building Code of Australia.
- House plans – Working drawings.
- Concrete slab design engineered to suit
- Soil test included

CONSTRUCTION

- 2.7m Ceiling Height
- Colourbond roof – From std colour range.
- Colourbond fascia and gutter (quad style gutter)
- Roof pitch as designated on plan.
- R – 1.3 Anticon insulation under roof.
- R – 1.5 Insulations batts to all external walls.
- Aluminium windows with key locks and clear glazing.
- Aluminium fly screens to all windows and sliding doors.
- Vinyl Mirror Wardrobe doors with satin chrome frames.
- 1 x Painted timber shelves at 1,760mm high with hanging rail to all wardrobes.
- 4 x Painted timber shelves to Linen cupboards.
- 'Lockwood' 63mm Velocity range of door handles to internal doors.
- 'Lockwood' Velocity Entrance lock set to front door.
- 2340mm Non-Solid blank internal doors.
- Half splayed 42mm Architraves & 68mm (11mm thick) skirting boards.
- Silicone joint between skirting boards and floor tiles.

STRUCTURAL

- 6 Star energy rating.
- 6.5-year structural Warranty.
- 12 months maintenance period.
- N3 wind rated frames and trusses, using H2F treated termite resistant timber.
- Wall studs at 450mm centres.
- Roof trusses @900mm centres.
- Claddings to home as per plan detail.
- B&D Classic – Pro series panel lift garage door. From standard colour options. 2 remotes and 1 wall mounted switch.
- Wall mounted clothesline 2,200 x 1,200. Fixed to home.

PLUMBING AND DRAINAGE

- Storm water, water and sewerage connection for up to an 800sqm lot. Within 8 metres of the home.
- Plumbing fittings and 315 litre electric hot water system.
- Chrome plated brass floor wastes throughout.
- Chrome Fixtures

CABINETRY TO KITCHEN AND BATHROOMS

- Kitchen & Bathroom cabinetry specification attached with 3D drawings.
- 20mm Caesar stone to kitchen benches. One waterfall edge.
- 20mm Caesar stone to vanity tops.

INTERNAL LININGS

Colours as per Colour selections provided

- Plush pile or Multi-level loop carpet to bedrooms / Media rooms
- Porcelain floor tiles to living areas 600x600mm – Rectified
- Bathroom floor tiles 600x600mm Porcelain – Rectified
- Bathroom wall tiles 300x400mm Glazed ceramic – Non rectified

Tile Height to bathrooms;
- Tiles to ceilings in showers
- 1200mm high around baths
- 200mm high Skirting and splashback tiles

Laundry
- 600mm splashback over benches
- 200mm skirting tiles

Kitchen splashback
- 600mm splashback over all benches

APPLIANCES

- Westinghouse Stainless Steel 90cm built in oven. 80 litre capacity
- Westinghouse 90cm frameless glass ceramic cooktop with residual heat indicator
- 90cm Slide out rangehood. Front recirculating.
- 60cm Stainless steel freestanding dishwasher.

ELECTRICAL

Electrical plans provided with each design

- Air-conditioning: dining / living – 1 x split system and master bedroom 1 x split system
- Circuit breakers, power points and lighting to comply with BCA safety and energy consumption standards.
- LED downlights used throughout with the exception of the garage, using fluorescent battens.
- Smoke detectors to comply with BCA requirements.

OPTIONS

- Options list to be completed for total house price to be confirmed.

Contact Us

Pelican Waters Land Sales
2 The Corso, Pelican Waters
07 5492 4888 – sales@pelicanwaters.com
www.pelicanwaters.com

SINCE 1935 HENZELLS AGENCY

PELICAN WATERS CALOUNDRA

BEACH 4

The Signature Moffat

SINCE 1935 HENZELLS AGENCY

PELICAN WATERS CALOUNDRA

Signature Terrace

COLLECTION

Signature Terrace

COLLECTION

More than a lifestyle choice

A new era in luxury water-based living has arrived with the launch of Pelican Waters' Signature Terrace Collection.

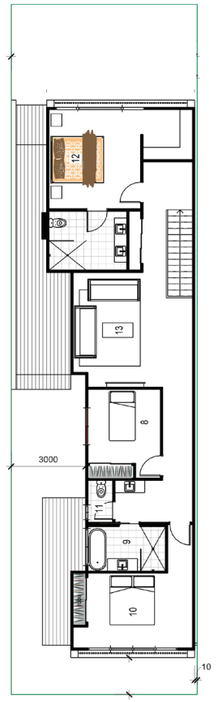
Comprising of a limited selection of premium dual level terrace homes, this exciting residential hub is a focal point of Pelican Waters' eagerly-awaited new island precinct across the water from the future world class marina and marina village.

Capturing contemporary upmarket living in a prestigious lifestyle setting, these homes will set a new benchmark for retirees wishing to age in place, as well as suit professional couples and families of all ages.

BEACH 4

The Signature Moffat

LOWER FLOOR PLAN



UPPER FLOOR PLAN

4 3 2

FEATURES

Choice of 3 or 4 Bedrooms

Master Bedroom on lower and upper level

3 Bathrooms

Double Garage

Internal Covered Courtyard

2.7m High Ceilings

Caesar Stone Bench and Vanity Tops

Tiles / Carpet

Stainless Steel Appliances

FLOOR AREA

Lower Enclosed 129.6m^2

Lower Verandahs 11.71m^2

Total Upper & Lower Areas 255.35m^2

LAND AREA

208m^2 (approx. 7.5m wide x 28m long)

The Signature Moffat

4 3 2

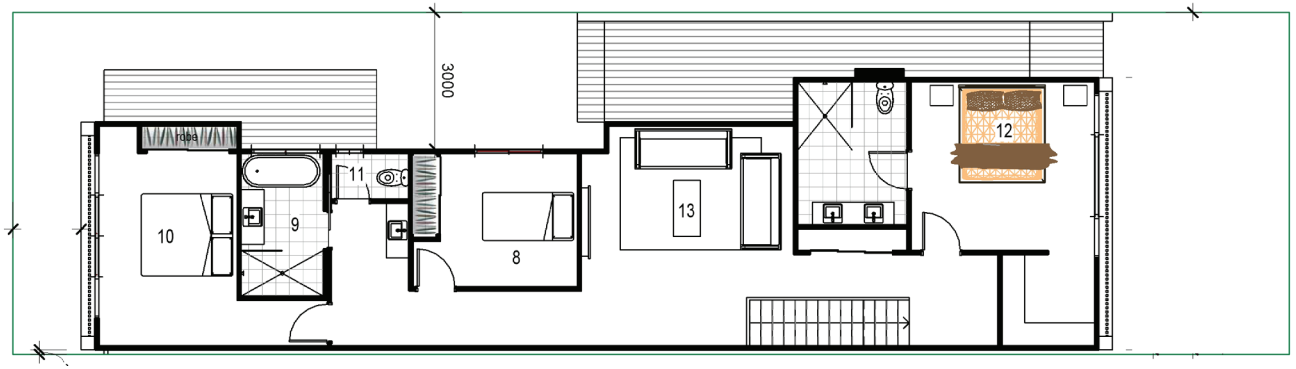
FLOOR AREA

Lower Enclosed 129.6m²
Lower Verandahs 11.71m²
Total Upper & Lower Areas 255.35m²

LAND AREA

210m² (approx. 7.5m wide x 28m long)

LOWER FLOOR PLAN



UPPER FLOOR PLAN

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Signature Terrace COLLECTION

The Signature Moffat

4 3 2

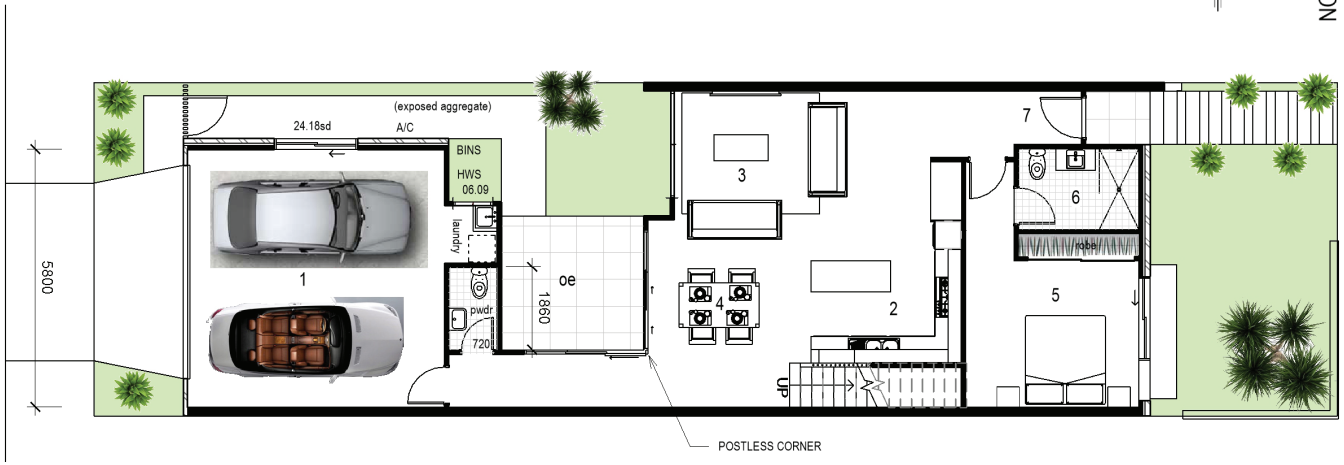
FLOOR AREA

Lower Enclosed 129.6m²
Lower Verandahs 11.71m²
Total Upper & Lower Areas 242.80m²

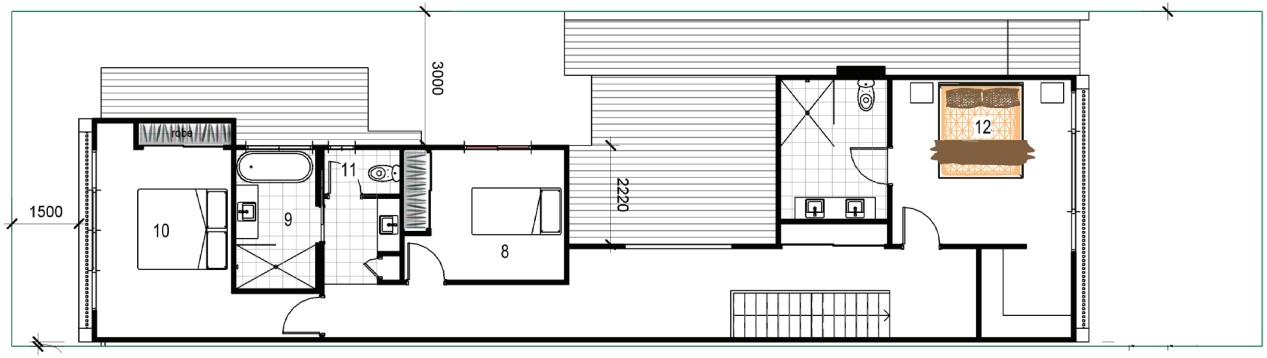
LAND AREA

208m² (approx. 7.5m wide x 28m long)

NORTH



LOWER FLOOR PLAN



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Signature Terrace COLLECTION

The Signature Moffat

NORTH

3 3 2

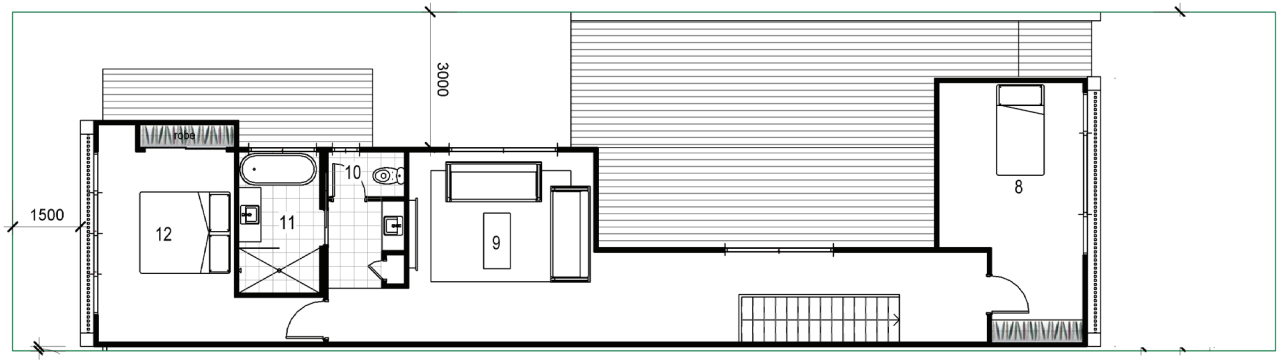
FLOOR AREA

Lower Enclosed 129.6m²
Lower Verandahs 11.71m²
Total Upper & Lower Areas 231.67m²

LAND AREA

208m² (approx. 7.5m wide x 28m long)

LOWER FLOOR PLAN



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