

# 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

## CABINERY 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.

# The Signature Shelly



## Contact Us

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



Signature Terrace  
COLLECTION



# The Signature Shelly



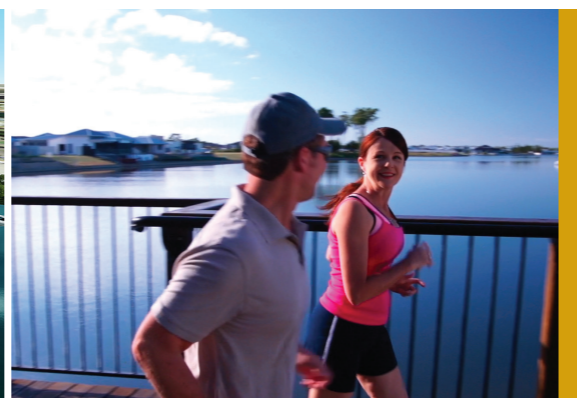
## Signature Terrace COLLECTION

### More than a lifestyle choice

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

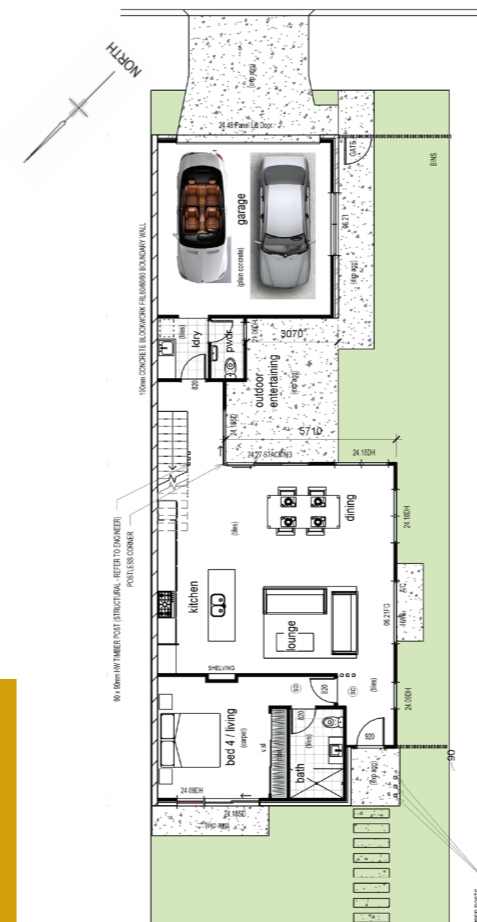
Comprising of a limited selection of premium dual level terrace homes, this exciting residential hub is a focal point of Pelican Waters' eagerly-awaited new island precinct across the water from the future world class marina and marina village.

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.

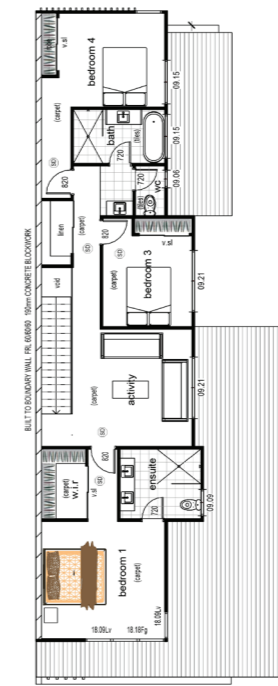


## FEATURES

- 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



LOWER FLOOR PLAN



UPPER FLOOR PLAN

### FLOOR AREA

Lower Enclosed 143.18m<sup>2</sup>

Lower Verandahs 15.25m<sup>2</sup>

Total Upper & Lower Areas 265.61m<sup>2</sup>

### LAND AREA

276m<sup>2</sup> (approx. 9.99m wide x 28m long)



# The Signature Shelly



## FLOOR AREA

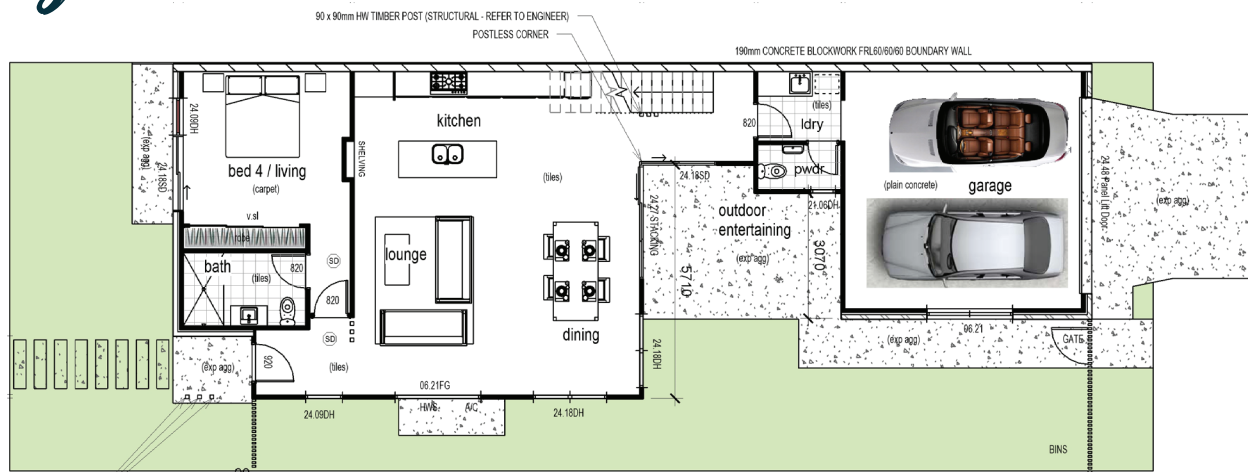
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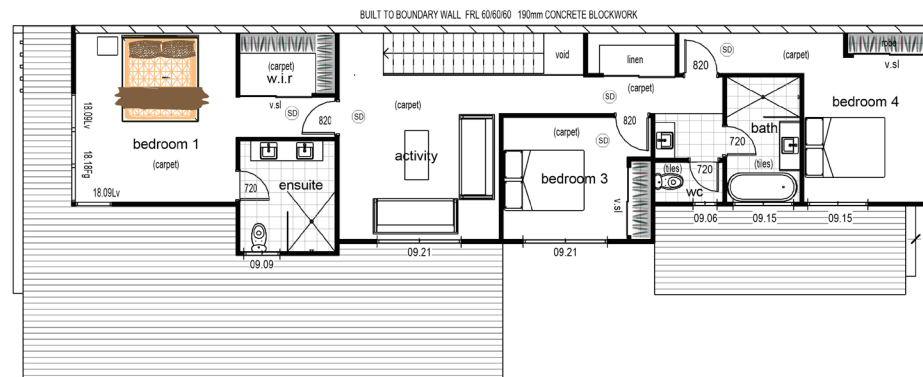
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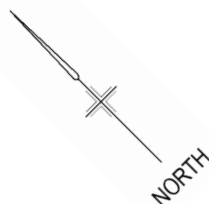


LOWER FLOOR PLAN

90 x 90mm HW TIMBER POSTS  
(REFER TO ENGINEERS DETAIL)



UPPER FLOOR PLAN



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Disclaimer: Areas are approximate and may vary between individual products. Plans are preliminary and subject to change as a result of detailed design and planning, due to the requirements of the Council or any other authority or as a result of construction tolerances. Whilst we have taken care to ensure the accuracy of the information, we provide no warranty, guarantee or representation regarding the accuracy, reliability and completeness and we will not be liable (in tort, contract or otherwise) for any loss suffered as a result of you relying on this plan. This plan does not form part of the contract of sale.



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COLLECTION

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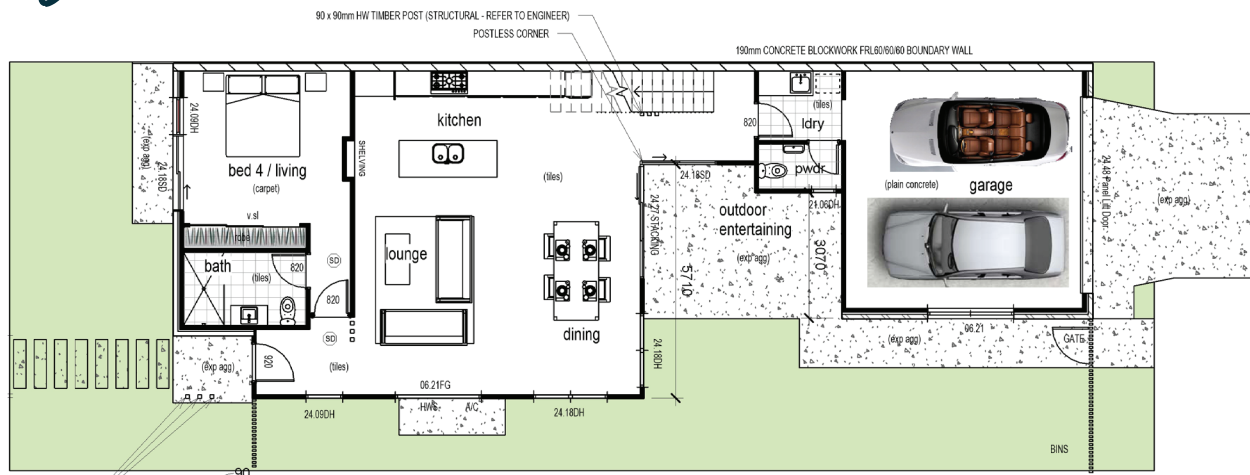
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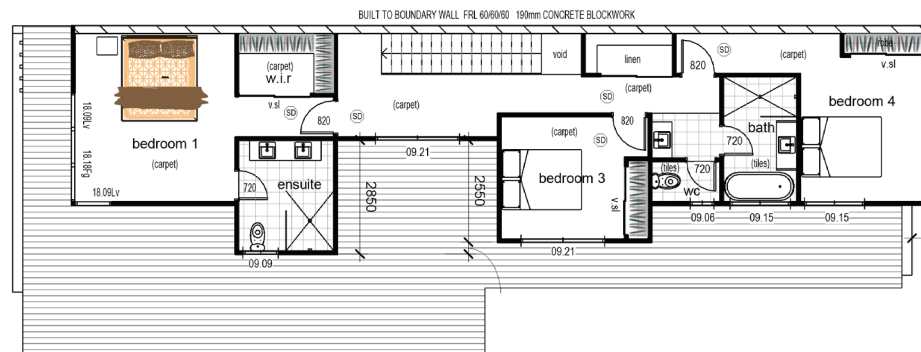
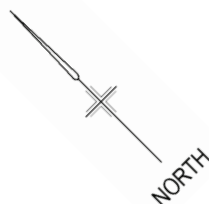
Total Upper & Lower Areas 255.41m<sup>2</sup>

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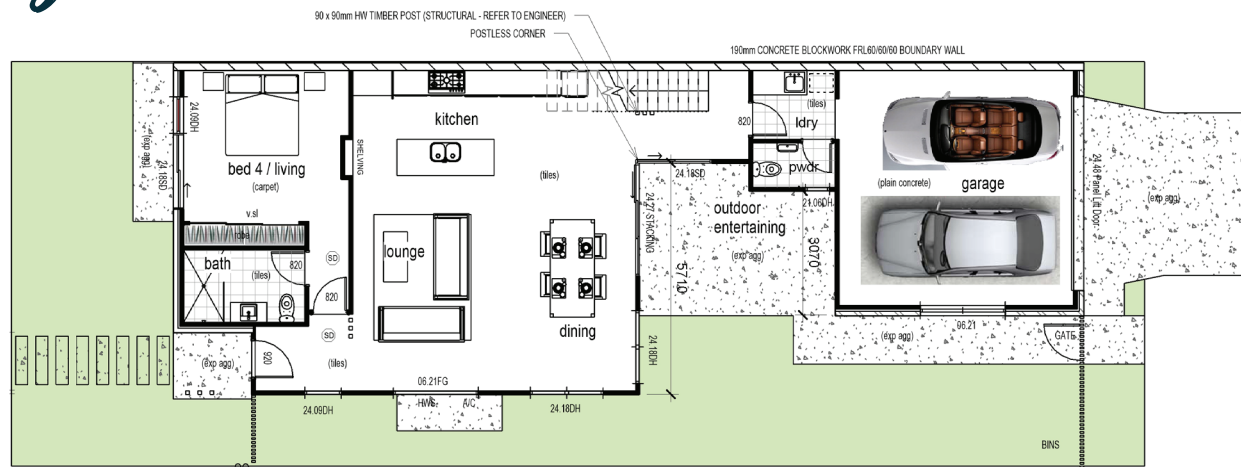
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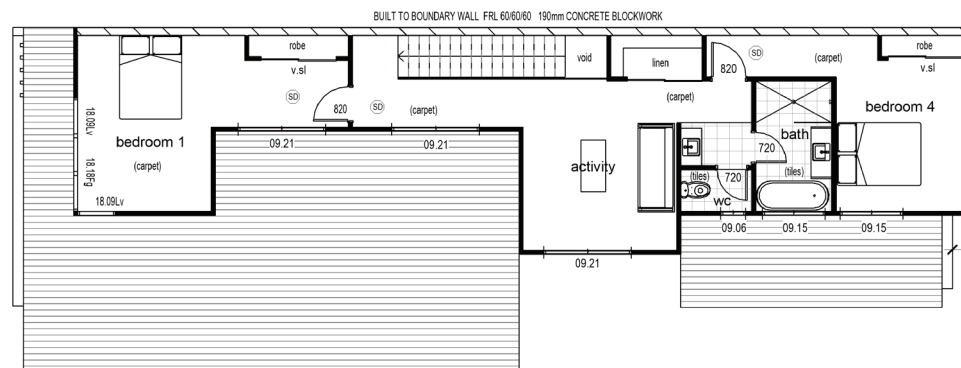
Total Upper & Lower Areas 244.09m<sup>2</sup>

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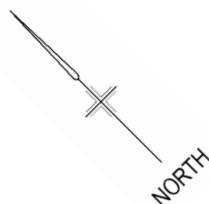
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