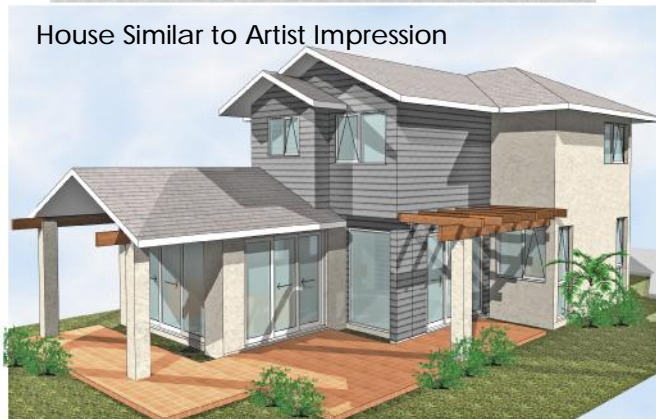


Lot 22, Stonefields, St Johns



Option B - 244 sqm

Bedrooms: 3

Lot: 22

Address: 13 Searle St

Section Size: 443sqm

Home Size: 244 sqm

Jalcon House & Land Package \$811,000.00

- Two-storied home
- 3 Bedrooms upstairs, downstairs study
- Upstairs Bathroom, ensuite with double vanity and downstairs powder room
- Open plan family, dining, kitchen with separate lounge
- 30mm granite bench tops in kitchen & bathroom
- Fisher & Paykel electrical appliances
- Double garage
- Linea weatherboard/brick exterior with Corona Shake roof
- Timber fencing with side gates & provisional sum allowed for landscaping
- 15 Year Weathertight Warranty
- 7 Year Master Builders Guarantee

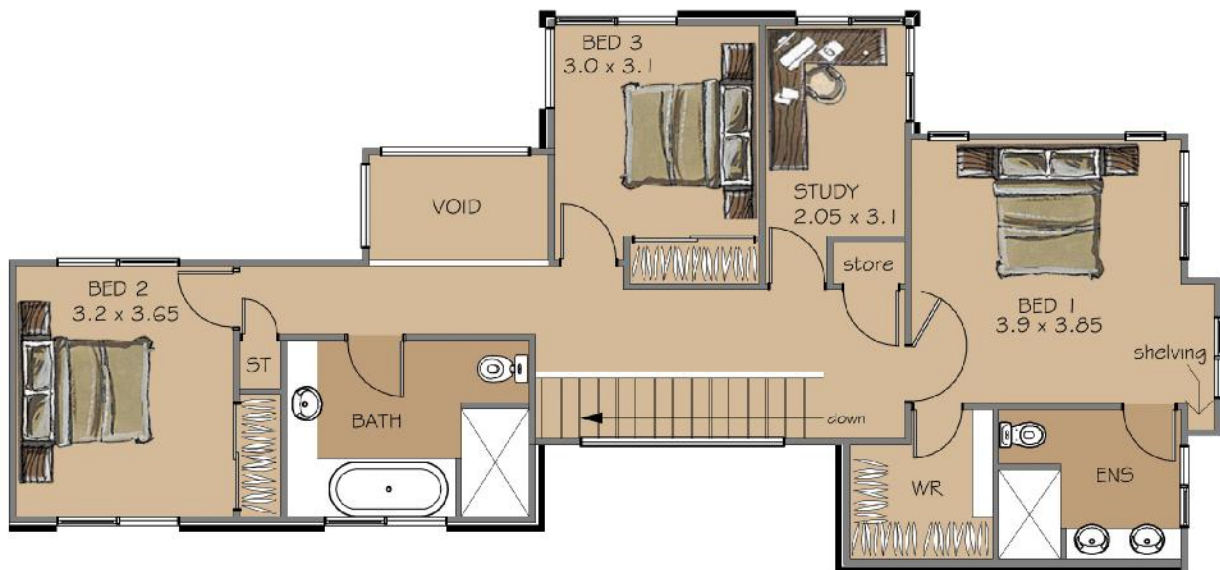


Option B - 244 sqm
 Bedrooms: 3
 Lot: 22
 Address: 13 Searle St
 Section Size: 340 sqm
 Home Size: 244 sqm

Ground Level Floor Plan



Upper Level Floor Plan



General Specification

| | |
|---|---|
| Foundation | Concrete |
| Floors | Tiles allowed for entry foyer, laundry, kitchen, bathrooms and powder room Others to be heavy duty 100% wool carpet except garage |
| Deck | Timber balcony with wrought iron handrail/glass panel (applies to houses with balcony) |
| Fencing and Landscaping | Timber fencing to rear and side boundaries with side gates where applicable A provisional sum of \$6,000.00 is allowed for landscaping |
| Path and Driveway | River pebble aggregate concrete |
| Exterior Cladding | Linea weatherboard/Brick Chimney for fire place (where applicable) |
| Roof | Corona shake light weight pressed metal tiles |
| Insulation | Pink batts/glasswool |
| Exterior Joinery | Aluminium joinery including entry door – laminated where required by Council |
| Interior Linings and Finishings | Gib board to all ceilings and walls, stopped smooth for paint finish Flush panel internal doors with chrome orbit/ lever handles Internal wrought iron stair handrail 90mm Gib cove and 90mm colonial skirting |
| Electrical | Fisher and Paykel electrical appliances, including gas/electrical hob, oven, dishwasher and 900mm canopy rangehood Heated towel rail and 3'N'1 Heat/Fan/Light outlet (2 Heat Globes) for all bathrooms Security alarm system Smoke alarm Central vacuum system Recess light, power point, TV socket and telephone socket |
| Gas heating | Hot water gas Infinity 24 |
| Fire place | Where applicable |
| Wardrobe, Walk-in Wardrobe and Cupboard | Shelves and organizer |
| Kitchen | 30mm granite bench top, meltecca cabinets |
| Bathrooms | Vitra Renovaire, porcelain toilet Tiled shower area 30mm granite top vanity with porcelain bowl |
| Clothesline | Hills Mono Paraline |
| Letter box | Milkcan style/brick letter box |
| Warranty | 7 year Master Builders Guarantee 15 year Weathertight Warranty |