



The Irwin



4



2



2

The Irwin

Standard Plan

When looking for the right home, look no further than The Irwin. A 4 bedroom, 2 Bathroom home comes to you with stunning features like a built-in Scullery, Closed in Theatre room and WIR in all bedrooms.

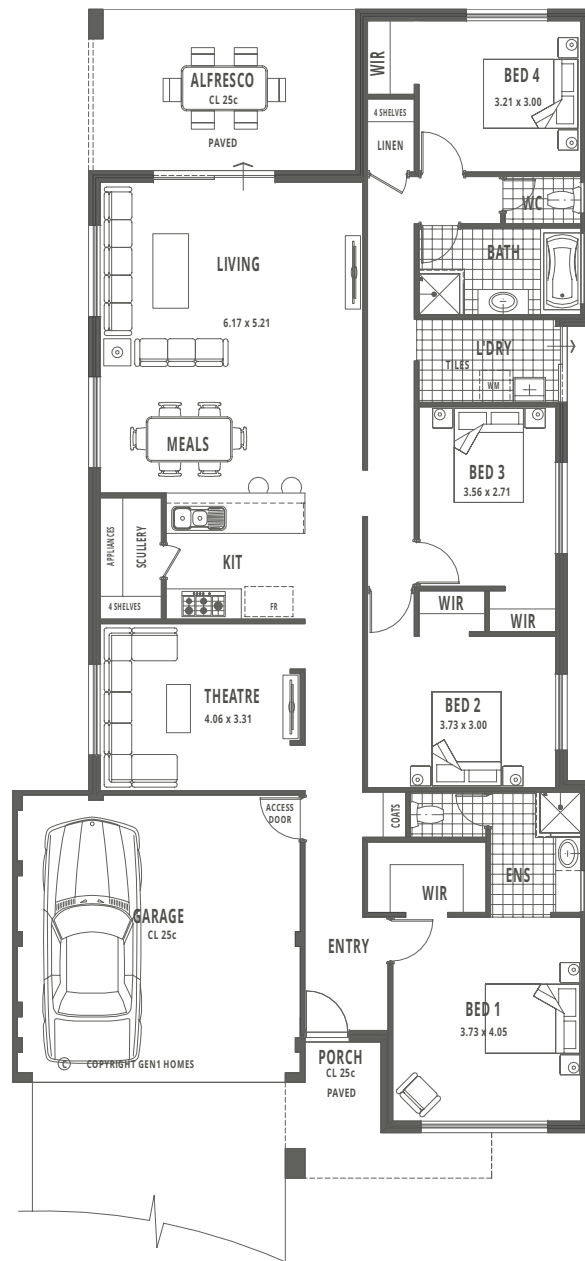


FEATURES

- 4 Bedroom 2 Bathroom Home
- Large Closed in Theatre
- Large Bedrooms with WIR
- Massive Master bedroom WIR
- Kitchen Scullery
- Open Plan Living
- Choice of Elevation

Choice of 2 Elevations

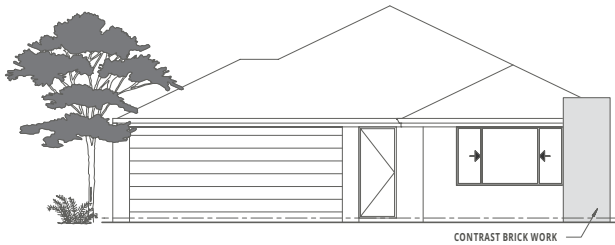
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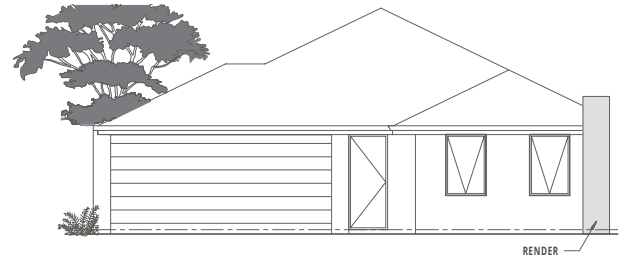
The Irwin

Choices

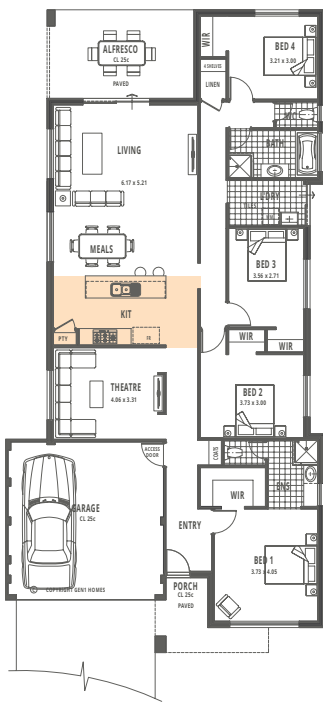
Our New 4 step process introduces CHOICE. At GEN1 Homes we work harder for you to ensure you receive an extensive range of CHOICES that will not break your budget. We offer and explore options to tailor your design plans and remain dedicated by offering CHOICE of layout with each design and CHOICE of elevation at no extra cost. Our range of additional extras is endless and unlike others, you are not limited to the basics, enabling you to add your personal touch.



THE IRWIN - ELEVATION 1



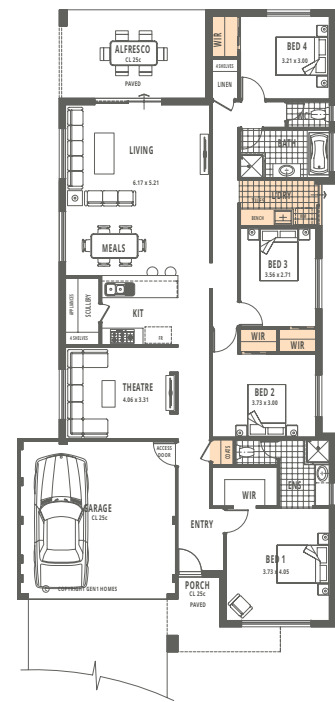
THE IRWIN - ELEVATION 2



THE IRWIN - CHOICE 1
Delete scullery and provide normal Pantry



THE IRWIN - CHOICE 2
Amend bedroom 4 into activity room



THE IRWIN - CHOICE 3
Provide mirrored sliding doors to robes, and upgrade laundry with bench and cabinetry to suit

DISCLAIMER:

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For particulars of inclusions and any other clarifications contact a GEN1 Homes sales representative.

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EXTERNAL FEATURES

- 25° Degree roof pitch
- Remote controlled sectional garage door with 2 remote handsets (excludes carports)
- 2c Face Brickwork
- Bristle roof tiles
- Fly Screens to opening windows & sliding doors
- Concrete hardstand to garage /carport floor
- Choice of feature front entry door
- Full painting to ceilings, doors, door frames, eaves, fascia, gutters ,downpipes & meter box
- Brick paving to porch, path ,driveway & alfresco (where applicable)
- Slotted overflow metal gutters (excl boundary walls)
- 2 external garden taps



INTERNAL FEATURES (where shown on plan)

- Robes white lined shelf and chrome rail to all robes
- 4 white lined melamine shelf to linen cupboard
- Privacy latch to bathroom, ensuite and W.C doors
- Plaster Protective Corner beading to internal walls trafficable corners (Builders selected positions)
- Sliding doors to linen cupboard



SAFETY & SECURITY

- Hardwired smoke detectors
- RCD Safety Switch
- Key lock to opening windows incl breeze settings
- Deadlock to sliding doors
- Obscure glass to bathroom, ensuite &WC windows
- Deadlock to front entry door



KITCHEN FEATURES (Where applicable & shown on plan)

- Hardwired smoke detectors
- RCD Safety Switch
- Key lock to opening windows incl breeze settings
- Deadlock to sliding doors
- Obscure glass to bathroom, ensuite &WC windows
- Deadlock to front entry door



ENSUITE & BATHROOM FEATURES

- 2m high ceramic tiling to shower recess
- White vitreous china basin(not plastic)
- Classy hand held adjustable shower head on rail
- Stylish mixer taps
- Chrome floor wastes (where applicable)
- Cupboards to bathroom and ensuite on tiled hob
- Floor tiles to laundry, bathroom and ensuite
- Wall tiling to skirting, vanity, bath and hob
- Towel rails to bathroom and ensuite
- Toilet roll holders to W.C
- Soap holders to shower recess
- Fully framed mirrors



STANDARD SPECIFICATIONS



LAUNDRY & WC FEATURES

- Floor tiles to laundry & WC
- Designer mixer tap to laundry trough
- Washing machine taps
- Toilet roll holders to W.C
- Chrome floor wastes



ELECTRICAL & GAS APPLIANCES

- Double power points (not single)
- Stainless steel gas cook top & wok burner



ENVIRONMENT & SURROUNDINGS

- Continuous flow gas hot water system
- Weather seals to external timber doors (From house to outside)
- Insulation batts to internal ceilings (Not blow in)
- Toilet suite including dual flush ceramic cistern



HOME TECHNOLOGY & COMMS PACKAGE

- 1 TV point
- 1 phone & data point



PEACE OF MIND

- Fixed price building contract
- Housing Indemnity Insurance
- Licensed land surveyors contour survey of your building area
- Engineers site report (based on "A" class site)
- Engineers designed concrete floor slab and footings
- WA owned and operated independent builder
- Standard local council building permit application
- Water corporation standard approval fee

GEN1 DELUXE SPECIFICATION INCLUSIONS*

- Carpets on Underlay*
- Floor Tiling to Main Living areas*
- Vertical Blinds to all clear glass windows*

*Deluxe Specifications are an upgrade and will incur extra costs.

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A fully comprehensive addenda will be provided with the final contract documents and will incorporate a complete list of inclusions items and changes. Our specifications are subject to continual improvement and change. The builder reserves the right to make changes to information contained in this generalised specification summary and to alter products should they become obsolete deleted from the builders standard material range or change of supplier/s. All colours and selection are from builders range.

The design may require changes to comply with the Energy Efficiency provisions and will be subject to final calculation upon completion of working drawings. All working drawings and plans are subject to local authority and other relevant approvals and local authority policies. All measurements are approximated.

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