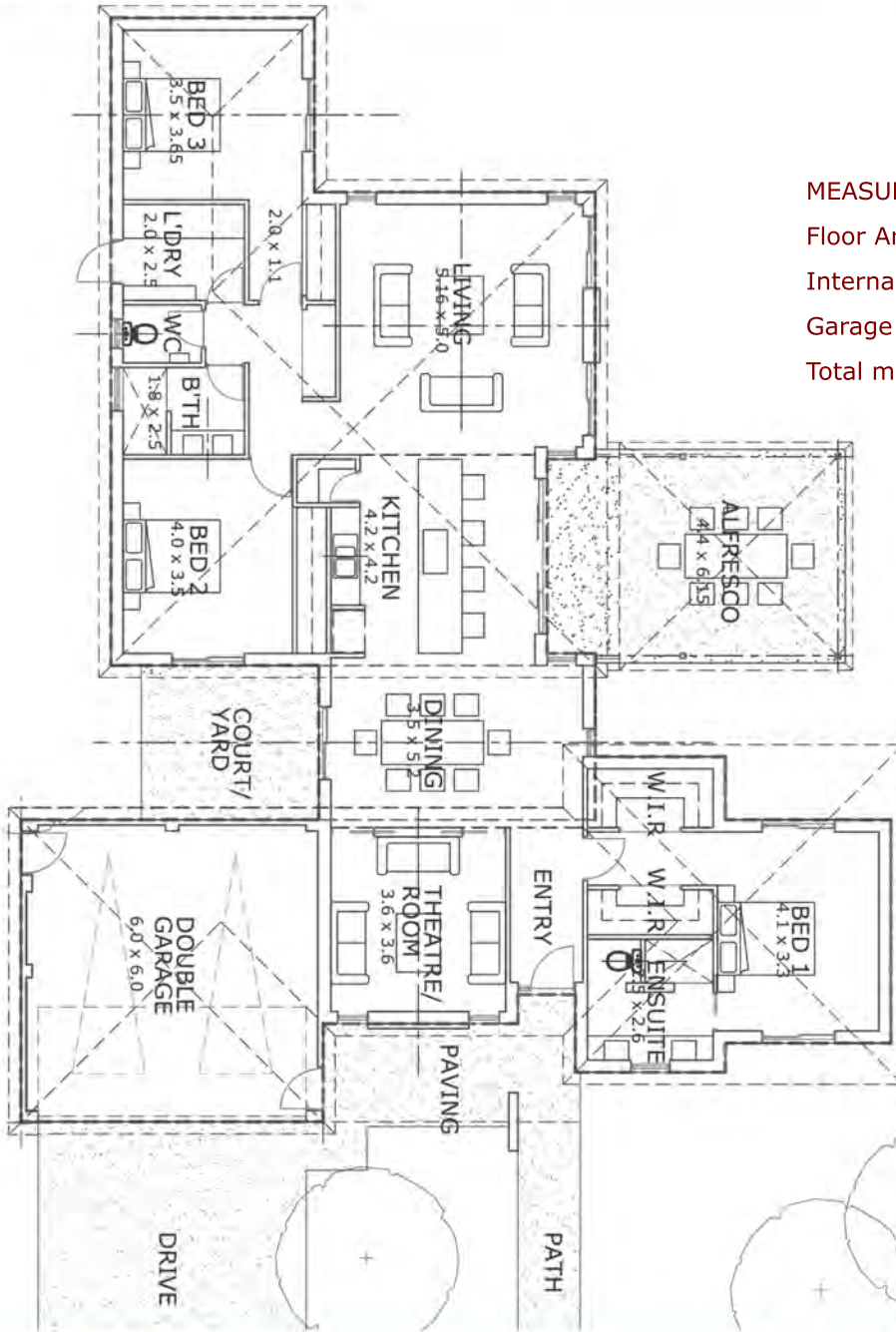


EMMA JANE

Single Storey Executive Home

3 Bedroom x 2 Bathroom – WIR option



MEASUREMENTS (Approx)

Floor Area	m2
Internal (excluding garage)	184
Garage	36
Total m2 (all areas)	222

SALES ENQUIRIES

Contact:
Address:

Telephone:
Mobile:

Head Office

Rick Williams
21 Yampi Way
Willetton WA 6155
9354 1600
0418 940 866

Geraldton

Joel Winkley
2/65 Bayley Street
Geraldton WA 6530
9923 9408
0417 977 593

The EMMA JANE

designed by *Tim Lewis Jones*

architect

www.kmcgroup.com.au/residentialconstruction

EMMA JANE

Single Storey Executive Home

3 Bedroom x 2 Bathroom – WIR option



Specifications

KMC Group created architect designed country homes for your individual needs and desires. Our unique service means that you can speak with the builder and architect direct at any time by simply asking our salesperson.

External features

- Double clay brick construction with the choice of our supplier's range of face bricks
- Choice of raked, rolled, flush or struck cream mortar joints
- Colorbond steel roof sheeting and structural roof frame built to Australian Standards
- Quality range of aluminium sliding windows and doors with fly screens and keylocks
- Double lock-up garage with auto remote colorbond sectional door
- Allowance for granolithic (concrete) driveway
- Solid core Designer Entrance Door and timber frame
- Quality External Door Furniture
- Allowance for sewer connection as written in contract

Kitchen features

- Choice of laminates from Laminex, Formica or Formex with post formed benchtops
- Dishwasher recess with power point and cold water connection
- Stainless steel bowl kitchen sink with flick mixer
- Fan forced stainless steel electric oven and flumed ceiling exhaust fan
- Stainless steel gas hotplate
- Vinyl covered cupboard doors with brushed chrome handles to all cabinets
- Pantry as shown on brochure

Bathroom and laundry features

- Vanities with post formed benchtops and fully framed mirrors
- Quality accessories to bathroom, ensuite and WC's including dual flush toilet suites
- Chrome trim taps to basins and bath
- Clear laminated shower screen to ensuite shower and bathroom shower
- Selected quality ceramic wall and floor tiles to bathroom, ensuite, laundry and WC's as written in contract
- Linen cupboard as shown on brochure
- Hot and cold automatic washing machine taps
- Stainless steel laundry trough with sudsaver and steel storage cabinet
- Chrome double towel rails and chrome floor wastes

Additional features

- Engineered design reinforced concrete slab and footings
- Quality ceiling insulation supplied and installed
- Full painting to ceilings, doors and frames, woodwork, eaves, fascia and downpipes
- Complete certified termite treatment
- Hardwall plaster with corner metal protection beads to exposed full height corners
- Copper water pipe supplied throughout
- Walk-in or built-in robes in all bedrooms with shelf and hanging rail
- Building license fees, standard Water Corporation fees, contour survey plans and specification
- Electrical coloured switchplates, RCD safety switch and 2 hard wired smoke detectors
- Light points to all rooms and passages with standard light globe
- Gas storage hot water unit
- Gas Bayonet point with power point and air vents
- Front and rear brass taps supplied and fitted
- Telephone point

Peace of mind features

- Structural Guarantee as written in contract
- Defect liability period from practical completion as written in contract
- Independent wholly owned Western Australian builder with 30 years experience
- Housing Indemnity insurance and an engineer's site report
- Fixed price building contract utilising the standard MBA housing contract
- Disposal of the building waste from your site