



The Jasper
TYPOLOGY

 3 |
  2 |
  1 |
  1

Land area: 229 m² |
 Floor area: 147.8 m² O/C

Display home
13 MULHOLLAND DRIVE, JACKS POINT

Opening Hours:

Monday - Friday 11am - 3pm

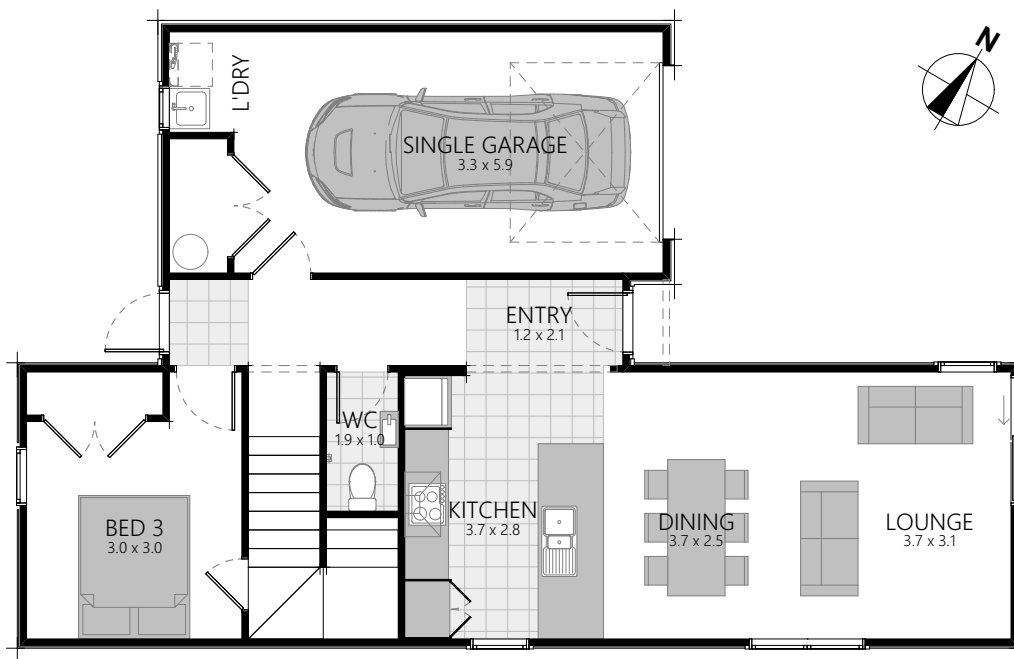
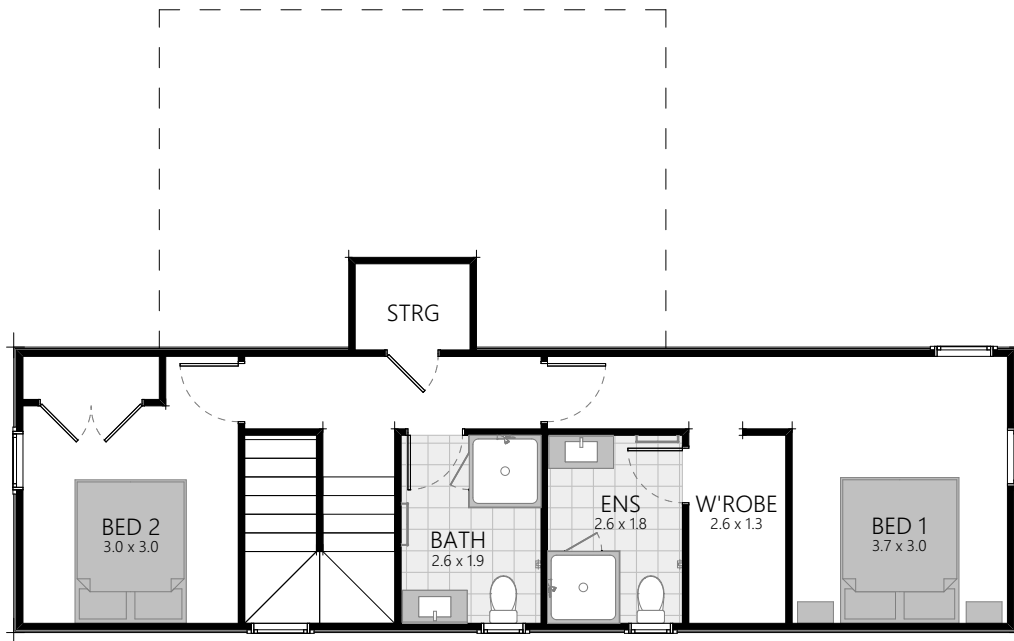
Sunday 11am - 3pm

Closed Public Holiday



13 MULHOLLAND DRIVE, JACKS POINT
FLOOR PLAN & SPEC SHEET

The Jasper
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13 MULHOLLAND DRIVE, JACKS POINT

Earthworks and retaining (if required)

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance - Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated, with 60mm aluminium facing, double glazed clear glass
- Restrictor stays to all second storey opening windows
- Urbo joinery hardware
- Plasma entrance door with ELoc Entry Hardware
- Coloursteel Alpine Tray 'SS675 455mm' profiled metal roofing
- Downpipes - 80mm aluminium round, powder-coated
- Alpine fascia and spouting
- Painted Hardiflex soffits
- Cladding in a combination of Western Red cedar shiplap weatherboard HP51 Band-sawn fixed with rosehead silicone bronze nail fixings and clay bagged brick
- H1.2 treated timber wall framing and roof trusses
- 2x Exterior hose taps
- Retaining walls included within the contract as detailed on the building consented plan
- Aluminium powder-coated Louvers as shown on plan

Interior

- Walls - 10mm GIB® Plasterboard
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Skirtings - 90mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- Ecowool® R2.8 insulation to external walls (excluding garage)
- Ecowool® R3.6 ceiling insulation (including over garage)
- PCM Painted interior doors with Medio Series door handles, satin chrome wall mounted door stops
- Cavity slider door to garage
- Level 4 stopping with a Dulux 3 coat paint system (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Painting allowance up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Aluminium powder-coated hand-rail, stairwell balustrading

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to electrical plan

Heating

- Rheem 180 litre hot water mains pressure
- 1 x Heat pump unit with remote control as per suppliers
- recommendations (includes connections)
- Warmup underfloor heating to bathroom & ensuite with 6mm multi-board

Kitchen

- Melteca Naturale ceiling height cabinets, soft close drawers, 20mm engineered stone top
- Grohe Bauflow gooseneck chrome sink mixer
- Tiled splashback to full width of back bench, white matt tiles

Kitchen Appliances

- BOSCH ceramic cook top PKE611K17A
- BOSCH stainless steel oven HBG633BS1A
- BOSCH electronic stainless steel dishwasher SMS46GIO1A
- Robinhood RPB3CL power pack range hood, includes installation & venting to the soffit
- Insinkerator model 56 with air switch

Bathroom

- Two-sided moulded shower, 1000mm x 1000mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Elementi Evole wall vanity 900 2 drawers (2x colour options) 28466.SO
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose 125mm centrifugal fan with square grille
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Ensuite

- Two-sided tiled shower, 1000mm x 1000mm, hob entry, centre waste
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Elementi Evole wall vanity 900 2 drawers (2x colour options) 28466.SO
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose 150mm inline fan
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Bathroom Tiles

- Classic 100x300 white tiles matt above vanities to base of mirror finished with aluminium trim, 2 x tiles high above wc vanity
- Traditional range tiled to 2x walls full height inside shower enclosure in Ensuite

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Sixty 600 wall vanity
- Grohe Bauflow single lever chrome basin mixer

Floor Coverings

- Godfrey Hurst Golden Bay carpet to Brms, stairwell, study and den with 11mm memory foam underlay
- Timber Laminate from Quikstep Impressive range to dining, lounge, kitchen, entry and wc
- Floor tiles from Traditional range to bathroom & ensuite
- Garage carpet in Crazy carpet, direct stick, Anthracite

Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan

Master Wardrobe

- Melamine shelving

Laundry

- Aquatica LaundraTubbie

Garage Door

- Valero smooth steel sectional garage door with 2x automatic openers, size as per plan

Fencing/Landscaping/Driveway/Patio/Letterbox

- To be completed as per the landscaping plan

Clothesline

- Hills Duo clothesline

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion