

# Genesis

series





# SHIRAZ three FAÇADES



Pavillion 3 with Moroka Façade



Pavillion with Moroka Façade



Pavillion 2 with Moroka Façade



Seville 1 Façade



Seville 3 with Moroka Façade

The facades featured are for illustrative purposes only and may not depict actual inclusions included in prices. It is at the client's discretion to select inclusion features within the standard ranges and if optional upgrades are requested (subject to availability), additional costs will incur. Taubmans® Moroka finish is only included to facades where mentioned. Various facades may alter dimensions and structures to plans. Landscaping, driveway, fences, letterbox, light fixtures (internal and external), window coverings, decorative accessories, home furnishings and most appliances are not included in quoted prices (see inclusions page 10 for more details). Builders licence number 207765C.





the **SHIRAZ** three

- ✓ **140.00m<sup>2</sup>** Living
- ✓ **32.42m<sup>2</sup>** Double Garage
- ✓ **3.19m<sup>2</sup>** Patio
- ✓ **175.61m<sup>2</sup>** Total Space

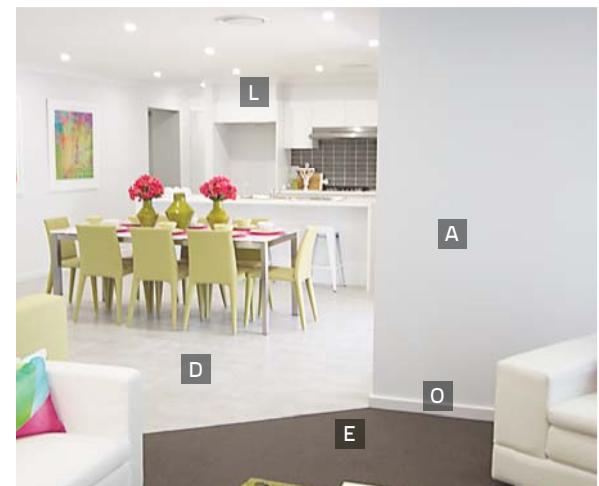
- ✓ Walk-in Wardrobe to Master Bedroom
- Overall width.....15.34m  
Overall length.....12.06m

-  **3** Bedrooms
-  **2** Bathrooms
-  **2** Garages

**Indulge your home with these quality inclusions that are INCLUDED WITH EVERY GENESIS HOME!**

# Indulgence PACKAGE

- |  |  |
|--|--|
| <b>A</b> Taubmans® 3 coat paint system | <b>I</b> Tiled front entry porch*                                  |
| <b>B</b> Termite resistant frame       | <b>J</b> Roofing made from Colorbond® Steel                        |
| <b>C</b> Dishwasher†                   | <b>K</b> Rheem® Integrity gas hot water system                     |
| <b>D</b> Floor tiles*                  | <b>L</b> Overhead cupboards; bulkheads to kitchen and fridge space |
| <b>E</b> Carpet*                       | <b>M</b> Large modern vanities to bath/ensuite                     |
| <b>F</b> Garage remote unit            | <b>N</b> Flyscreens to windows                                     |
| <b>G</b> Alarm system                  | <b>O</b> 67mm skirting (finished size)                             |
| <b>H</b> Panel doors to garage         |  |



**PLUS these other great inclusions:**

- ✓ Designer front entry door\*
- ✓ Tender & Site appraisal
- ✓ Water filter to kitchen
- ✓ Design consultation
- ✓ Double door robes
- ✓ China toilet suites
- ✓ 90mm frames throughout for greater strength
- ✓ Large selection of bricks, tiles and kitchen colours
- ✓ 3-in-1 fan/heater/lights
- ✓ Generous laundry space

\*Dishlex Dishwasher DSF6105X model. †Carpet, floor tiles & entry doors from Genesis range. Decorative accessories, home furnishings, façade finishes, paths, landscaping and internal doors pictured in photographs are for illustration purposes only and are not included in Genesis Indulgence Package. © All rights reserved. The content provided is correct at time of printing and supersedes all previous versions published. Content may not be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Beechwood Homes (NSW) Pty Ltd. 23.1.15

# GENESIS ESSENTIALS

## EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- External wall frames at 450mm (18") centres in lieu of the industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ Termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Colorbond® fascia and gutter
- Dead bolts to external doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- All façades feature sectional overhead garage doors
- Front and rear garden taps

## ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient Westinghouse underbench oven and 600mm cooktop
- Westinghouse 900mm recirculating rangehood
- 5 Star - 330 litre Rheem® 'Stellar' Gas hot water service (1<sup>st</sup> hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

## INTERNAL FEATURES

- Picture and furniture recesses as shown on floor plans
- Profile panel internal doors (excluding robes) with paint finish
- Internal door handles from the Gainsborough® 'Terrace' or 'Classic' series'
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- 67mm skirting & 42mm architraves (finished sizes)
- 2.4m ceiling height

## BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Large modern vanities with fully moulded, semi-recessed vanity tops
- Caroma® 'Maxton 1525' bath to bathroom
- Full width vanity mirrors with polished edges
- Your choice of selected imported wall and floor tiles from our wide range
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub
- Stylus tapware to bathrooms & ensuites

## KITCHEN FEATURES

- Kitchen cupboard layout as shown in brochures
- Your choice of finish from the standard Beechwood Genesis range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards - no dust problems and it looks finished
- Fully lined kitchen cupboard shelves with laminated finish to doors and bench tops
- Quality metal drawer runners
- A large selection of decorator finishes
- Removable cupboard and all connections provided for your dishwasher
- Stainless steel double bowl kitchen sink
- Water filter
- A modern Stylus single lever mixer tap to sink area
- Tiled splash back above bench tops

## LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre Clark® 'Utility' stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

## GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out and identification survey
- Engineer designed trussed roof
- Engineer certificates for slab and piers
- Construction contract insurance
- Insulation to walls (R1.5) and ceilings (R3.5)
- ABSA Energy Efficiency Certificate
- Basix Certificate

## CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of the normally used 2 courses therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house

*Manufacturers & specification may differ outside Metropolitan area.*

[www.beechwoodhomes.com.au](http://www.beechwoodhomes.com.au)

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your family home