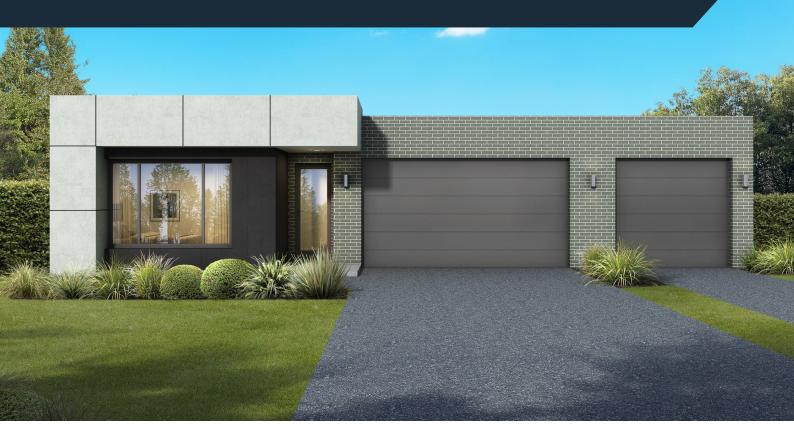
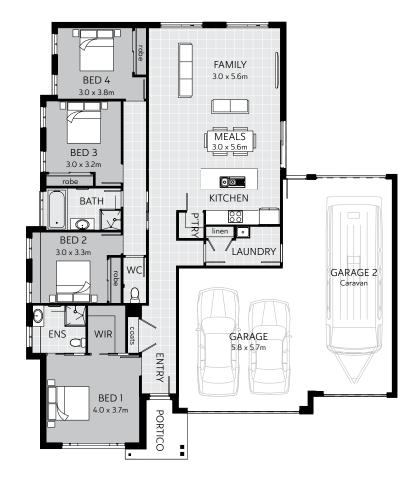
BCMHOMES

MAPLE COLLECTION







House area	154.21m ²	16.59 squares
Garage	75.83m ²	8.16 squares
Portico	4.72m ²	0.50 squares
Total area	234.76m ²	25.26 squares
House width	15.84m	
House length	18.75m	
Minimum lot size	17m wide	24m deep

Boasting a three car garage, the Zulu 234 is all about additional storage space and rear yard access for your extra vehicles. With a layout that enables complete separation of living on one side of the home and sleeping quarters on the other, this four bedroom home is the perfect haven for your growing family.

Photographs for illustrative purposes only. Plans subject to amendment.

BCMHOMES

Standard Inclusions

FLOORING

•Selection of quality wall and

floor tiles to nominated areas

•Selection of quality carpet and

•Selection of quality vinyl planks to

Internal light points, batten point

•Clipsal switches and power points

•Ample single and double power

•Ceiling exhaust fans to bathroom

Safety switches as required

•l external weatherproof power

• Haymes 3 coat system throughout

• Walls and ceilings in washable,

•Doors, skirting and architraves

•6 vent Gas Ducted Heating unit

STAIRCASE (if applicable)

handrail and balustrade

COMPLETION

all building debris

•MDF treads and risers, pine

• Professional builder's house clean

•Site clean, including removal of

•3 month maintenance program

* Final inclusions are design specific including

specifications, as per final build contract

•240 AC smoke detectors

throughout and up to 10 LED

underlay to nominated areas

(incl trims and accessories)

nominated areas

•Detailed electrical plan

ELECTRICAL

downlights

throughout

and ensuite

•TV antenna

point

PAINTING

•1 Television point

•1 Telephone point

low sheen finish

in gloss finish

HEATING

•2 external light points

points throughout

GENERAL

- •Detailed quotation
- •Design consultation
- •10 year structural guarantee
- Allowance of 300mm site fall (up to 600m2 allotment)
- •Construction, Liability and Home Owners Warranty Insurances
- •Building permit application and fees
- •Site classification soil test, wind rating & site level survey
- •Engineers slab design •BAL rating assessment & BAL 12.5 compliant
- •Full working drawings
- •Specifications and contract preparation
- •6 Star Energy Rating certificate
- •4 hour in-house professional
- colour consultation Termite assessment

SERVICES

- •Natural gas connection
- •Water connection up to 10 lm •Electrical connection - single
- phase up to 10 lm
- •Sewer drains with external connection point up to 5 lm
- •Stormwater system with connection to legal point of discharge
- •Telephone/NBN ready for connection (if available in area)

FOUNDATIONS

•'H1' Class concrete slab

FRAME

- •90mm timber framing
- •Engineer designed roof trusses
- •Ceiling height of 2400mm

WINDOWS

- •Powder coated aluminium windows and sliding doors
- •Keyed locks to all openable windows and external doors
- •Flyscreens to windows and fly doors to sliding doors
- •Obscure glass to bathroom, ensuite and toilet
- •Draft seals to all external hinged doors

ROOFING

- •Choice of 'Colorbond' roofing or 'Monier' roof tile at 22.5 degree pitch
- •'Colorbond' fascia, gutter and downpipes
- •Sarking under roofing

EXTERNAL

- •Face brickwork from Selkirk Bricks (up to category 3)
- •Brick infills above façade windows and doors
- •Feature James Hardie Sycon 'Axon' panel & render (design specific)
- •Painted fibre cement sheet lining to eaves
- •90mm x 90mm timber posts or brick columns (design specific)
- •'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- •Concrete driveway, alfresco and entry portico (up to 36m2)
- •2,000ltr poly water tank connected to storm water system
- •2 x external garden taps
- •Wall mount clothesline
- •Letterbox

INSULATION & INTERNAL WALLS

- •R2.0 batts to external walls and sisalation
- •R4.0 Cellulose ceiling insulation
- •Timber walls and ceiling framing lined with 10mm plasterboard
- •Bathroom, laundry and ensuite splashbacks with 10mm water resistant board or 6mm villaboard

INTERNAL MOULDINGS

- •67mm x 18mm MDF Ezitrim skirtings and architraves •55mm cornice

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- •Robe doors sliding plaster panel with chrome style frame
- •Feature panel front entry door from Builders range
- •Aluminium sliding laundry door Internal Lockwood Velocity lever handles and passage sets to cavity sliding doors with privacy to bathroom WC and ensuite
- •External Lockwood Nexion Vision mechanical door set keyed alike

SHELVING

- Single melamine shelf with chrome hanging rail to robes
- •Four melamine shelves to linen and pantry

KITCHEN

- •Custom made laminate cabinetry with soft close drawers and doors
- •Overhead cupboards as per plan
- •1 bank of soft close drawers
- •Slide out under bench double bin drawer
- •Laminate 33mm postformed benchtops
- •1 3/4 bowl S/S sink
- •Sink mixer
- •Handle selection from Builders range
- •Tiled splashback from Builders range

BATHROOMS & WC

- Framed shower screens with clear glass and pivot door
- Polymarble shower base
- •Bevelled edge mirror length of vanity and height of shower
 - •1520mm white acrylic bath
 - Vanity basin from Builders range
 - •Custom made 600mm wide laminate vanity with soft close doors
 - •Laminate 33mm postformed benchtops
 - •Handle selection from Builders range
 - Mixers to basin, bath and shower
 - •Bath spout and shower rail
 - •Double towel rails 900mm
 - •Towel ring •Toilet suite (closed couple)
 - •Toilet roll holders
 - •Selection of quality wall tiles to nominated area (as per plan)

LAUNDRY

•Freestanding 45ltr S/S square tub with white cabinet

•Electric S/S under bench 600mm

•Slide out S/S 600mm rangehood

•14 setting S/S 600mm dishwasher

•Gas S/S 600mm cooktop

•Gas hot water service

- •Laundry trough mixer
- •WM taps
- •Tiled skirts

oven

900 Humffray Street South Mt Pleasant Victoria 3350 03 5334 4882 bcmhomes.com.au info@bcmhomes.com.au CDB-U 58897 ABN 43 094 417 079

APPLIANCES