

The Baymount

Signature Specification

As part of Ross North's ongoing commitment to excellence, The Baymount comes with all these inclusions unique to this design. Our Signature Specification truly reflects the very best appliances, fixtures and fittings to ensure that our clients receive the highest quality inclusions in their new home. Our commitment is to our valued clients and our reputation built on excellence.

EXTERIOR

- Double clay brick construction.
- Painted render brickwork to front elevation and alfresco, with standard facebrick to rear and side of home with cream hose rolled joints.
- 1st face facebrick to inside of garage where possible and 2nd face to remainder.
- Front 35c high contrasting rendered blade wall to front elevation.
- H2 treated pine roof frame.
- Colorbond®, Monier or Harmony roof cover selections from builder's standard range, 25° roof pitch.
- Colorbond® roof, gutters and fascia, with zincalume rectangular downpipes if Colorbond® roof selected, includes E-Vent and 2 eaves vents.
- Tiled roof with zincalume gutters, fascia and downpipes, includes 1 roof vent and 2 eaves vents.
- Rainhead and 75mm diameter downpipe on brackets to porch only.
- Paving to porch, alfresco, 1.0m path from driveway to porch and full width 6.0m driveway from builder's standard range with grano hardstand to garage.
- Steel-Line Custom Twinlite Sectional garage door, 4 panel high and 4 panel wide in even spacing.
- Garage T-bar lintel at 25c with painted rendered brickwork externally.
- Facebrick parapet wall to side of garage included.

CEILINGS

- 31c gyprock ceilings to living, dining and theatre with standard 75mm cove cornice.
- 28c framed bulkhead to kitchen.
- 86x10 prefinished cedar lining to alfresco and porch.

WINDOWS

- Jason breezlock aluminium windows and leverlocks to sliding doors.
- Jason awning windows to bedroom 2, 3, 4 and ensuite WC.

DOORS & DOOR FURNITURE

- Jason Sentry aluminium frame with 1140mm clear glazed door and Jason lever to entry.
- Jason Benchmark aluminium frame and 720mm clear glazed door and Jason lever to scullery.
- Corinthian Flushpanel Solidor and Gainsborough Angular lever on round rosette to garage entry.

- Redicote Flush panels and Gainsborough Contemporary Angular lever on round rosette with privacy sets to bedroom 1, ensuite WC, bathroom, ensuite 2 and WC.
- Britone Spacemaker Softline sliding doors with Superwhite glass to bedrooms 2, 3, 4 and linen.

KITCHENS & SCULLERY

- 20mm stone benchtops to kitchen and scullery where applicable.
- Rear of island bench cabinets and laminated returns laminated Impressions range to kitchen.
- Diamond Gloss laminated integrated microwave box and 300mm deep overhead cupboards to either side of rangehood to kitchen.
- Diamond Gloss 300mm deep open shelves to scullery.
- Stylus 1.75 bowl 1200mm sink with Vito Bertoni Kali mixer to kitchen.
- Clark Advance single end bowl sink with Vito Bertoni Kali mixer to scullery.
- Stainless steel Westinghouse appliances including 900mm gas hotplate, 900mm electric oven and 900mm slide out rangehood.
- Westinghouse integrated built in microwave.
- AEG fully integrated dishwasher.

BATHROOM & ENSUITES

- Laminex standard laminated benchtops with 38mm square edge fascia to bathroom, ensuite 1 and 2.
- Caroma Cosmo inset basins with Vito Bertoni Kali mixers to bathroom, ensuite 1 and 2.
- Alder Moda shower rail with 4 function showerhead to bathroom, ensuite 1 and 2.
- Full width 4mm slimline mirrors throughout.
- Vogue Square Edge perimeter framed shower screen with frameless door in laminated glass to bathroom.
- 10mm frameless clear glass screen on 1000mm high screen to ensuite 1 and 2.
- Caroma Maxton 1500mm bath in bathroom.

LAUNDRY

- Laminex standard laminated benchtop with 38mm square edge fascia including ABS edging with soft close hinges.
- 45 litre stainless steel sudsaver inset trough built into cabinet with Vito Bertoni Kali mixer.
- Alder mini washing machine cocks located in cabinet.

TILING

- 700mm high tiling above top of kitchen cabinets.
- 450mm high tiling above top of laundry cabinets.
- 150mm tiled hobs to underside of vanities in bathroom and ensuite.
- Jolly tiles to all tiled areas where applicable.

ELECTRICAL

- 23 standard light points with energy efficient globes.
- 15 double GPOs, 4 single GPOs.
- 5 light exhaust fan combination.
- Single DIN type power point to meter box and P25 conduit from roadside to meter box.

YOUR COMPLETE HOME

- 20mm stone benchtops to kitchen and scullery where applicable.
- 450 mm x 450 mm floor tiles to entry, main passages, kitchen and scullery where applicable, dining and computer nook from builder's standard range.
- Carpet to bedrooms, study and theatre from builder's standard range.
- 89mm Vertical blinds to sliding doors and 25mm Venetian blinds to windows from builder's standard range (excluding bathrooms, ensuite, WC's and windows behind hot plates where applicable).
- Full internal wall painting - 4 coat system: 1 preparation coat, 1 oil sealer coat, 2 coats wall paint (1 colour).
- Panasonic 12.5kw reverse cycle ducted air conditioner with 10 outlets and 6 zones.

MISCELLANEOUS

- Rheem Stellar 160 litre gas hotwater system.
- R4.0 insulation batts.
- 1 data point, 2 TV points, 1 telephone point, P25 conduit and NBN generation 1 enclosure box.
- Reflux valve to sewer junction.
- Protective plaster beads to external trafficable corners where applicable (excludes wet areas).
- Professional site and home clean.
- Consult with our Interior Design and Colour Specialist.
- In-house finance assistance available.

OVER 40 YEARS OF BUILDING EXCELLENCE

- WA owned independent builder.
- HIA fixed price building contract.
- HIA indemnity insurance.
- Building permit and water authority fees.
- Hardwired electronic smoke detectors.

- 6 star energy rated*.
- Fully engineered concrete slab and footings.
- RCD approved electrical safety switches.
- Full termite treatment to your house.
- 6 month maintenance warranty.

- 10m sewer connection.
- 6.0m water run-in.
- Free professional site inspection.
- 25 year structural guarantee.

Specification correct at time of printing. Images are for illustration purposes and may depict features not included in the price of the home or supplied by the Ross North Group. This includes but is not limited to pools, landscaping, letter and planter boxes, retaining walls, BBQs, lighting, alarms, home furnishings and window treatments. Premium Specification is applicable to the Premium design. Builders registration 6552.