

WINNER
HIA BEST BATHROOM
2009

The Minara

ROSS NORTH DISPLAY SERIES



Ross North



On Display at Mina Close, Piara Waters

A fresh new unique design by Ross North featuring forward facing living areas and superb rear master bedroom all centred around the alfresco, the focal point of the home. The Minara also boasts high and recessed ceilings, double sized kids bedrooms, a large computer area and home theatre. Designed with the family in mind, the Minara is sure to impress.

FEATURES

- Huge master bedroom with his and hers walk in robes, recessed ceiling and superb ensuite with spa and double vanities.
- 3 double sized minor bedrooms with double robes.
- Large home theatre with recessed ceiling.
- Spacious well appointed kitchen with stone tops.
- High ceilings to living areas.
- Large computer nook.



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 Independent Contractors for the Ross North Group

Ross North

A reputation built on excellence.



HIA AWARD WINNER

2008 Best Bathroom in a Display Home
 \$210,001 to \$280,000

The Minara

(15.71m Wide x 22.55m Deep)

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MINARA SPECIFICATIONS

HIA fixed price building agreement.

Exterior

Double clay brick construction.

Rendered and painted brickwork (fastwall) to front and alfresco side elevation, and side of garage.

Choice of colours for face brick from Midland Brick Standard range (with cream mortar) to all other elevations.

Timber roof frame with 25° roof pitch.

Choice of Colorbond or Zinalume steel roofing, or Harmony, or Monier tiles from builders standard range. Includes "E Vent" and Colorbond gutters and fascia to Colorbond roofing.

Blokpave full 6m width driveway, porch, alfresco, and 1m path from driveway to portico from builders standard range, with grey grano hardstand.

Aluminium framed Clear Light automatic sectional garage door with Arctic Ice semi-transparent acrylic panel and Citi Pearl frame, and 2 remotes.

Ceilings

28c gyprock lined garage. T-bar lintel at 25c with rendered painted brickwork over.

Gyprock 28c ceilings with 55mm cornice throughout including garage, porch and alfresco, with 31c ceilings to entry, kitchen passage, and dining, with 3c recess ceilings to family, theatre and bedroom 1, and lighting shelf to theatre. 28c flat ceilings to remainder.

Windows

Jason powdercoat Breezlock aluminium window frames and sliding doors, including flyscreens.

Awning windows to theatre and internet rooms.

Doors & Door Furniture

Corinthian Madison PMAD 101 double entrance doors with translucent glazing, with Gainsborough Contemporary Trilock Accent Allure leverset handles. Gainsborough 444 security bolt included to top of second door, and barrel bolt to bottom.

Corinthian Solidor flushpanel to garage entry and rear, with Gainsborough Accent Allure leverset handles, with square backplates and Euro 8515 deadbolts.

Corinthian Impressions Rockport internal doors throughout, with Gainsborough Accent Allure leverset handles with square backing plates. Privacy sets to bedroom 1, ensuite WC, bathroom, and WC. Gainsborough 444 security bolts to tops of double doors to bedroom 1 / passage, and theatre / passage, with long throw barrel bolts to bottom.

Vinyl wrapped sliding doors to linen cupboard.

Steel deluxe profile internal door frames throughout.

Robes

Shelf and hanging rail to walk-in-robe and built in robes.

Kitchen

Laminex Essastone kitchen benchtop with pencil round edges and 2 slab ends, with a choice of colours from builders standard range.

Laminated cupboards and drawers with choice of colours from builders standard range with ABS edging and Laminex 869975 handles to doors, 869973 handles to pantry.

Double pantry with 4 white melamine 450mm shelves.

300mm deep laminated overhead cupboards and wine rack above fridge.

Laminated microwave box including 2 pot draws below wall oven.

Laminated cornice trims and kickrails.

Dishwasher recess including cold water tap and single GPO.

Stainless steel appliances including Electrolux Gallery gas hotplates, electric oven, and rangehood flued to external air.

Two Epure Orion EVBU undermount stainless steel sinks, with a Vito Bertoni Nouva 210mm side lever café mixer, and basket wastes.

Bathroom & Ensuite

Choice of laminates to vanity cupboards, open shelves to sides of cabinet, and 550mm benchtop with squareform fascia to bathroom and ensuite. Includes ABS edging, Laminex 869963 handles to bathroom, and Laminex 869959 handles to ensuite.

Caroma Cosmo above counter, white vitreous china semi-recessed basins to ensuite and bathroom with chrome on brass Bowen wastes.

Full width frameless mirrors to ensuite and bathroom fixed with clips.

Multiform Joy 1.8 white hydro spa with hotpump, 10 therapy chrome jets, and electronic control to ensuite.

Stylus Newbury 1700 bath, white with Bowen chrome on brass wastes to bathroom.

Integrity semi frameless clear laminated pivot door shower screens to ensuite and bathroom.

Vito Bertoni Aquazzone rectangle rail and H150 shower outlet to bathroom and ensuite.

Vito Bertoni Nouva mixers throughout, with Reward MK2 washing machine set to laundry, located in cabinet.

Alder Alto chrome double towel rail and soap dishes to ensuite and bathroom.

Alder Alto toilet roll holders to ensuite WC, and WC.

Stylus Venecia Link white toilet suite to powder room and WC.

Obscure glass to bathroom windows (toughened where applicable).

Laundry

Choice of laminates for 600mm Laminex Squareform laundry bench, cupboard and pull out clothes bin, including ABS edging and Laminex 869957 handles to doors, with 45 litre stainless steel inset sudsaver trough in cabinet.

Built in linen with 4 white melamine 450mm shelves, and broom cupboard.

Tiling

200 x 200mm tiling, floor tiles to bathroom, ensuite, laundry and WC. Jolly tiles to shower hobs, one row of tiles to kitchen, and tiled brick hobs to base of all cabinets in wet areas. PC \$44/m2 inc GST.

Electrical & Gas

23 standard light points, 11 double GPO's, single GPO's to microwave, dishwasher, rangehood, hotplate, fridge recess and garage sectional door. Chrome plates to GPO's in kitchen, bathroom and ensuite (3 in total).

Gas points included to hot water system, hotplate and alfresco (BBQ bayonet to alfresco).

Miscellaneous

Fujitsu Ducted Inverter Air Conditioning with maximum of 14 outlets and 3 zones.

Rheem Stellar 5 star rated 160 litre gas storage hot water system.

R 3.0 insulation batts included to main house area including enclosed garage.

Antiscald valve included to bathroom and ensuite as required.

Softclose hinges and runners to ALL cabinet doors and drawers.

Plasterbeads included to all external corners of float and set areas (excludes window and door reveals).

Chrome floor wastes to ensuite, bathroom, and laundry.

10 metres from last sewer connection.

7.5 metres water run.

Free professional site inspection

Cost of plans and contour survey.

Maintenance warranty.

Housing Indemnity insurance.

Building licence and BCITF levy.

Site and home clean.

Full assistance with colour selection

Finance service available.

Specifications are a guide only and are subject to change without notice