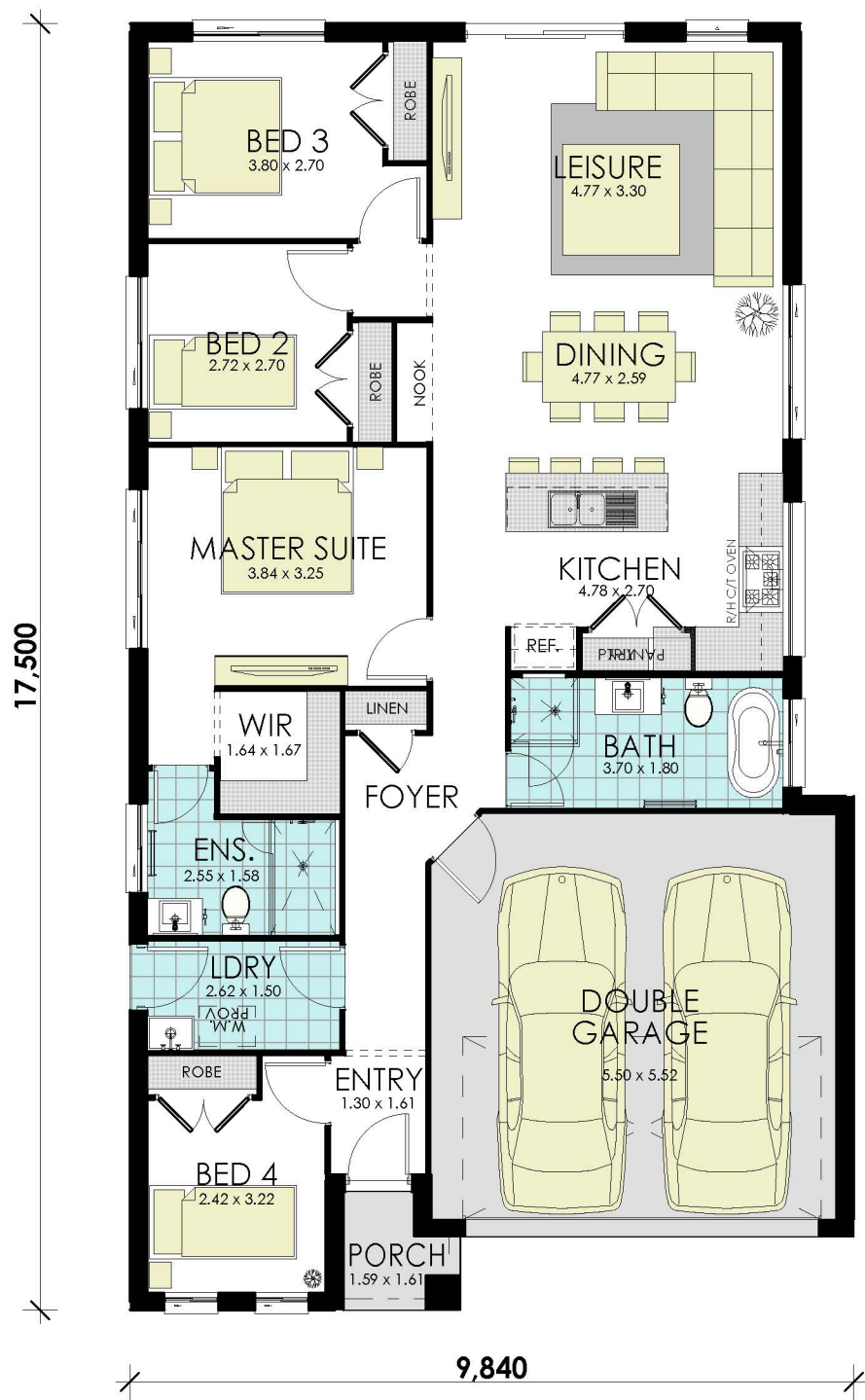




# HARLEM 17 CLASSIC



**hoot**  
HOMES  
[www.hoothomes.com.au](http://www.hoothomes.com.au)  
1300 303 100

**GROUND FLOOR**  
11m LOT WIDTH

area calculations	
LOWER FLOOR	124.03
PORCH	2.18
GARAGE	33.09
gross floor area:	159.30 m²

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## WISDOM “READY BUILT” ESSENTIALS

December 2019

- Hoot Homes Specification

### PLUS

- Hoot Home Promotion

### PLUS

- 20mm Stone Waterfall Ends to kitchen cupboards where suits layout
- Decorative tiled splashback to Kitchen
- Plasterboard Bulkheads to Kitchen Cupboards
- Undermount Sink to Kitchen
- 1200mm x 2340mm entry door
- 2590mm High Ceilings ILO 2440mm high to Ground Floor
- 2340mm High Doors ILO 2040mm high to Ground Floor
- 2300mm high Sliding Door to rear living areas and lift Windows in same area to match head height
- Upgrade floor tiling allowance to \$35m<sup>2</sup>
- Square Set Cornice to rear living areas
- Drop Ceiling to Kitchens
- Provide cold water fridge point
- 2400mm High Garage Doors
- Timbergrain Shelving ILO Wire
- Gas Bayonet Point to Outdoor Leisure
- Alarm System
- Tiling to Outdoor Leisure
- 1200mm High Wall Tiling to Powder, Bath and Ensuite
- Smart Tile Floor Wastes
- Full width Mirror to Vanity in Powder
- Provide recessed floors to ground floor wet areas
- Timber Look Garage Door where suits the colour scheme
- Staircase Upgrade to Two storey being black balusters handrail model with maple bottom treads
- Slimline Air Grille Conditioning to Drop Ceiling of Kitchen for Rear Living Areas
- Split Air Conditioning System to studio (if applicable)
- Provide 900mm wide built in laundry tub with Laminated Top ILOS
- Privacy Adaptor to Powder, WC and Bathroom
- Slimline glazed sliding doors to robes and linen where applicable
- Translucent laminated white glass to all bathroom windows (unless they face the street)
- 3 x Television points to your preferred location
- 2 x Telephone points to your preferred location
- LED Downlights to designated areas
- Doorbell
- Granit guard termite treatment to the home
- LANDSCAPING PACKAGE