

UNIQUE MANUKA AS DISPLAYED INCLUSIONS

- Acrylic render to Front Elevation (including return to Bedroom 3 and 21c high pier to Portico), external walls of Courtyard and left hand side Elevation (including rear wall of Garage, 5c high piers to Alfresco and 28c high pier to rear of Bedroom 1)
- Monier Prime Horizon concrete roof tiles from Builders standard colour range
- Timber panelling from Builders standard range to recessed section at top of Portico (including returns)
- Stone cladding from Builders standard external range to 35c high pier to Front Elevation
- Painted 90mm x 90mm steel posts (two to Portico and four to Alfresco)
- 31c high ceiling to Garage
- Feature lining boards from Builders standard range to Portico and Alfresco ceilings
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- 28c high aluminium stacker style sliding doors to Kitchen, Meals and Bedroom 1
- 2340mm high internal, Front Entry, Garage/Entry and Rear Garage doors and frames
- Builders upgrade range metal door frames internally and to Rear Garage
- Corinthian Motive range solid door to Garage/Entry
- Corinthian Motive range doors internally
- Double cavity sliding doors and frame with Gainsborough Circular cavity slider passage set between Foyer and Audio Visual
- Electrolux microwave with trim kit to Kitchen/Scullery
- Builders Manuka range integrated stone sinks to Kitchen/Scullery
- Up to three stone colours allowed to benchtops
- Builders standard range 60mm mitred edge stone benchtop allowed for to Kitchen island bench only
- Push catch handles to all cupboards above and below Kitchen/Scullery microwave and open shelf
- Contrasting Laminex Silk panel laminate colour to all Kitchen/Scullery lower cupboards (excluding Pantry and island bench)
- Double bin insert to full height Kitchen/Scullery drawer
- Brickbond laid wall tiling to Kitchen/Scullery and Laundry
- European inspired 1700mm freestanding bath to Ensuite
- Full height wall tiling to Ensuite, Ensuite WC, Bathroom and Powder
- Tiled recess to Ensuite shower
- Tiled ledge to Ensuite vanity and bath areas
- Tiled low wall between Bathroom shower and vanity
- Horizontal grain laminate to Ensuite, Bathroom and Powder vanities
- One set of two drawers to Ensuite and Bathroom vanities
- Vanity with Builders standard range 20mm thick stone benchtop and cupboards to Powder
- 2140mm high 10mm thick frameless clear glazed fixed shower screen panels to Ensuite
- 2140mm high semi-frameless shower pivot door to Bathroom
- 1200mm high frameless mirror with chrome dome fixings to Ensuite
- 1120mm high frameless mirrors with chrome dome fixings to Bathroom and Powder
- Builders Manuka range plumbing fixtures and fittings
- Builders Manuka range toilet roll holders and towel rails
- Overhead cupboards to Laundry
- Contrasting Laminex Silk panel laminate colour to Laundry lower cupboards
- Builders Manuka range single bowl undermount stainless steel trough to Laundry
- Mirrorline mirrored sliders to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 Walk-In Robe
- Clipsal Saturn Zen light switches and power points (excludes face brick areas – to remain as Clipsal 2000 series)
- Built-in shelving system to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 Walk-In Robe
- Upgrade laminate colour to Master Suite Walk-In Robe and Bedroom 4 Walk-In Robe
- 33mm square edge laminated shelving unit to Front Entry Passage
- Grey tint mirrors above and below Front Entry Passage shelving unit
- 33mm square edge laminated benchtop with laminate cupboards, drawers and overhead cupboards to Foyer
- Grey tint mirror above Foyer Bar benchtop
- 20mm square edge laminated benchtop with laminate cupboards and overhead cupboards to Bedroom 1 Passage Drop Zone
- Grey tint mirror above Bedroom 1 Passage Drop Zone benchtop
- Lock and viewing panels to both meter boxes
- Stone cladding from Builders standard external range to 28c high pier to Family

WHICH SPECIFICATION? DISPLAY ELEGANCE ESSENTIALS

ELEGANCE/ESSENTIALS SPECIFICATIONS

	ELEGANCE	ESSENTIALS
Standard inclusions		
Home Owners Indemnity insurance	•	•
H.I.A. fixed Building Contract	•	•
6 Star compliant home	•	•
4 month maintenance period	•	•
Re-Peg to site (to new subdivisions)	•	•
Contour survey completed on your block	•	•
Building Permit and Water Corporation application fees included	•	•
Termite treatment and certificate	•	•
R4.0 ceiling insulation to home including Garage	•	•
Double clay brick construction	•	•
2 course Blueprint Homes range external face bricks	•	•
Rolled brick joints in cream mortar	•	•
Your choice of full COLORBOND® metal roof range	•	•
COLORBOND® fascia, downpipes and gutters	•	•
25° roof pitch as standard	•	•
H2 treated roof timbers	•	•
Quality Dowell powder-coated aluminium sliding glass doors	•	•
Quality Dowell powder-coated aluminium breeze lock windows	•	•
Flyscreens to all aluminium opening windows and sliding doors	•	•
Metal corner plaster beads to all internal trafficable corners (excludes sliding door, window and front door reveals)	•	•
Quality Gainsborough lever door handles to internal doors	•	•
European inspired mixers throughout	•	•
A.B.S. edges to laminated cupboard doors	•	•
Shelf and rail to minor Bedroom robes	•	•
Walk-in or Built-in Pantry with 4 white lined shelves (as per plan)	•	•
Walk-in or Built-in Linen with 4 white lined shelves (as per plan)	•	•
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	•	•
Dishwasher provision with cold tap and single power point	•	•
Future connect pack including TV, phone and internet point	•	•
Double power points throughout excluding Garage and appliance locations	•	•
3 external, 1 Garage ceiling and ample internal light points	•	•
Hard wired smoke detectors	•	•
2 safety switches	•	•
2 external garden taps	•	•
Feature front elevation (as displayed)	•	
Double Garage with 28c high 10mm plasterboard ceiling and concrete hardstand	•	
Builder's Elegance range custom auto sectional door to Garage as displayed with 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico/Porch, Alfresco and 1m wide path (from Builder's 60mm Elegance range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
Painted sand finish rendered to front elevation	•	
Double Garage with 25c high Hardiflex ceiling with MDF scotia and concrete hardstand	•	
Builder's Essentials range COLORBOND® auto sectional door to Garage with flush fit pelmet and track system and 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Porch, Alfresco and 1m wide path (from Builder's 60mm Essentials range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
31c high ceilings as displayed	•	
Feature glass hinged 1200 entry door to front entry	•	
Gainsborough Omni pull handle entry set to front entry door	•	
Gainsborough Trilock door hardware to Garage entry and rear Garage doors	•	
Solid Duracote doors to Garage entry and Rear Garage	•	
Feature glass front entry door to front entry	•	
Quality Gainsborough deadlock and lever entrance set to Front Entry and Garage entry doors	•	
Solid Duracote door to Garage entry	•	

NAME _____

SIGNATURE _____ DATE / /

	ELEGANCE	ESSENTIALS
Quality Whitkote or Mirrored sliders to robes		•
Built-in shelving system to Master Suite walk-in robe (as displayed)		•
Door and frame to robes in minor Bedrooms		•
Shelf and rail to Master Suite walk-in-robe		•
Shelf and rail to minor Bedroom robes		•
Builders Elegance range cornice throughout internally and to Garage (as displayed)		•
Clipsal Slimline light switches and power points from Builder's Elegance Range		•
5 star gas storage 160ltr hot water system		•
5 star gas storage 130ltr hot water system		•
Choice of quality handles from Builder's Elegance range to all cupboards		•
Choice of quality handles from Builder's Essentials range to all cupboards		•
Soft closing cabinet doors and drawers as standard	•	•
Kitchen		
20mm stone benchtops to Kitchen		•
Electrolux 900mm black ceramic glass gas hot plate		•
Electrolux 600mm stainless steel multi-function electric oven /s or Electrolux 900mm stainless steel multi-function electric oven (as displayed)		•
Elegance range 900mm canopy style rangehood (flumed) or Elegance range 750mm concealed rangehood (flumed) (as displayed)		•
European inspired double bowl undermount stainless steel sink with mixer		•
Pot drawers to Kitchen (as displayed)		•
Overhead cupboards (as displayed)		•
Square postformed laminated benchtops to Kitchen		•
Westinghouse 900mm stainless steel gas hot plate with wok burner		•
Westinghouse 900mm stainless steel multifunction electric oven or Westinghouse 600mm multifunction electric oven		•
900mm canopy style rangehood (flumed)		•
1000mm wide splashback tiling between hotplate and rangehood		•
European inspired 1½ bowl single drainer stainless steel sink with mixer		•
Laundry and Bathrooms		
European inspired dual flush china toilet suite with 4 star rating and soft close seat		•
Automatic washing machine taps		•
2m high tiling to Bathroom and Ensuite shower recess		•
Floor tiling to Bathroom, Ensuite, WC's and Laundry		•
European inspired chrome double towel rails and toilet roll holders		•
European inspired gooseneck with round or square rainhead shower or ceiling mounted round or square rainhead to Ensuite		•
European inspired gooseneck with round or square rainhead shower to Bathroom		•
20mm stone benchtops to Bathroom, Ensuite and Laundry		•
European inspired 38ltr china trough and cabinetry to Laundry		•
Clear glazed semi-frameless shower pivot door to Bathroom and Ensuite		•
European inspired above counter china basins to Bathroom and Ensuite		•
Frameless full vanity width mirror to Bathroom and Ensuite		•
Flumed exhaust fan to Ensuite, Bathroom and WC's		•
Tile insert floor wastes		•
Hobless showers to Bathroom and Ensuite		•
Mitred tiled edges throughout		•
1625mm long bath (as displayed)		•
European inspired gooseneck with round or square rainhead shower to Ensuite and Bathroom		•
Square postformed laminated benchtops to Bathroom, Ensuite and Laundry		•
European inspired 45ltr stainless steel trough and 1m cabinetry to Laundry		•
Clear glazed framed pivot shower screen door to Bathroom and Ensuite		•
European inspired inset china basins to Bathroom and Ensuite		•
Framed full vanity width mirror to Bathroom and Ensuite		•
Flumed exhaust fan to WC areas		•
Chrome plated floor wastes		•
1525mm long bath (as per plan)		•

THE MANUKA



21 Manuka Street, Baldvis (Greenlea Estate)

9440 1800
blueprintheomes.com.au

THE MANUKA ELEGANCE

VITAL STATS
 Living area 261 m² (including Alfresco & Courtyard)
 Total area 306 m² (excluding eaves)
 Scale 1:100

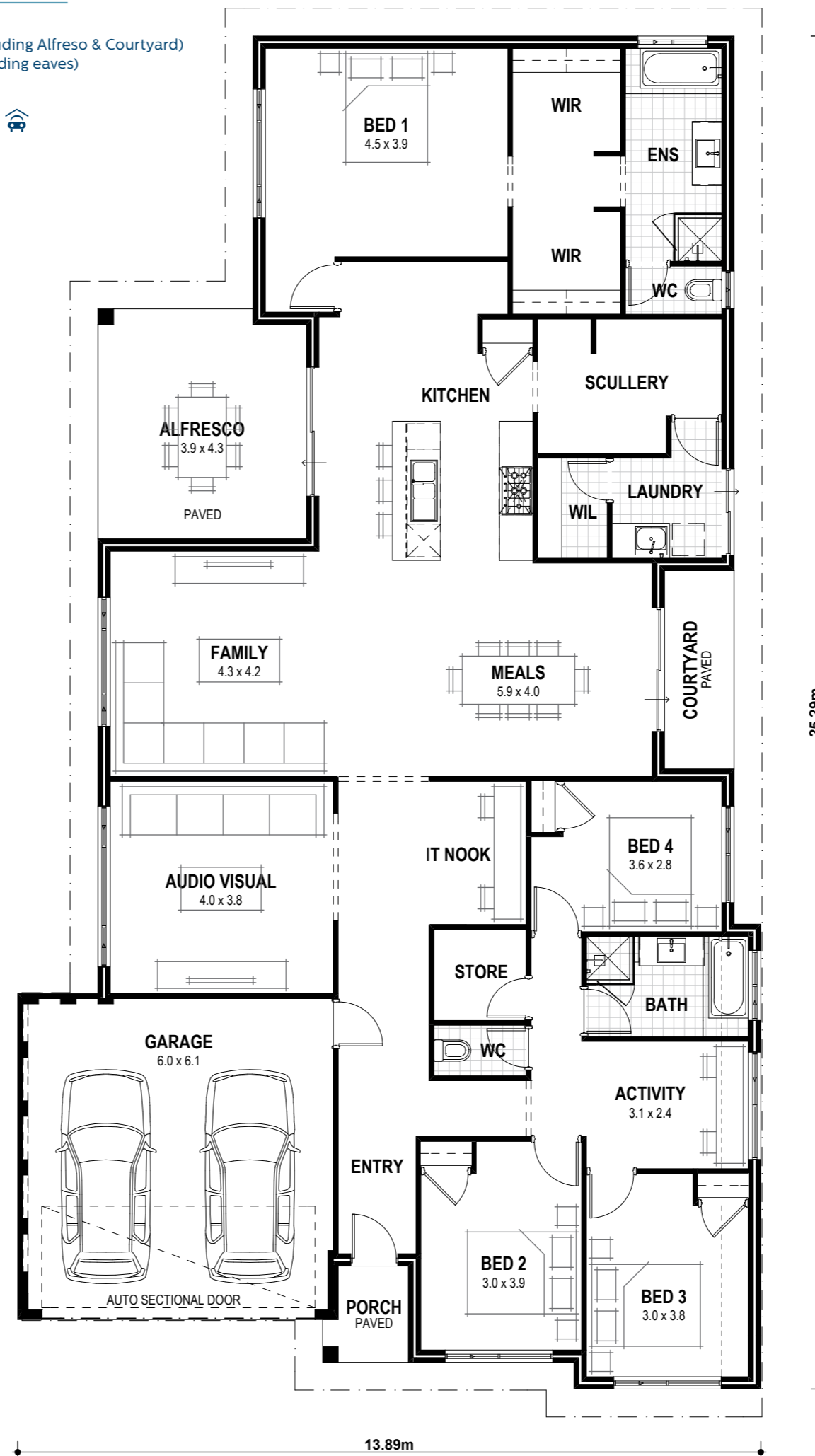
4 2 2



THE MANUKA ESSENTIALS

VITAL STATS
 Living area 253m² (including Alfresco & Courtyard)
 Total area 291 m² (excluding eaves)
 Scale 1:100

4 2 2



blueprint
 Since 2005 HOMES

MASTER BUILDERS
 WESTERN AUSTRALIA

Blueprint Homes WA Pty Ltd
 257 Balcatta Road, Balcatta WA 6021
 PO Box 772, Balcatta WA 6914
 P 6241 4888 W blueprinthomes.com.au

Disclaimer: This information is accurate at time of printing. All details are to be confirmed during your consultation with your Blueprint representative and your final plans and addenda will represent what you have purchased.

12/2017_BP0372_BRN11904