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## *Maverix Private Build Range*

### *"Xara"*



Bedrooms	Four
Bathrooms	Two x Ensuite, Bathroom + Powder
Garage	Double
Features	Ducted Air, Two Retreats, Study
House Size	250.3 m2
Suit Land Size	300 m2 & more

### Appraisal Summary:

Customizable yet fully finished and ready to be purchased as a completed package to be built upon your land.

Designed to be a modern looking, family sized, double story home, *Xara* has a total width of 10.86m, making it suitable for blocks with 12.5m frontage.

The floor plan includes four bedrooms; three on the upper level with the owners having an option for the master bedroom with one bedroom downstairs and one upstairs offering a spacious ensuite and walk-in wardrobe. Perfect for guests or an adults/ teenagers retreat.

Downstairs features an expansive, modern kitchen with a large walk-in pantry and an island breakfast bar overlooking the dining and living areas. Cleverly designed study nook, powder room, separate laundry, linen cupboard, double garage, and front retreat ideal for a multitude of uses.

Upstairs contains three bedrooms, separate bathroom, linen cupboard and a second, large retreat or media room.

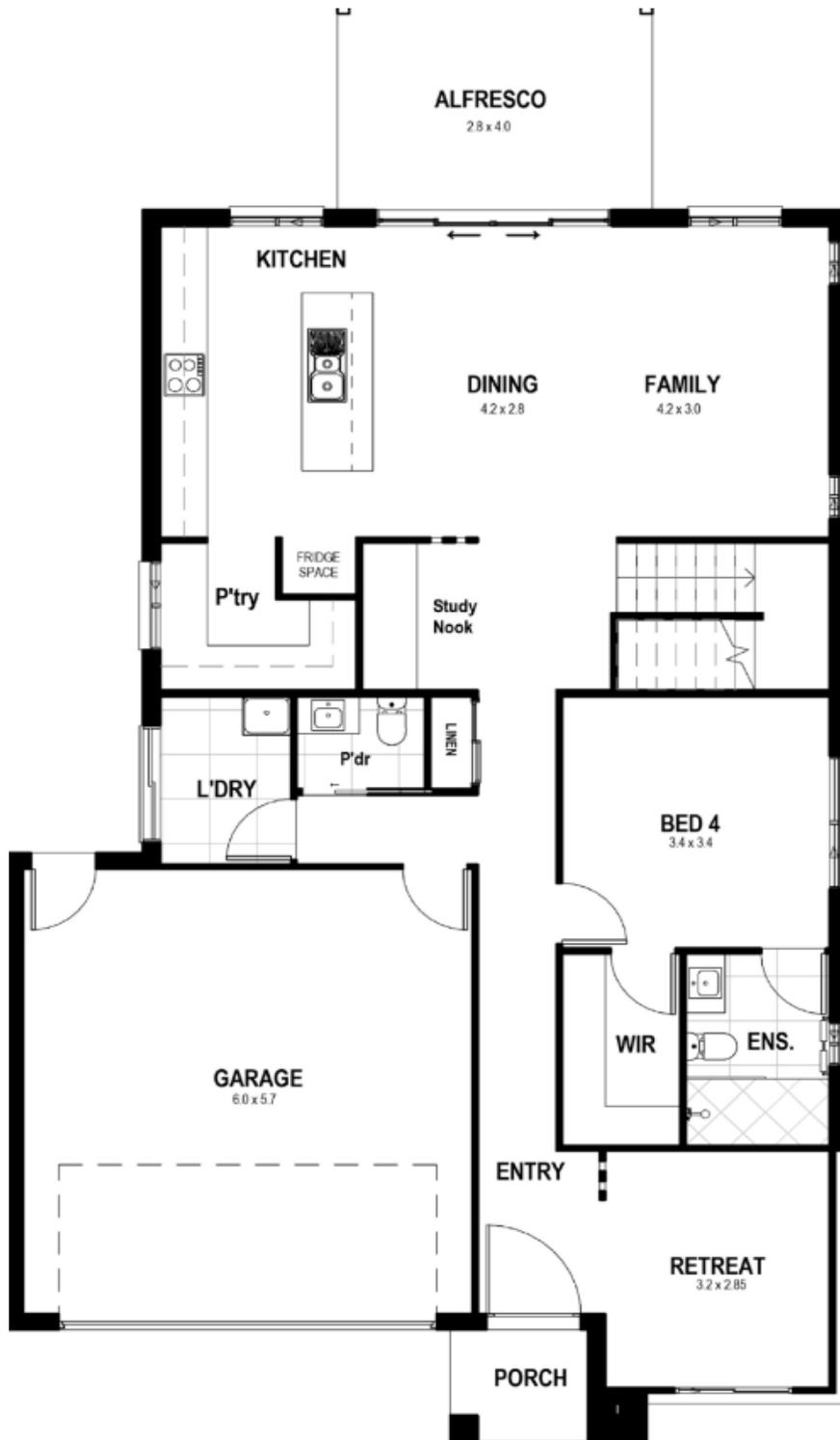
Numerous quality features throughout including 600mm x 600mm porcelain floor tiles, 2.55m high ceilings to both levels, air-conditioned living areas, Omega gas appliances and strategically placed storage.

Roofed exposed aggregate concrete alfresco, fully fenced, fully turfed back garden, decorative garden beds and turfed front garden, side access gate, exposed aggregate concrete drive, street appealing front elevation.

Built by a local, hands-on builder who ensures a high-quality construction and efficient build times.

*Note: The MaveriX Property Marketing Private Built Range are designed to offer fully finished, ready to move in packages to those who have sourced or are in the process of sourcing their own land. These packages have been previously built by private, local builders who maintain their copyright for all plans and specifications. While inclusions can be customised and floor plans altered to suit your block, aspect, dimensions, budget or needs, these packages are designed to be purchased 'as is' and are quoted accordingly.*

Lower Level:



Upper Level:



### Inclusion List:

- Colorbond roof (Custom Orb) profile with heavy duty sarking underneath
- Earthwool insulation Batts to ceilings throughout
- Decorative piers to front elevation, providing street appeal
- Colorbond fascia and gutter
- Under main roof front entry porch, ceiling lined and sealed with decorative support columns
- 1200mm wide feature timber and obscure glass front entry door
- Security deadbolt to front entry door
- Concrete floor slab (subject to 'M' classification)
- Mixture of decorative face brick, cement rendered and painted brickwork to front elevation and external weatherproof cladding, sealed and painted. External weatherproof cladding over windows and infills, sealed and painted. Mixture of face brick, rendered brick, and weatherproof cladding, sealed and painted, to rear and side elevations.
- Sisalation (moisture proof barrier) fixed to timber frame behind all cladding and brickwork
- 1.5 insulation Batts behind external wall cladding and brickwork
- 2.550 metre (8 foot 6 inch) high ceilings to both lower and upper levels
- Termite treated timber wall frames and roof trusses
- Powder coated aluminium windows and glass sliding doors
- Key-locks to all opening windows and glass sliding doors
- Nylon mesh flyscreens to all opening windows and glass sliding doors
- Sun block roll-a-blinds to all windows and glass sliding doors (excluding wet areas)
- Quality range of carpet to all bedrooms, wardrobes, upstairs hallways, and living areas
- Quality range of 600mm x 600mm porcelain floor tiles throughout lower level living areas, kitchen, laundry, powder room, all wet areas, and front entry
- Stained timber staircase with painted wooden support handrail
- Timber handrail and balustrade with clear glass panels to retreat area, overlooking staircase void
- Large, open retreat area to upstairs living area

- Ensuite to bedroom one; 20mm stone vanity bench top with Polytec 'soft-close' drawers, cupboards, twin semi-recessed vitreous china vanity bowls, chrome mixer tapware with frameless full width mirror above. Long shower with semi frameless custom glass screen and open access, flexible chrome shower holder and adjustable shower rose. Wall tiles to 2 metres high in shower. Dual flush close-coupled wc with 'soft close' lid with chrome wc paper holder. Chrome double towel rail, light-heater-exhaust fan to ceiling and Smart Tile floor wastes
- Ensuite to bedroom four; 20mm stone vanity bench top with Polytec 'soft-close' drawers, cupboards, semi-recessed vitreous china vanity bowl, chrome mixer tapware with frameless full width mirror above. Long shower with semi frameless custom glass screen and open access, flexible chrome shower holder and adjustable shower rose. Wall tiles to 2 metres high in shower. Dual flush close-coupled wc with 'soft close' lid with chrome wc paper holder. Chrome double towel rail, light-heater-exhaust fan to ceiling and Smart Tile floor wastes
- Main bathroom has 20mm stone vanity bench top, Polytec 'soft-close' floor cupboards and drawers, vitreous china bowl inset in bench top with chrome mixer tapware and frameless full width mirror above. Semi frameless custom glass shower screens with open door access, flexible chrome shower hose and adjustable shower rose. Wall tiles to 2 metres high in shower. Freestanding acrylic bathtub with chrome mixer tapware and swivel spout, chrome double towel rail, light-heater-exhaust fan to ceiling, Smart Tile floor wastes and swing access door with privacy lock
- Separate dual flush close-coupled wc with 'soft close' lid and seat adjacent to main bathroom with chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Separate powder room to lower level with dual flush close-coupled wc with 'soft close' lid and seat and vitreous china bowl inset into stone bench top with full width mirror above. Chrome wc paper holder, exhaust fan and swing access door with privacy lock
- Built-in wardrobes to bedrooms two and three; Whiteboard top shelf, stainless steel hanging rails and white vinyl faced sliding access doors

- Walk-in wardrobe to bedrooms one and four; Whiteboard top shelf, two sets of bank of Whiteboard side shelves, and stainless steel hanging rails
- Linen cupboard outside upstairs retreat with four rows of Whiteboard shelves and white vinyl faced sliding access doors
- Linen cupboard outside lower level bedroom, four rows of Whiteboard shelves and white vinyl faced sliding access doors
- Study nook to lower level living area with in-built desk
- Hardwired smoke detectors with battery back-up in ceilings outside bedrooms as per council regulations
- Four blade ceiling fans to all bedrooms, dining, living and upstairs retreat area (7)
- Daiken (or similar brand) ducted air conditioning throughout
- TV point / data points to downstairs retreat and upstairs living area
- House is prewired for National Broadband Network connection
- Earth leakage circuit breakers installed throughout house
- Ample double power points throughout house
- LED flush mounted down lights to living areas, bedrooms, retreats, study nook and service areas. Oblong LED tube to double garage, external light to undercover entertaining area, front entry and clothes drying area
- Feature decorative spotlights to front entry external piers
- Flush panel internal doors with brushed chrome finish to lever type door handles
- Privacy lock to master bedroom internal access door
- Cushion or clip-on door stops to all internal swing doors
- Splayed timber 42mm wide architraves and 66mm high skirting boards
- Plasterboard lined internal walls and ceilings
- 90 mm coved plaster cornice to ceilings throughout
- Villaboard lined walls to all wet areas

- Expansive kitchen with Polytec Melamine doors to floor and overhead cupboards, 20mm stone bench tops, Omega 900mm freestanding gas cooktop and oven, Omega 900mm stainless steel slide-out rangehood, Omega stainless steel faced dishwasher, double bowl stainless steel sink with drainer and Flickmixer tap inset into island breakfast bar. Large walk-in pantry with open access from kitchen, and four rows of melamine shelves, 'soft close' feature to pot drawer, plate drawers and cupboard doors, contrasting coloured 600mm x 300mm porcelain splashback tiles above bench tops to underneath overhead cupboards, fridge recess, water connection and island breakfast bar with waterfall feature
- Separate laundry with 45L stainless steel laundry tub inset into 20mm Caesarstone bench tops. Adjacent cupboards with 'soft close' Polytec doors. Flickmixer tap inset and concealed washing machine taps. Glass sliding door access to clothes drying area
- Plain concreted footpath from laundry to clothesline
- Foldaway Slimline clothesline supplied and installed
- 26L instantaneous continuous flow gas hot water system installed and fully operational
- Double garage with Colorbond Slimline remote controlled automatic opening door (2 handsets plus one wall mounted) both external and internal swing door access
- Exposed aggregate concrete drive to garage
- Outdoor entertaining area (Alfresco) with glass sliding access doors from living area, under main roof, lined and sealed with exposed aggregate concrete finish
- Wall mounted weatherproof double power point provided for outdoor entertaining area, (Alfresco)
- 1.8 metre high close butted timber paling fence to side and rear boundaries, one single timber paling side access gate to side boundary
- Rear garden fully turfed, front garden turfed with decoratively planted garden beds in compliance with Development covenants
- 5,000 litre rainwater tank supplied and installed on plain concrete floor slab with pump, connected to toilets and laundry cold water supply
- Termite pest control treatment in compliance with Sunshine Coast Council requirements

- Engineered designed concrete footings, concrete floor slab, timber frames and roof trusses
- Painting: 3 coat system internally (undercoat or sealer and two top coats) Haymes ultra-premium two coat paint to exterior
- Allowance for one internal feature wall, painted a separate colour
- Decorative letterbox with street number supplied and installed
- TV antenna supplied and installed
- 2 external hose taps (front and rear)
- Minimum 6-star green energy rating
- Professional builders house clean prior to handover
- QBCC six year structural warranty
- 12 months builders maintenance guarantee

**Total Build Price With The Above Inclusions:**

***\$468,100***

*Note – No hidden fees! This price includes all site works, soil tests, connection fees, council fees, etc. Subject to builder approval and land assessment*