

# ESSENCE

## SPECIFICATION

### OUR COMMITMENT & SERVICES

- WA owned independent builder
- Award winning member of HIA
- Housing & indemnity insurance
- Lifetime structural warranty
- BCA compliant energy rating
- Offered maintenance inspection at end of 6 month defect liability period
- Engineer's site inspection report
- Feature contour survey by qualified surveyors
- Standard local authority and Water Corp fee
- 10m sewer run included
- 6m water run included
- 20m gas run included
- Anti-termite protection treatment with certificate of guarantee
- 5 star energy efficient gas storage hot water system (130L)
- HIA fixed price contract
- Individual design service
- Obligation free site visit & appraisal
- Independent finance advisory service available

### DOORS & WINDOWS

- Powdercoated aluminium window & door frames throughout in wide range of colours
- Obscured glazing to bathrooms, ensuites, WCs & powder rooms
- Keyed vent locks to all opening windows
- Flyscreens to all sliding doors and all opening windows
- Corinthian Pilbara Series front entry door with draft stopper
- Corinthian Redicote flush panel internal doors throughout
- Gainsborough Contractor 500 Series lever lockset with Contractor 550 double deadlocks to entry & garage
- Secure solid core door from garage to home
- Gainsborough Instyle Leverset door handles throughout
- Privacy sets to WCs, bathrooms, ensuites & powder rooms
- Deadlocks (including mortice locks to sliding doors) to all external doors (keyed alike)

### EXTERNAL FEATURES & FINISHES

- Engineered concrete slab and double clay brick construction to lower floor
- Engineered concrete slab to upper floor with 75mm EPS wall system
- Acrylic texture finish to upper floor & front elevation of lower floor
- White set plaster walls to lower floor with corner casing beads
- Drywall plaster walls to upper floor & stairwell with corner casings
- Grano hardstand to garage
- Full external painting
- 25c ceilings to garage, alfresco and porch with weatherproof Durasheet lined ceilings
- 75mm coved cornice internally
- 25 degree roof pitch
- Colorbond roof cover
- Insulation to required areas
- Double garage with remote control sectional overhead door, including 2 handsets and wall button
- Garden taps to the front and rear of home
- 190 x 190 x 60mm Vista pavers to alfresco, porch, path & driveway (up to 6m long)

### ELECTRICAL & APPLIANCES

- Double power points throughout including laundry & garage
- One ceiling light to every room
- Flumed exhaust fans to all ensuites, bathrooms, WCs & powder rooms
- Telephone point & TV point
- Smoke detectors as per BCA requirements
- RCDs as per BCA requirements
- Westinghouse 900mm stainless steel electric oven
- Westinghouse 900mm stainless steel gas hotplate with piezo ignition
- 900mm stainless steel canopy rangehood flumed externally

### INTERNAL FEATURES & FINISHES

- \$44 per sqm wet area tiling allowance
- Floor tiling to bathroom, ensuite, WC, powder room, laundry
- 2m high tiling to showers
- Tiled splashback to underside of rangehood and one row to remainder over tops
- 28c ceilings to upper & lower floors
- Full internal painting excluding internal walls
- Durable plaster beads to all trafficable areas inside the home
- Enclosed MDF staircase with stainless steel handrails

### KITCHEN, BATHROOM & LAUNDRY

- 20mm Essastone benchtops from builders standard range
- Custom built laminated cabinets with ABS edges in a range of colours
- Soft closers to all cabinet drawers
- Hafele metal door/drawer handles to all cabinetry
- Close coupled ceramic toilet suites with soft closing seats
- Caroma Cosmo inset vanity basins to ensuites and bathrooms
- Caroma Maxton 1525 acrylic bath to bathrooms and ensuites
- Caroma Elegance flickmixers throughout
- Caroma Series A adjustable shower heads to bathrooms and ensuites
- Euro semi-frameless shower screens to ensuites & bathrooms
- Frameless mirrors on clips to bathrooms, ensuites & powder rooms
- Designer, chrome plated metal bathroom accessories from Seima Tondo range to all ensuites, bathrooms and powder rooms
- Clark Eureka 45L laundry cabinet
- Automatic washing machine taps to laundry
- Square stainless steel floor wastes
- Double undermount bowl stainless steel kitchen sink

### OFFICE & SHOWROOM

Level 7, 1 Walters Drive, Osborne Park WA 6017  
 PO Box 1849 Osborne Park DC WA 6916  
 Admin: 9242 0900 | Sales: 9242 0999  
[www.bentragerhomes.com.au](http://www.bentragerhomes.com.au)

### DISPLAY HOURS

Monday & Wednesday: 2pm to 5pm  
 Saturday & Sunday: 1pm to 5pm  
 Public Holidays: 1pm to 5pm



**BEN TRAGER**  
 HOMES