Camorino Granny Flat Specification

Camorino Constructions
Built from Concept to Completion

The Montreaux

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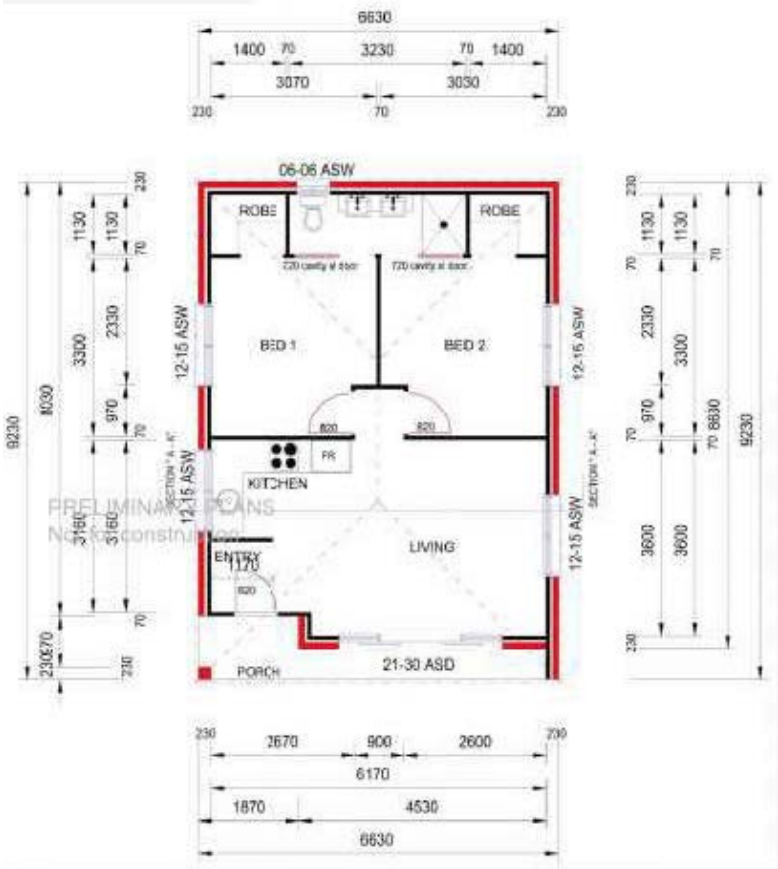
Key Features:

- 2 Bedroom
- 1 Bathroom
- Galley Kitchen
- Living Area



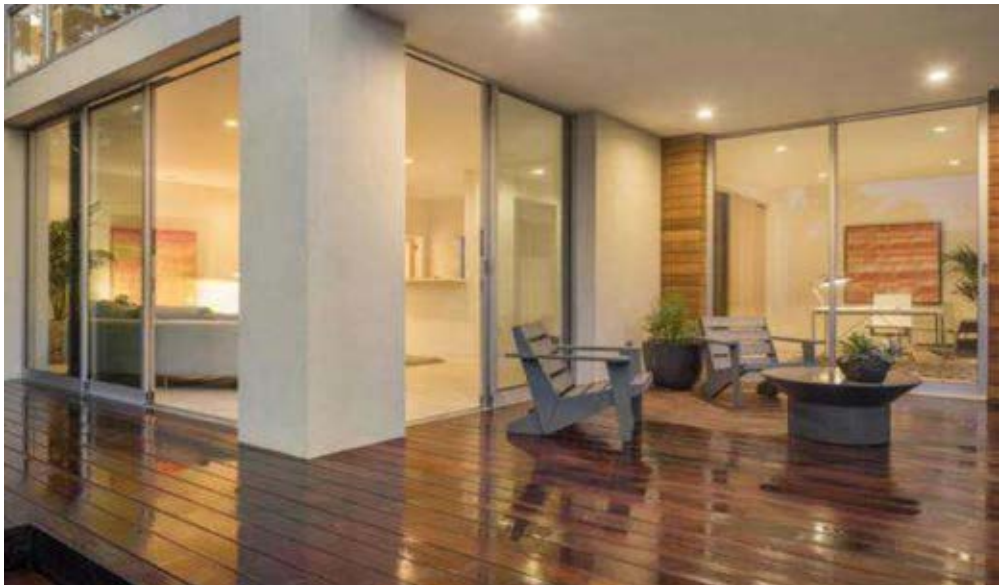
If you want a well built granny flat that includes a decent specification to begin with then Camorino are the obvious choice.

Our designs have have something for everybody & all our designs can also be custom designed to suit you.

Camorino Standard Inclusions

Double insulated reinforced concrete to external walls & Brikmakers Verticlay internal walls. Dulux AcraTex acrylic texture coat system in a wide range of colours and feature cladding where specified. A Camorino ICF built home is a highly energy efficient building system. Insulated concrete forms allow minimal transfer of heat or cold. When combined with doubleglazed windows & quality roof insulation a Camorino home outperforms the others on all levels of thermal, acoustic and strength.

Viridian LightBridge™ Double glazing to all windows and Sliding, stacking or Bi-fold doors where specified. The double glazing of LightBridge™ provides enhanced acoustics, creating a seamless transmission of light through your windows while restricting the amount of external noise reaching inside. The LightBridge™ range provides superior insulation by limiting the transfer of hot or cold air through windows – making your home cooler in summer and warmer in winter.



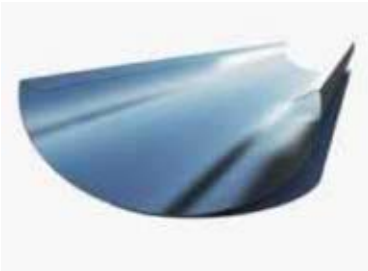
Revolution Roofing True Oak series of corrugated roofing – a return to a rounder, fuller, deeper and a more shapely profile in corrugated roofing, based on the original 19th century Walkers 'Gospel Oak' profile. Comes in a large range of 100% Australian Colorbond®

Choice of 3 gutter profiles

Mosman Gutter – A Sleek contemporary design to cap off any modern home. With a large water carrying capacity in a large range of 100% Australian Colorbond® Steel colours, it's probably the easiest choice you'll ever make in gutters

Traditional full sized gutter that is compatible for all types of roofs. Thicker and offering a soft feed as well as high water carrying capacity. The high front is ideal for concealing sheet ends for a seamless finish.

Perfect for both Domestic and commercial buildings, the Half round Gutter is often the gutter of choice due to its clean, smooth shape and practicability. High water carrying capacity and low maintenance featuring a classic seamless profile.



Choice of 5 Corinthian Urban range of entry doors. (standard size).

Choice of 15 Corinthian Deco 25c Internal door styles. (standard size).

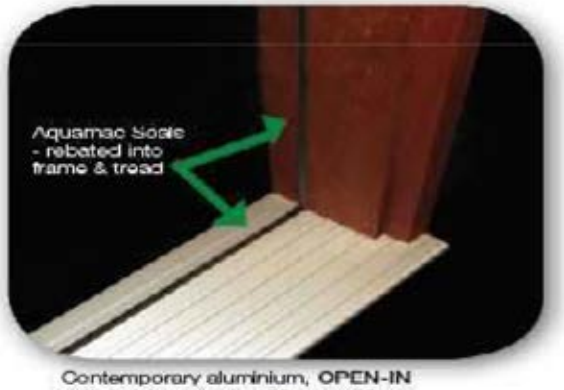
Choice of Zanda Architectural Range door hardware from Jura manta or Zenith range

Premium M&B Evo Exterior door frame to entrance and garage & laundry doors where applicable

Key Benefits:

- Energy Saving.
- Seals your entrance door using Aquamac 21 weather seal.
- Improved insulation & noise reduction
- Prevents drafts, insects & water penetration.
- Self draining aluminium tread which conducts rain away.
- Hushed sound of door closing

OPEN-IN self draining sill



Contemporary aluminium, OPEN-IN
self-draining tread. 160mm x 42mm

Contemporary aluminium, OPEN-OUT
self-draining tread. 135mm x 35mm

Choice of 8 Pre-primed MDF High Moisture resistant skirting and Architraving.

Hardwood internal timber frames for a classic quality finish

WA FEDERATION 18mm
Widths 65mm, 80mm, 125mm

LAMBS TONGUE SKIRTING 18mm
Widths 67mm, 92mm, 140mm

SPLAYED SKIRTING 18mm
Widths 67mm, 92mm, 140mm

SQUARE DRESSED 18mm
Widths 42mm, 67mm, 92mm, 117mm

SINGLE BULL NOSED SKIRTING 18mm
Widths 67mm, 92mm

DOUBLE BULL NOSED ARCHITRAVE 67x18mm

WA COLONIAL 18mm
Widths 67mm, 87mm

WA COLONIAL 18mm
Widths 140mm, 190mm

Choice of 6 CSR Gyprock cornice styles

Gyprock ceilings to all areas and Aquacheck to wet areas and alfresco/porch where applicable. R4.1 215mm thick Australian made CSR Bradford Gold Batts Insulation to all habitable rooms.

28c ceilings throughout

25c double mirrored sliding robes to bedrooms with shelf and rail and milky white back glass sliding linen door and detail of four shelves to linen.

Locally made custom built designer kitchen cabinetry complete with soft close hinges and drawer runners, Laminex doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and laminate kickboards. 40mm Square Form polished edge Caesarstone® benchtops to the kitchen in a wide range of colours from Standard & Deluxe range to choose from & 20mm Caesarstone® Square Form polished edge to all remaining benchtops throughout in wet areas and laundry.

Omega Kitchen Appliances

Since its inception, Omega's commitment has been to the seamless integration of strong design with innovative performance and excellent workmanship. Today the company is recognised as a front runner in the Australian kitchen industry, providing a benchmark in style, quality and service that many seek to emulate.

The Omega range of appliances combines all the classic design elements and superior workmanship of quality specialist manufacturers, with the affordability and versatility so highly desired by the multi-tiered Australian domestic market

Artia Italian Made pull out units to kitchen and laundry

Pull-out bin 35l with soft close runner to kitchen

3/4 round carousel to corner cabinets

SIGE Laundry Hamper

Single Pull out pantry unit

Wide selection of designer handles for kitchen, Bathroom & laundry cabinets

Select from our Builders range of Argent Products

Back to Wall
Toilet Suite

ARGENT
Chrome
Tapware

Pace

Flow

ARGENT Basins

Grace Counter Top

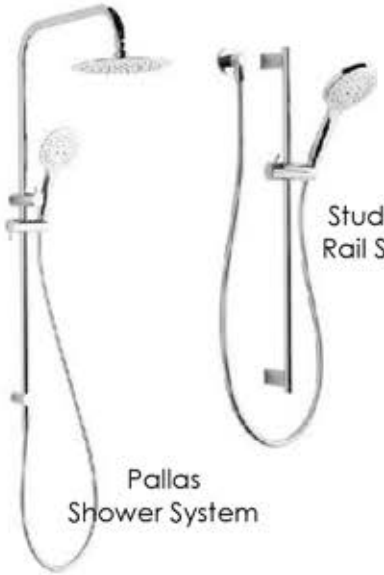
Zen Drop-In

Zen Under Counter

ARGENT Accessories

Loft – Chrome

ARGENT - Chrome Showers



Studio
Rail Set

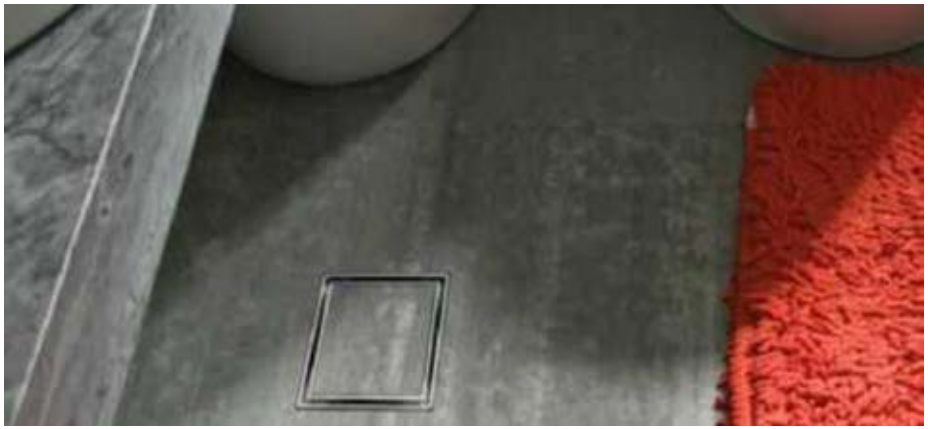
Pallas
Shower System

ARGENT
Pace Chrome Kitchen
Mixer

ARGENT Verve Double Bowl
770 x 440 x 200mm

ARGENT
Echo Laundry Mixer&
Format Laundry Sink

Bermuda Channel wastes to Showers and tile insert floor wastes to wet areas



Tiling selection allowance includes installation of tiles of up to 300mm x 600mm to the floor and walls of all wet areas.

- 2100 high to shower and dado height (1100mm)to remainder.
- 1 row Skirting to laundry (where applicable).
- 600mm high splashback tiling to laundry and kitchen.
- Floor tiling to living and entry.

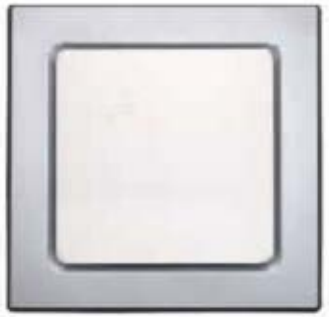
Hobless shower to ensuite and bathrooms. Semi-frameless glass shower screens & or panels to shower recesses. Polished edge mirrors to full length width of vanity cabinets to bathroom/s.

ELECTRICAL – Standard inclusion.

- 1 x Clipsal Saturn Series Pure white single light switches to each room.
- 1 x LED City II LED Downlight ADJUSTABLE Brushed Chrome to each room.
- Exhuast Lucci 200mm Designer Square Exhaust Fan to Bathroom.
- 1 x Marine 316 LED Adjustable Wall Spot IP65 Outdoor Spotlight to rear or side.
- 1 x Clipsal Iconic double powerpoint per room & two double GPO's each for the kitchen and master bedroom.
- 1 x RCD switches and hard-wired smoke detectors.
- NBN 3 point pack including TV point, phone point and internet point.
- 1 x Weatherproof GPO's to external & TV antenna - supply and install.

Selection of 8 colours from Redbook Carpets 100% Soft Solution Dyed Nylon Cut Pile Twist and gold foam underlay from Trevors Carpets Myaree. Carpet to bedroom/s

Rinnai B16 Hotwater system and Smartbox Recess Box. These units are highly energy efficient, only heating water as it passes through the unit. Combined with the Smartbox the unit blends seamlessly into your house.



Other Standard Inclusions:

- Fixed price MBA HBWC building contract.
- Engineer designed slab and footings.
- Site GEO report (if required).
- Contour survey (if required).
- Australian made R4.1 CSR Bradford Gold Batts Insulation.
- Aquacheck ceiling and cornice to porch/alfresco/balcony (if applicable)
- Survey and re-peg of the before construction.
- External painting & complete internal wall painting using a 3 coat system including one sealer and 2 top coats of paint from the Dulux range.
- Home indemnity insurance.
- 10 year structural guarantee.
- Six month maintenance warranty period.
- Bayer Kordon Anti Termite.
- Site clearing and general site works priced pending GEO report.
- Note Electrical, GAS and Water connections to be costed pending site evaluation.

Not included but available on request:

- Upgrade to & pricing available for Floor coverings such as polished concrete, Honed and polished marble/granite floors, Ultra large format (1200x600mm floor tiles) or hardwood jarrah flooring.
- Upgrade to & pricing available for ducted or split system Air conditioning supply & Install.
- Upgrade to & pricing available for Landcaping Design and construction and soakwell supply/install.

Prices, terms, promotions, features, options, floor plans, elevations, designs, specifications, metreage and descriptions are subject to change without notice. Any Prices shown refer to the standard house and the plan and do not include any optional features, upgrades or lot premiums. Floorplans & pricing may vary in construction depending on applicable local council regulations and subsequent R-codes and BAL ratings. Camorino reserves the right to make changes to its home plans and the project design and layout. Camorino do not guarantee that any specific level of energy utility costs or savings will be achieved or maintained. All renderings and floor plans are an artists' impression & conceptual drawings may vary from the actual plans and homes as built including any client changes. Home images, colours and sizes are approximate for illustration purposes. Images displaying options/upgrades and upgraded landscaping which may be available at predetermined stages of construction for additional charges. Images may also display many decorator items and furniture which are not available for purchase.

Notes:

www.camorino.com.au

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