



EXCLUSIVE
RESIDENCE



DESIGN

CONSTRUCT

LANDSCAPE

INTERIORS

— GENESIS —



S P E C I F I C A T I O N S

FEATURES

Total floor area 471m²

GROUND FLOOR

Soaring entry foyer; guest suite, powder room, kitchen, dining, family, theatre, alfresco and gazebo. Private entrance from double garage.

UPPER FLOOR

Master suite, private family sitting, 3 secondary bedrooms and semi ensuite, bathroom with separate WC.

BELOW GROUND

Extensive cellar.

EXTERNAL INCLUSIONS

- Paved front drive & verge crossover with feature pattern as displayed, in Urbanstone.
- Coloured acrylic texture coat render to all external brickwork, recessed banding & splayed pier bases.
- Prime Oxford slate roof tiles including full sarking as displayed.
- Stylish quarter round gutters. Concealed downpipes to front elevation.
- Fully integrated stormwater soakwell system to all downpipes.
- Gloss finished marine ply eave lining & ceilings to front portico and around eaves to residence.
- Natural cedar louvres to turrets on front and rear of residence.
- Combination of commercial strength & residential grade powdercoated aluminium windows & doors fitted with grey glass for privacy & security.
- Automatic cedar style, COLORBOND® sectional garage door as displayed.
- Architectural bifold doors to family, dining and alfresco.
- Vitrified tiled front steps to portico and alfresco with matching bullnose edges.
- Custom wrought iron & stainless steel infill to rendered boundary walls.

INTERNAL INCLUSIONS

- Custom entrance doors, door handles & locks as displayed.
- Extra ceiling heights and decorative cornices combined with feature ceiling bulkheads as displayed.
- Fully insulated with R3 batts.
- Timber door frames throughout.
- Custom carved doors as displayed in Exclusive profile.
- Custom designed Exclusive skirtings & architraves as displayed.

- European chrome lever door handles as displayed with privacy locks to bathrooms.
- Vitrified tiled floors throughout including entry foyer; passages, kitchen, dining, laundry and guest bath.
- Granite to first step and riser plus entry threshold.
- All bathrooms and laundry tiled to ceiling height as displayed. Tiles & border selections as displayed.
- Granite spa plinth in master ensuite.
- Kitchen cabinets with granite bench tops, architectural handles, glass shelves and glass splashback as displayed.
- Smeg appliances to kitchen, including dishwasher; rangehood, microwave, oven, gas hotplates & gas wok burner.
- Granite bench top and cabinets to alfresco.
- Custom gas BBQ, wok burner and rangehood to alfresco as displayed.
- Bench tops to all bathrooms & powder room finished in selected granite/marble as displayed.
- Plumbing fixtures including mixer taps, spa bath, basins, sinks, toilet suites, shower sets & accessories as displayed.
- Twin gas Infinity eco 26 HWS set in space saving recessed wall liners.
- Frameless pivot shower screen & matching WC door to master ensuite. Semi frameless pivot shower screens to all other bathrooms.
- Frameless mirrors to all bathrooms as displayed.
- Lacquered marine ply to feature walls in theatre as displayed.
- Speciality robe fit out to master suite.
- Wrought iron & stainless steel balustrade with matt finish timber handrail.
- Extensive 3 phase electrical service including all exhaust fans, TV points with coax cable, phone & fax points, smoke detectors & slimline connector plates as per display.
- Fully painted with washable quality paint to all internal walls. All doors, frames, skirtings & mouldings are spray painted in satin enamel for a super smooth finish.
- Inbuilt ducted vacuum system.
- Fully integrated security system external cameras and monitoring facility.
- Reverse cycle airconditioning with twin units and linear diffusers as displayed.
- Greensmart energy efficient rated.
- Custom architectural design
- Cellar hand laid granite River Stone to curved stair and all walls. Marble floor and housing for 1000 bottles. Cellar design including built in furniture and racks.

*Specifications and pricing was correct at the time of printing. Exclusive Residence reserves the right to make changes without notice.

GENESIS | 14 VERONICA PARKWAY, STIRLING

OFFICE:

357 ROKEY ROAD SUBIACO WA 6008 TEL: 61 8 9287 4988 FAX: 61 8 9388 8898
email: sales@exclusiveresidence.com.au www.exclusiveresidence.com.au

QUALITY WITHOUT EXCEPTION. BUILT BEYOND EXPECTATION.



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