

An abstract graphic consisting of several overlapping, wavy, translucent bands in shades of white and light gray, creating a sense of fluid motion and depth.

WB

X

COLLECTION

THE PHOENIX



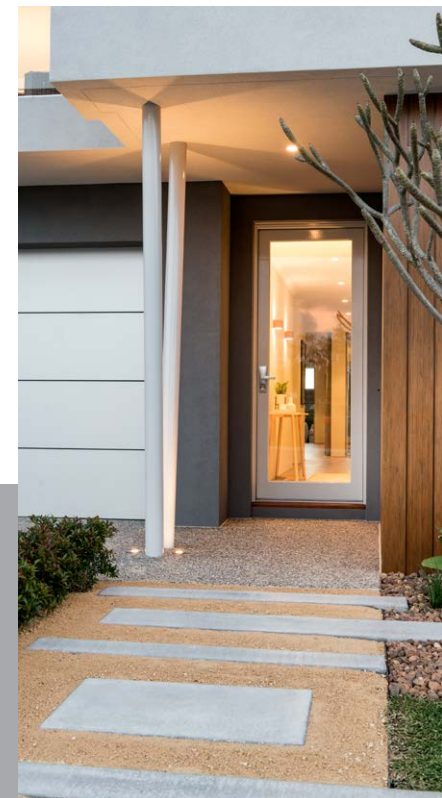
LIVE FREE FROM CONVENTIONAL THINKING WITH THE PHOENIX

Designed to bring coastal chic to any street, The Phoenix features intelligent design ideas behind an ultra-cool façade. Virtually every 'must have' is in attendance, including a vast master suite on the ground floor, galley kitchen with scullery, two living areas, three spacious bedrooms on the upper level, large balcony plus double garage.



DESIGNED
TO BRING
COASTAL CHIC
TO ANY STREET





As expected, the style is stunning in its subtleness, with earthy rustic elements such as Spotted Gum timber flooring contrasted against bursts of charcoal, matt black and brass.

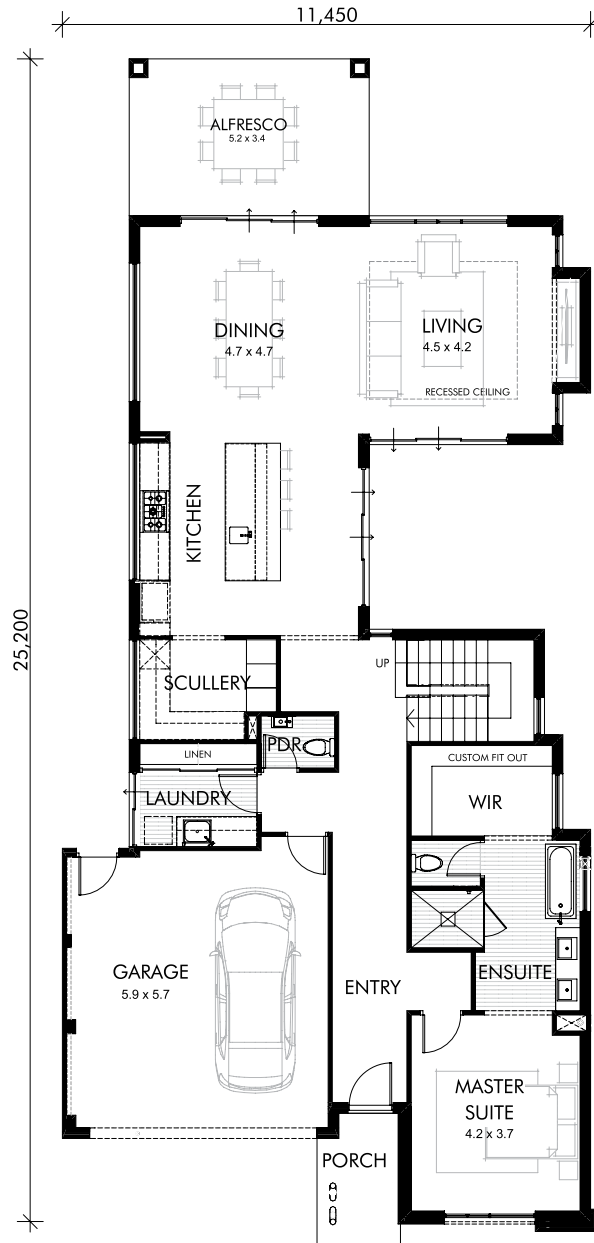


And like every Webb & Brown-Neaves, The Phoenix has a quality that only 40 years of home building experience can provide.

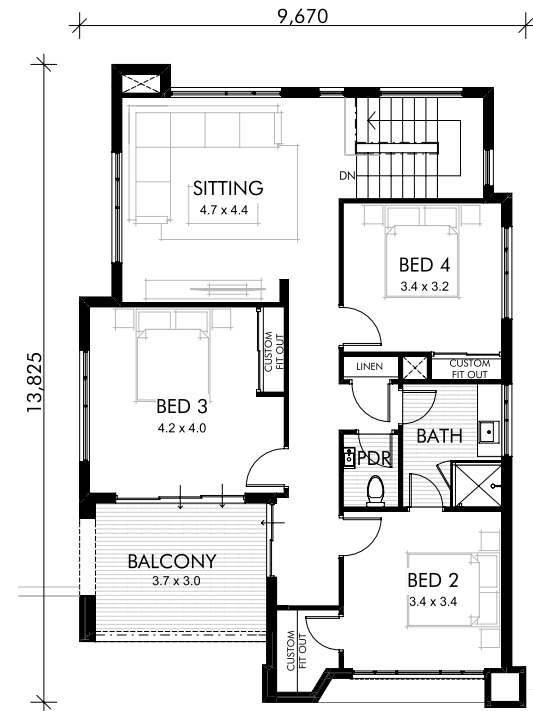


GROUND FLOOR - 154.26M² | UPPER FLOOR - 101.95M² | GARAGE - 36.58M²
BALCONY - 12.16M² | PORCH - 3.99M² | ALFRESCO - 17.68M²
BED 4 | BATH 2

TOTAL 326.62M²



GROUND FLOOR



UPPER FLOOR

THE PHOENIX SPECIFICATIONS

EXTERNAL INCLUSIONS:

- Traditional double clay brick construction with white set hard wall plaster to the ground floor. Insulated cladding system with dry lined walls and R1.5 insulation batts to the upper floor perimeter walls
- Suspended concrete slab with engineered steel truss sub frame.
- COLORBOND® steel metal roof in a wide range of colours.
- COLORBOND® steel fascia, gutters and rectangular downpipes in a wide range of colours.
- Dulux AcraTex acrylic texture coating system to entire home in a wide range of colours (includes one additional contrasting colour to front elevation).
- Biowood Architectural composite wall panelling to front elevation.
- Aluminium composite panelled remote controlled sectional garage door.
- 28 course M & B Brentwood clear glazed entry door.
- Frameless clear glazed balustrade with stainless steel handrail and fixings to balcony.
- Recessed sills to kitchen/courtyard, living/courtyard and dining/alfresco.
- Jason Windows key lockable multi-point sliding doors and Breezlock aluminium framed windows in a range of colours.
- Jason Windows aluminium framed fly screens colour matched to window and sliding door frames (excludes bi-folds, commercial frames/stackers).
- 28 course high sliding doors and window head heights as per plan.
- Brick paving to front porch and covered alfresco plus 30m² brick paving allowance to path/driveway.
- Galvanized external T-bars and lintels.
- Key lockable manhole to alfresco ceiling.

INTERNAL INCLUSIONS:

- 31 course high ceilings throughout (with bulkheads and dropped ceiling heights as per plan)
- Plasterboard ceilings with Symphony cornice throughout (excludes bulkheads and dropped ceilings).
- Recessed ceiling to living room.
- Glazed fully frameless balustrade with stainless steel fixings to stairs and void.
- Custom fit outs to robes.
- Bright white backed glazed sliding doors to ground floor linen with mirrored sliding doors to robes in bedrooms 3 and 4.
- Premium residential stacking doors to kitchen/courtyard, living/courtyard, dining/alfresco and balcony/bedroom 3.
- 2340mm flush panel internal doors to the ground floor and 2040mm to the upper floor.
- Selection of Gainsborough door furniture to all internal doors.
- Painting to internal doors, doorframes, cornices and ceilings.
- Four white lined shelves with painted fascia to linen cupboards.
- Clipsal Saturn Zen light and power point switch plates. One light and one double power point per room, allowance for an additional point to the kitchen and master bedroom. Excludes garage and concealed switches.
- R4.1 ceiling batts to all sections of the home including the garage, alfresco and porch.
- Reinforced metal beads to external corners of trafficable areas (excludes sliding doors).

KITCHEN INCLUSIONS:

- Caesarstone® 40mm bench tops in a wide range of colours.
- The Maker custom built kitchen cabinetry with soft close hinges and drawer runners, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and laminate kickboards.
- Scullery with Caesarstone® 40mm bench top, custom built cabinetry, laminated pantry, dishwasher recess, microwave recess with pot drawer under, overhead cupboards with handle-less cabinets, double bowl undermount stainless steel sink.
- Bosch 900mm wide fan forced electric oven.
- Bosch 900mm wide stainless-steel gas hotplate.
- Bosch 700mm wide stainless steel integrated range hood.
- Splashback tiling above bench top to underside of overhead cupboards and range hood. Tile selection from WB X Collection.
- Tiered overhead cupboards. Top hinged with touch to open catches to top row and top hinged handle-less overhead cupboards to the bottom row.
- Selection of designer handles to cabinet doors and drawers.
- Two banks of three pot drawers plus one below oven.
- Stainless steel under mount single bowl sink.
- Selection of Mizu Soothe, Mizu Bloc, Mizu Drift, Nobili Balance or Technobili flag designer sink mixers.
- Fridge recess including power supply.

BATHROOMS AND LAUNDRY INCLUSIONS:

- Caesarstone® bench tops to bathrooms, ensuite and laundry in a wide range of colours
- The Maker custom built bathroom and laundry cabinetry with soft close hinges, Polytec doors with ABS edging in a wide range of colours and finishes, white lined internal shelving and tiled skirting to hob.
- Hobless shower to ensuite with 100mm tiled hob to bathroom shower.
- Kado Lux freestanding bath to main ensuite with Mizu Bloc floor mounted spout.
- Mizu Bloc overhead shower to main ensuite with a selection of Croma, Mizu, Posh shower heads to bathroom.
- Selection of Reece Mizu Bloc, Posh Solus, Roca mixers to basins, baths, showers.
- Selection of American Standard, Kado, Mizu vitreous china basins including second basin to ensuite.
- AXA Hox vitreous china wall basin to powder rooms.
- Recessed vanity hobs to bathroom and ensuite.
- Oversized drawers with open shelving to ensuite.
- Slimline framed mirrors above vanity cabinets.
- Extraction fans flumed to external air to bathrooms and WCs.
- Privacy door locks to bathrooms, WCs and master bedroom.
- Clear glazed semi-frameless shower screens in a range of frame colours.
- Selection of designer handles to cabinet doors.
- Double towel rails, toilet roll holders and soap holders.
- Chrome plated wastes to basins and wet area floors.
- Laundry overhead cupboards with handle-less cabinets.
- Ceramic floor and wall tiling to bathrooms, WCs and laundry. Tile selection from WB X Collection (includes 2000mm high wall tiling to shower recesses and tiled splashback over vanity cabinets, bath and remainder of wet area floors) Mitred tiling throughout where applicable.
- Dado height tiling to main ensuite.
- 45L stainless steel inset trough to laundry cabinetry with Mizu Soothe, Mizu Bloc, Mizu Drift, Nobili Balance or Technobili flag designer mixers.

- Dual flush vitreous china American Standard Cygnet wall faced close coupled toilet suites with white pans and cisterns throughout.

QUALITY INCLUSIONS:

- Energy efficient 160L gas hot water storage system.
- Two RCD safety switches and two hard wired smoke detectors.
- External front and rear garden taps.
- NBN 3-point pack including TV point, phone point and internet point.
- Daikin Australia ducted reverse cycle air conditioning system including a state-of-the-art MyAir 5 touchscreen tablet control.

All systems designed to enable living areas to run simultaneously at 100% capacity.

Individual system sizes, number of zones, ceiling outlets and registers will be determined by the requirements of each individual home design.

GUARANTEES, SERVICES AND INSURANCES:

- An Alcock Family Company.
- 25-year structural guarantee (10 years transferable).
- 12-month maintenance period.
- Builders indemnity & public liability insurance.
- HIA fixed price contract.
- HIA & MBA award winning member.
- Building licence & Water Corporation fees.
- Engineers soil report of building site (soil report based on A-class sites).
- Engineer certified working drawings and site contour survey.
- 10m 3 phase power allowance.
- 10m sewer connection allowance.
- 10m water run-in allowance.
- Up to 20m gas run-in allowance including connection.
- Anti-termite protection treatment.
- Professional in-house design team.
- Access to Australia's leading construction finance specialist, Resolve Finance. Australian Credit License 385487.

Notes:

Home elevation illustrations and photographs shown are for illustration purposes only. Illustrations and photographs may depict features not included as standard features of the home design or not supplied by Webb & Brown-Neaves including, but not limited to; feature brickwork/stone cladding, garden features, landscaping, planter boxes, retaining walls, pergolas, outdoor kitchens, barbecues, screens, exposed aggregate concrete, designer garage doors, water features, gates, fencing, letterboxes, tinted windows, light fittings, built-in furniture, furniture, window treatments, floorcoverings and decorator items. Webb & Brown-Neaves does not supply swimming pools, pool decks and fencing. Please speak with a Webb & Brown-Neaves Building and Design Consultant for clarification.

All non-specified items including but not limited to: Face brick, feature brick, ceramic tiles, paving, laying patterns, colour selections, materials and finishes are to be selected from the Webb & Brown-Neaves Standard range

Nominated brand products are subject to alteration pending availability. In the event of non-availability, the nomination of an equivalent featured substitute is at the full discretion of Webb & Brown-Neaves in compliance with the Housing Industry Association contract.