



AT DEANSIDE VILLAGE

# THE SOHO LIVING DIFFERENCE

When you choose SOHO Living, you are investing in a space that instills both a physical and emotional connection to its design.

Our developments are a smart investment where the strength in each homeowner's individuality builds a diverse and welcoming community.

The fresh, sharp aesthetics inject style and dignity into your lifestyle. SOHO Living inspires its communities to value exploration, expression of self and collaboration.

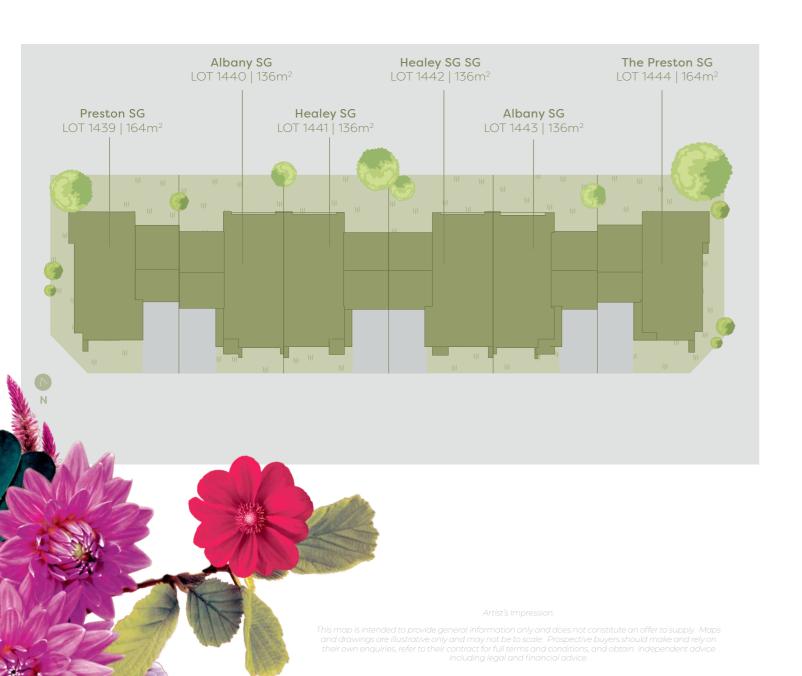
Investing with SOHO Living is investing in an optimistic future. Our developments aim to create lasting, elegant neighbourhoods that have a style and modernism that is pioneering and versatile – being young and dynamic and thinking outside the box is what SOHO Living does best.





with an abundance of open space and beautiful streetscapes - right where you are. This alluring Deanside estate is a sweet blend of convenience and tranquility.

## SITE PLAN







THE **PRESTON** CORNER

TYPE A / 16 SQUARES













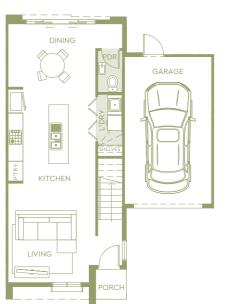
THE **ALBANY** 

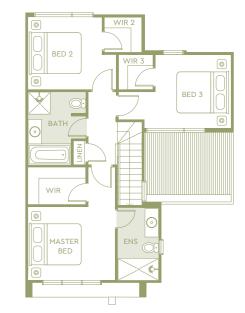
TYPE A / 16 SQUARES

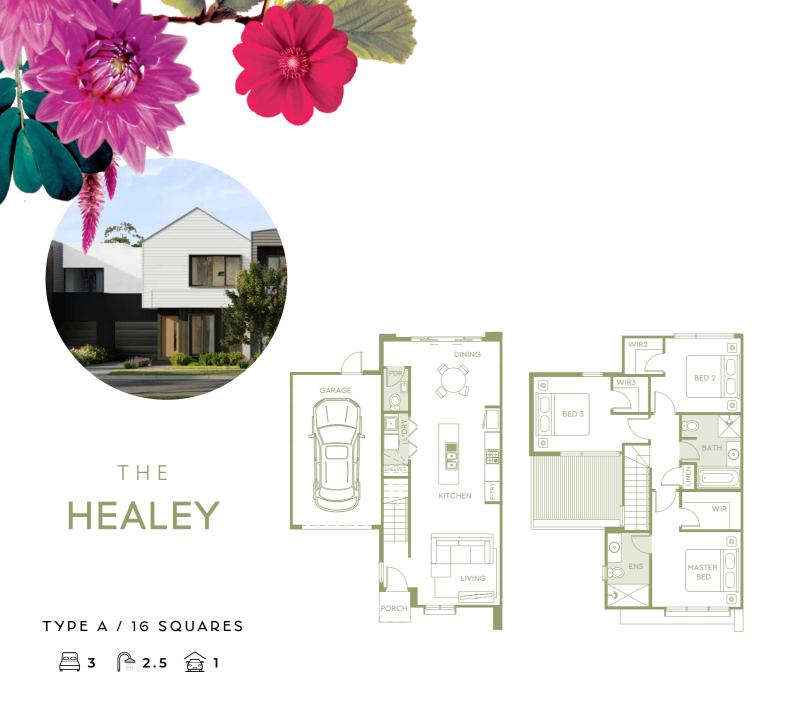


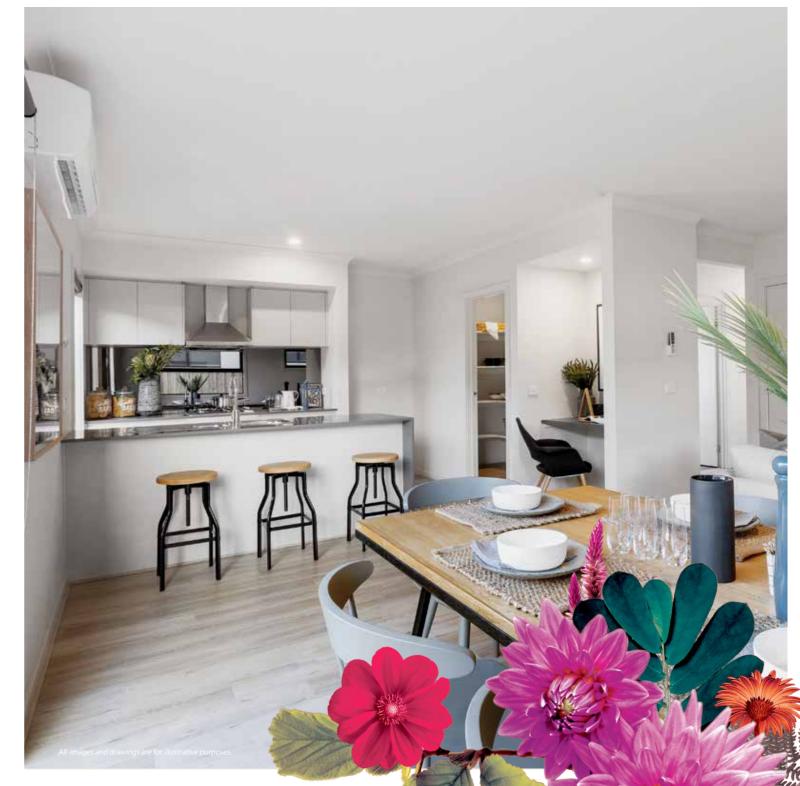












## MASTER PLAN



## SOHO TERRACE TURNKEY INCLUSIONS

#### **EXTERNAL FEATURES**

**External:** Light weight cladding.

**Render:** Acrylic texture coating render. Colour to be selected from SOHO Living colour scheme.

**Infills Over Windows:** Cement sheet infill over windows and doors.

**Roof Cover:** Colorbond Roof to be selected from colour selection.

**Roof Plumbing:** Metal gutter, fascia and flashings to be Colorbond finish.

Roof Pitch: 22.5 degree.

**Front Entry Door:** Stain colour to be selected from SOHO Living colour scheme.

**Windows:** Powder coated aluminum awning windows or timber to front façade only (façade design dependent).

Powder coated aluminum sliding windows to side and rear elevations only.

**Sliding Doors:** Aluminum powder coated sliding door. Colour to be selected from SOHO Living colour scheme.

Locks to all windows and sliding doors keyed alike.

#### **FRAMING**

**Walls:** Stabilised timber frame throughout at 450mm centres to ground floor of double storey homes, 600mm centres to single storey homes and first floor of double storey homes. Timber Sizes to be in accordance with AS1684 Timber Framing Code.

**Roof:** Engineer designed stabilised timber roof trusses at 600mm centres.

#### INSULATION

Insulation batts to home to comply with 6 Star Energy Rating.

#### **INTERNAL FEATURES**

**Ceiling Height:** 2590mm ceiling height (nominal) to single storey with 75mm cove cornice. 2590mm ceiling height (nominal) to ground floor of double storey homes, 2440mm ceiling height (nominal) to first floor, 75mm cove cornice throughout.

**Room Doors:** Flush panel Honeycomb Core 2040mm high to single storey, 2040mm high to ground floor and first floor of double storey.

**Room Door Furniture:** Passage set. Provide Alba Chrome levers through Chrome finish.

**Mouldings:** Skirtings - 67x18mm square edge primed MDF. Architraves - 67x18mm square edge primed MDF.

Plaster: Ceiling Plaster. 10mm plasterboard finish.

**Wall Plaster:** Plasterboard 10mm thick. Water resistant plasterboard to Ensuite, Bathroom and above Laundry trough.

**Blinds:** Holland blinds to bedrooms and living areas. **Fly Wire:** Fly Wire screens to all openable windows.

### PAINT

Internal and External: Two coats.

Woodwork and Skirting: Two coats.

#### **HEATING & COOLING**

Panel heating unit installed to living areas and bedrooms (excludes wet areas and area's with split systems) as per manufacturers/suppliers recommendations for home size.

Reverse cycle split system (heating and cooling) to living.

#### **HOT WATER SYSTEM**

Hot water unit in accordance with estate design guidelines.



SMEG oven 600mm.

SMEG cooktop 600mm 4 burner stainless steel gas cooktop.

SMEG rangehood 600mm stainless steel.

SMEG dishwasher 600mm.

Sink: Stainless steel double bowl sink.

Tap: Mixer gooseneck in chrome finish.

**Bench Top:** Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

**Splashback:** Selected as per SOHO Living colour scheme.

Regent design white subway tiles.

#### BATHROOM, ENSUITE, POWDER ROOM & WC

**Mirror:** Polished edges to full width of vanities sitting on 200mm tile splashback.

**Basin:** Ceramic abovemount 440mm round, 120mm high, No tap hole low profile square inset basin (white), chrome waste 1 tap hole/overflow.

Vanity Unit: Floating vanity unit on tiled pedestal.

**Bench Top:** Engineered stone benchtop 20mm. Choose colour from SOHO Living colour scheme.

**Bath:** 1525/1675mm acrylic bath (white) in tiled podium. (Design Specific)

**Shower Bases:** Ceramic tiled shower base. Selection from SOHO Living colour scheme range with Stainless Steel Centre Waste

**Shower Screens:** 1950mm high semi frameless with pivot door and clear laminated glass.

Taps and Outlets: Ensuite Shower hand shower on rail.

Bathroom Shower - Shower hand shower on rail.

Bath (Wall Mounted) - Straight wall bath outlet and wall mixer

Basin (Wall Mounted) - Wall mixer.

**Accessories:** Toilet roll holders chrome, double towel rails and soap dish holders to showers.

Toilet Suite: China toilet suite in white with soft close seat.

#### LAUNDRY

Trough: Design specific.

**Base Cupboard:** 800mm wide fully lined modular cabinet,

refer to working drawings.

**Bench Top:** Laminate with square edge. **Tapware:** Sink mixer in chrome finish.

#### ELECTRICAL

**Internal Light Points:** Recessed LED downlight in white non-metallic polyamide housing with diffuser.

**External Light Points:** (2 No) flood light wall mounted light fitting.

**Power Points:** White surround, double power points throughout excluding dishwasher, microwave and refrigerator provision, where a single power point is provided.

**Smoke Detector:** Hardwired with battery backup.

**Exhaust Fans:** Above all showers not opening to outside air, 250mm with self-sealing air flow draft stoppers.

TV Points: To Family and Master Bedroom.

Telephone Point: To Kitchen and Master Bedroom.

**Safety Switch:** Residual Current Devices safety switch and

circuit breakers to meter box.

Alarm: Reliance 8 with 3 sensors keypad at entrance.

#### **PLUMBING**

(2 No) garden taps, one located to the front water meter and one adjacent to the external Laundry door.

#### TILING

**Ceramic Floor Tiles:** Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Internal Courtyard and Powder room.

**Ceramic Wall Tiles:** Selected from SOHO Living colour scheme 400x400mm to Laundry, Ensuite, Bathroom, WC, Powder room, shower recesses and above bath.

#### **FLOOR COVERINGS**

**Carpet:** Selected from SOHO Living colour scheme to Bedrooms, WIR, Activity and Staircase.

**Timber Laminate:** Selected from SOHO Living colour scheme timber look laminate flooring to Entry, Kitchen, WIP, Meals, Family, Living, Rear Hallway, Lounge and Study.

#### STORAGE

**Shelving:** Robes- One white melamine shelf and hanging rail. Walk in Robe - One white melamine shelf and hanging rail. Pantry/Linen - Four white melamine shelves. Broom - One white melamine shelf (Design specific).

**Robe Doors:** Single Storey – 2040mm high flush panel hinged doors.

#### STAIRS (DOUBLE STOREY HOMES)

Plaster dwarf walls to stairs and void areas with painted timber handrail (refer to staircase layout).

#### **GARAGE**

**Garage Door:** 2100mm high x 4800mm wide Colorbond sectional door in flat line profile.

**Remote Control:** Remote control unit to front garage door with 2 handsets.

#### OUTDOOR

**Landscaping:** Garden and plants to the front and rear. Instant turf to rear yard. Or as per landscape design on drawings.

**Fencing:** 1800mm high timber paling/Colorbond including wing fence and gate to suit estate design covenants.

**Paving:** Coloured concrete to driveway and front path.

**Letterbox:** Pre cast concrete letterbox with colour to match house.

Clothesline: Fold out clothesline in rear yard.





DeansideVillage.

