

THE ASHWOOD

SPECIFICATIONS

DESIGN

Plans and specifications to council approval.
Soil test & slab on ground design to class M soil.
Floor to ceiling height 2700 allowed.

AREA

House	208.70m ²
Alfresco	14.79m ²
Garage	42.06m ²
Verandah	16.35m ²
Total	281.90m ² = 30.34 sqs

AUTHORITIES

Building permit fees.
Home warranty insurance.
Standard water tapping to 6.0m setback.
Electricity underground to 6.0m setback.
Sewer drains to 600m² allotment.

CONCRETE

Slab on ground to class 'M' soil.

BRICKWORK

Brick supplied to site as per builders range.
Brick on edge window sills.
Brighton light mortar, rounded joints.

CARPENTRY

Wall frame: Pinus studs.
Roof frame: Trusses.

WINDOWS

Aluminium, awning, with powder coat finish,
key locks and insect screens.

DOORS

Front door: Corinthian Retro PRET803.
Glazed entry sidelight clear glass.
Laundry door: Sliding glass.
Internal doors: Flush panel.
Door furniture: Gainsborough Amelia lever.
External: Gainsborough Trilock Leverset to entry.
Key lock to sliding door.
Door stops and weather strips.

STORAGE

Storage - linen press 4 shelves.
Laundry - 4 shelves & broom space.
Wardrobes - 1 shelf with hanging rails & 4 shelves

PLASTER

Walls and ceiling: 10mm plasterboard.
Wet areas: Villaboard & 10mm wet board.
Cornice: 75mm cove
Cornice: Jazz to entry, living, family & meals.

ROOFING

Corrugated zincalume.
Colorbond metal fascia.
Colorbond gutters & down pipes.

INSULATION

Ceilings: R3.5 batts.
Walls: Sisalation & R2.0 batts to external walls.

ELECTRICAL

Power points: 20	Light points: 25
Exhaust fans: 1	Tastic: 1
Television points: 2	Phone points: 2
Smoke detectors: 2	
Connections to stove, rangehood, heating	
Power point for future dishwasher.	

BATHWARE

Basins: Caboom - China
Bath: Shark - pressed metal
Tapware: Aztex mixers
Sink: Clark Advance 1 & 3/4 bowl
Toilets: Caroma Regal
Aztex towel rails & toilet paper holders.
Laundry tub: S/Steel 45 litre insert.
Shower screen: Aluminium front, pivot door,
clear glass.
Mirrors to bathroom & ensuite

JOINERY

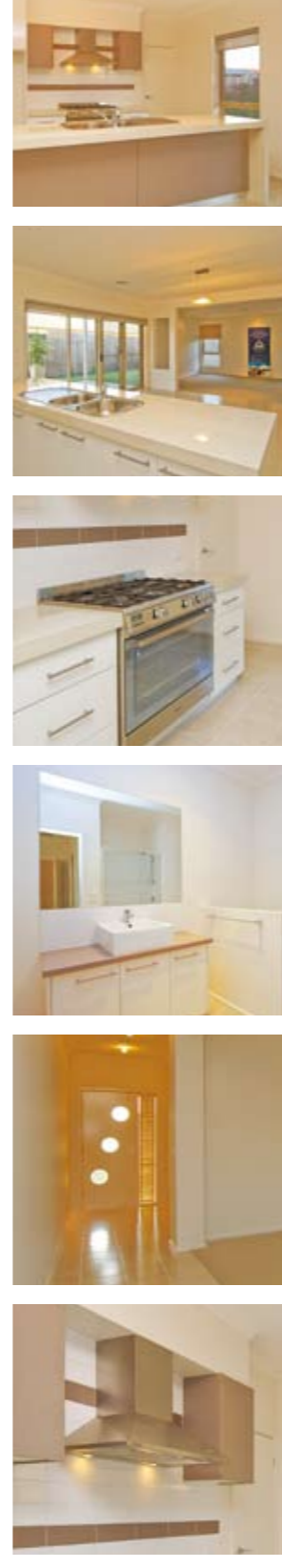
Kitchen cabinets: Vinyl wrap & laminated doors &
laminated tops.
Bathroom vanities: Laminated doors & tops.
Architraves: 65mm primed pine bevelled.
Skirting: 65mm primed pine bevelled.

APPLIANCES

Stove: Dual fuel - Technika TU950TLE8
Rangehood: Canopy - CHEM52A95
Hot water service: Rinnai 25 with 2 controls
2000 lt Rain Water Tank connected to toilets

HEATING

Gas ducted - Braemar TG320 programmable. E&OE



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RESIDENTIAL CONSTRUCTION & DESIGN

ASHWOOD



OPTION 2
Option 2 - is a plan that can be tailored to suit your individual needs. The alfresco area has been excluded to allow your own design for outdoor entertaining. Please refer to individual specification.



OPTION 3
Option 3 - is a larger version. The main focus is the master bedroom which has been increased in size and incorporates a generous size ensuite with a traditional walk in robe. The living room has been re-positioned within this design but still keeps its original size and functionality of the traditional Ashwood.



OPTION 4
Option 4 - has been created for the first home buyer or someone wishing to down size. This design still offers all the quality features of the Ashwood, and incorporates a spacious master bedroom with ensuite and walk-in robe.



OPTION 5
Option 5 - has been created for the growing family, which includes 4 bedrooms, study, larger ensuite with walk-in robe, living area, meals area and a generous size rumpus room. In addition, this design embraces a more contemporary facade.

Barry Walker Homes present the Ashwood, a modern home for the Australian family.

Careful planning and the use of natural light creates order and style, while maintaining a feeling of spaciousness and comfort that sets new standards.

A stylish and functional kitchen is a crucial element in this style of home. The island servery is perfect for casual dining day or night. Stainless steel appliances, generous cupboard space, including a walk-in pantry with its own work area, complete this zone.

Our range of individual designs are perfectly tailored for your needs, and our quality finish will ensure the Ashwood is everything you've imagined.

A perfect blend of aesthetics, elegance and function. The Ashwood is ideally suited for the casual Australian lifestyle.

