



### OUR MANAGING DIRECTOR - PETER COOK

Peter is not only a licensed Builder, but he is also a licensed Carpenter by trade and has been in the construction industry since the year 2000. Peter is structured, systematic and passionate about his trade. He is also passionate about raising industry standards and challenging the perception that people may have about builders and the world of construction.

————— FAMILY OWNED & OPERATED —————

# THE ADAMSTOWN

2  1  2 

## FAÇADE TYPE:

**Cosmopolitan**

## COSMOPOLITAN FAÇADE AREAS:

### Areas

|                         |                            |
|-------------------------|----------------------------|
| GF Living               | 31.71m <sup>2</sup>        |
| Verandah 1              | 6.79m <sup>2</sup>         |
| Verandah 2              | 9.40m <sup>2</sup>         |
| Alfresco                | 29.76m <sup>2</sup>        |
| Garage                  | 54.19m <sup>2</sup>        |
| FF Living               | 28.29m <sup>2</sup>        |
| <b>Total floor area</b> | <b>160.14m<sup>2</sup></b> |
| <b>Total width</b>      | <b>14.01m</b>              |
| <b>Total length</b>     | <b>9.92m</b>               |

### DISCLAIMER:

#### Designs & Floor Plans

All drawings are the property of P J Cook Building. Reproduction, copying or use within part or whole without written permission from an authorised P J Cook Building representative is strictly prohibited. Legal action will be taken against any offenders. Copyright P J Cook Building. ABN 50 149 164 741. BLN 234504C.

Floor plans and specifications may be varied by P J Cook Building without notice. All proposed designs are subject to certifier or council approval. Designs may vary from standard designs to comply with council or certifiers requirements.

#### Render & Façades

All photos and illustrations are for visual aid only. Renders do display items not included within our standard inclusions and further contain additional fixtures, fittings and finishes that may not be supplied by P J Cook Building. This may include, but is not limited to landscaping, outdoor items, furniture, light fittings, driveways, paths and other decorative items. These items along with other features shown in photographs or images maybe included as optional upgrades upon written request. It is the client's responsibility to confirm working drawings and inclusions in writing. Pricing may vary depending on selected design, design amendments, inclusions and façade chosen. The dimensions are diagrammatic only. A Building Contract with final drawings will display correct dimensions of your design.

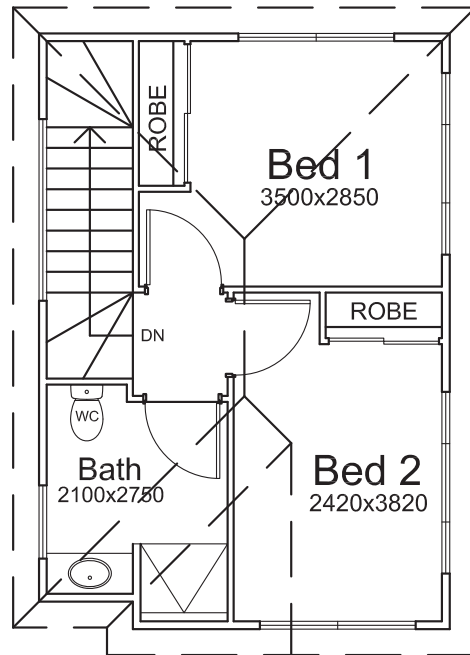
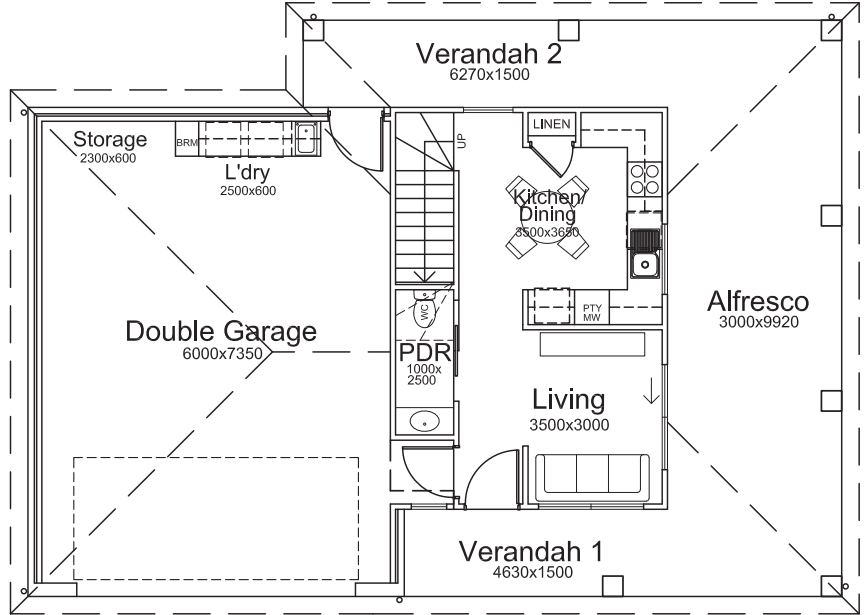
#### Standard Inclusions

M Class waffle pod slab on ground, garages, carport, veranda, balcony, patio and alfresco areas as specified on floor plan, external ceilings lined in WR board, internal floor area as specified on floor plan, light weight fibre cement cladding from PJC range, colour bond roofing, fascia, and gutters, aluminium swinging door frames, double glazed windows and sliding door frames as specified on floor plan, Hume XN5 solid core paint grade entry door, any additional swinging doors Hume solid core flush doors, floor tiles to balcony ledge wall, skirting tiles to ledge wall, balcony trims, stainless steel lineal drain to balcony, powder coated aluminium balustrade to balcony from builders range, colour bond garage roller door to applicable designs only, ceilings heights as specified on floor plans, approximately 2100 wall tiling to bathroom and approximately 1200 high to remainder, approximately 1200 wall tiling behind toilet, splash back tile above basin with skirting tile to remainder, skirting tile to laundry, splash back tiling to kitchen, closed rise radiata pine stair case, wall rail, balustrade for paint grade finish, square set to wardrobes, 90mm cove cornice to remainder, 4.5mm terrace vinyl planks to living, dining, kitchen, polyester cut pile twist carpet to bedrooms, wardrobes, stairs and first floor hallway area, complete 3 coat paint system to interior and exterior using Haymes paint, 20mm standard quantum quartz stone bench tops, kitchen as detailed on floor plans includes rangehood cupboard, dishwasher space, pantry, microwave, fridge space, cutlery insert, soft close draw runners and door hinges, overhead cabinets with finger pull, pantry, below bench draws, door handles from builder's standard range, custom vanities with 20mm standard quantum quartz stone bench tops to match kitchen, Polytec colours to kitchen and vanities from PJC range, 3.5KW Mitsubishi reverse cycle air con to service ground floor area only, slimline rainwater tank, blinds, wardrobes, clothesline, letter box, TV aerial, step down to wet areas, service connections as noted within preliminary sales estimate, plus much more.

P J Cook Building reserves the right to alter inclusions to a product of the same value where specified items are not available or have changed as part of our product offering.

Please speak to a P J Cook Building Consultant to discuss detailed pricing for different designs and inclusions so that your proposal specially outlines the design, fixtures, finishes and features that you would like included. For extended details on our standard inclusions please refer to your preliminary sales estimate. Any inclusions not specified within your preliminary sales estimate are not included.

Valid March 2024



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