



## P J COOK STANDARD INCLUSIONS:

- ✓ 20mm smart stone bench tops to kitchen and vanities
- ✓ 3.5KW actron reverse cycle air con
- ✓ 4.5mm vinyl to living, dining, kitchen, and hallway areas
- ✓ Carpet to bedrooms and wardrobes
- ✓ Floor to ceiling tiling to bathroom/ensuite areas
- ✓ James Hardie cladding from Builders Range
- ✓ External ceilings lined with LED down lights
- ✓ Haymes 3 coat paint system to internal and external
- ✓ Hume Newington entry door or aluminium sliding door (Subject to selected design)
- ✓ Aluminium windows and door frames
- ✓ Aluband tape around window and door openings. Aluband is a premium tape of heavier bituminous adhesive offering high strength bond, excellent abrasion resistance. This system further assists with the overall weathertightness and performance of your home.
- ✓ Quality tapware and fittings from Reece Plumbing
- ✓ Waterproofing membrane to substrate and over tile screed. This further reduces the risk of moisture entering tile screed, and is better able to withstand movement, any cracking of screed. Top membrane provides additional security and acts as crack suppression membrane. This is a far more robust system and comes with extended product warranty.
- ✓ Quality kitchen appliances with 5 year warranty
- ✓ Colorbond roof, fascia, and gutters
- ✓ Slimline rainwater tank
- ✓ Blinds, wardrobes, clothesline, letter box and aerial
- ✓ Wet areas stepped down (Meaning no step-in floor levels)

**Plus, much more!**



### 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

# ETTALONG BEACH

2  1 

## FAÇADE TYPE:

Modernist

## MODERNIST FAÇADE AREAS:

### Floor area

Living	60.00m <sup>2</sup>
Porch	14.42m <sup>2</sup>
<b>Total floor area</b>	<b>74.40m<sup>2</sup></b>

<b>Total width</b>	<b>10.00m</b>
<b>Total length</b>	<b>8.40m</b>

## DISCLAIMER:

### Designs and Floor Plans

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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 & Facades

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, outdoors 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, 1.5 x 1.5 lined covered front patio area, internal floor area as specified on selected design, light weight cladding, colour bond roof, fascia, and gutters, 5 aluminium windows, 1 sliding door or timber entry door in paint grade [design specific], 2440 ceilings, floor to ceiling tiling to bathroom and ensuite with square set ceilings, skirting and splash back tiling to laundry and WC areas, splash back tiling to kitchen, 4.5 vinyl planks to main areas, carpet to bedrooms and wardrobes, complete 3 coat paint system to the interior and exterior, 20mm smart stone bench tops to kitchen and vanities, Polytec colours to kitchen and vanities, 3.5 Actron reverse cycle air con, slimline rainwater tank, blinds, wardrobes, clothes line, letter box, TV aerial, step down to wet areas, service connections as noted within preliminary estimate plus much more.

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 estimate. Any inclusions not specified within your preliminary estimate are not included.

Valid August 2023



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