



## BUILDING YOUR FUTURE

### FAÇADE TYPE:

Hamptons

### HAMPTONS FAÇADE AREAS:

#### Floor area

Ground Floor	121.00m <sup>2</sup>
First Floor	135.19m <sup>2</sup>
Garage	38.66m <sup>2</sup>
Alfresco	14.8m <sup>2</sup>
Porch	4.39m <sup>2</sup>
<b>Total floor area</b>	<b>314.04m<sup>2</sup></b>
Optional Balcony	10.53m <sup>2</sup>

<b>Total width</b>	<b>12.06m</b>
<b>Total length</b>	<b>17.63m</b>



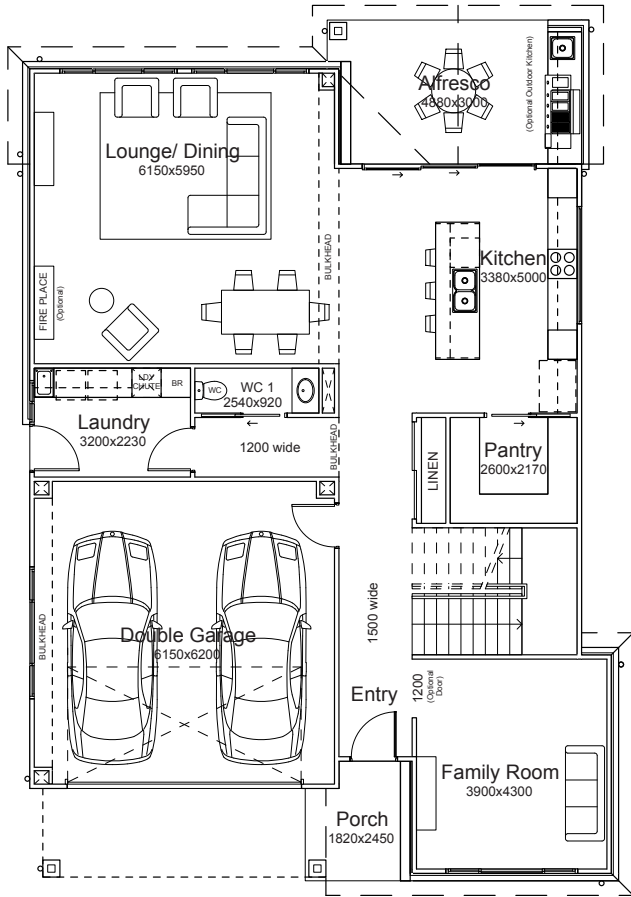
### OUR MANAGING DIRECTOR - PETER COOK

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.

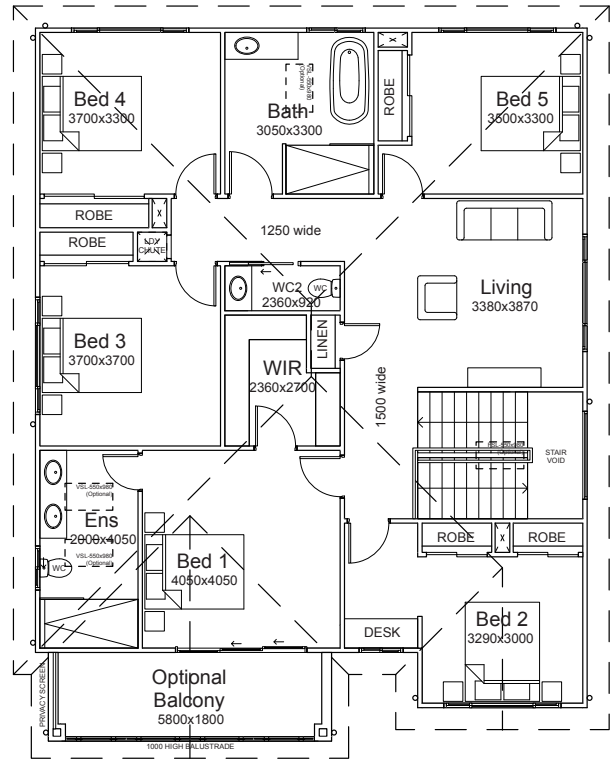
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# THE NORTH AVOCA

5  2  2 



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**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 may be 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, plan concrete slab to porch and alfresco areas, 50 lineal meters of 400mm diameter concrete peering to slab area, lined ceiling to porch and alfresco areas in WR board, internal floor area as specified on selected design excluding areas noted optional extras, brick veneer to ground floor in PGH bricks from builder's lifestyle range, lightweight cladding to first floor in weathertex 200mm classic smooth, colour bond roof, fascia, and gutters, aluminium windows, sliding and external door frames with paint grade timber reveals, gliderol panel lift garage door with motor, 2740 ground floor & 2440 first floor 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, enclosure treads, risers staircase with carpet over, pine material balustrade with paint grade finish, 4.5 vinyl planks to entry, family room, pantry, kitchen, living, dining, hallway, stairs and landing, carpet to bedrooms, wardrobes, living and hallway areas on top floor, complete 3 coat paint system to interior and exterior, 20mm smart stone bench tops to kitchen, vanities and laundry, polytec colours to kitchen, vanities and laundry joinery, actron ducted air conditioning, 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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**PJ COOK BUILDING**



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