



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
- ✓ Approximately 2100 high wall tiling to shower and 1200 high to remainder of bathroom and ensuite
- ✓ Fibre cement cladding from Builders Range
- ✓ External ceilings lined with LED down lights
- ✓ Haymes 3 coat paint system to the interior and exterior
- ✓ Hume Newington entry door or aluminium sliding door (Subject to selected design)
- ✓ Aluminium windows and door frames
- ✓ 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 manufactures 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)
- ✓ X1 Martec Link AC Series [48 Inch] Ceiling Fan to Living Area
- ✓ X1 Martec Link AC Series [48 Inch] Ceiling Fan with LED Light to Each Bedroom
- ✓ R2.5 Bradford Gold High Performance Insulation Batts to External Walls
- ✓ R4.1 Bradford Gold High Performance Insulation Batts to Ceilings
- ✓ R4.1 Bradford Gold High Performance Floor Insulation between First Floor and Ground Floor [Double Storey Granny Flats Only]
- ✓ Contemporary timber staircase with wrought iron balustrade, paint grade pine posts, handrails or wall rails, closed treads, and risers for carpet grade finish [Double Storey Granny Flats Only]

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

THE LONG JETTY

2  1 

FAÇADE TYPE:

Modernist

MODERNIST FAÇADE AREAS:

Floor area

Living	60.00m ²
Porch	5.18m ²
Alfresco	18.96m ²
Total floor area	84.14m²

Total width 9.26m

Total length 10.72m

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.

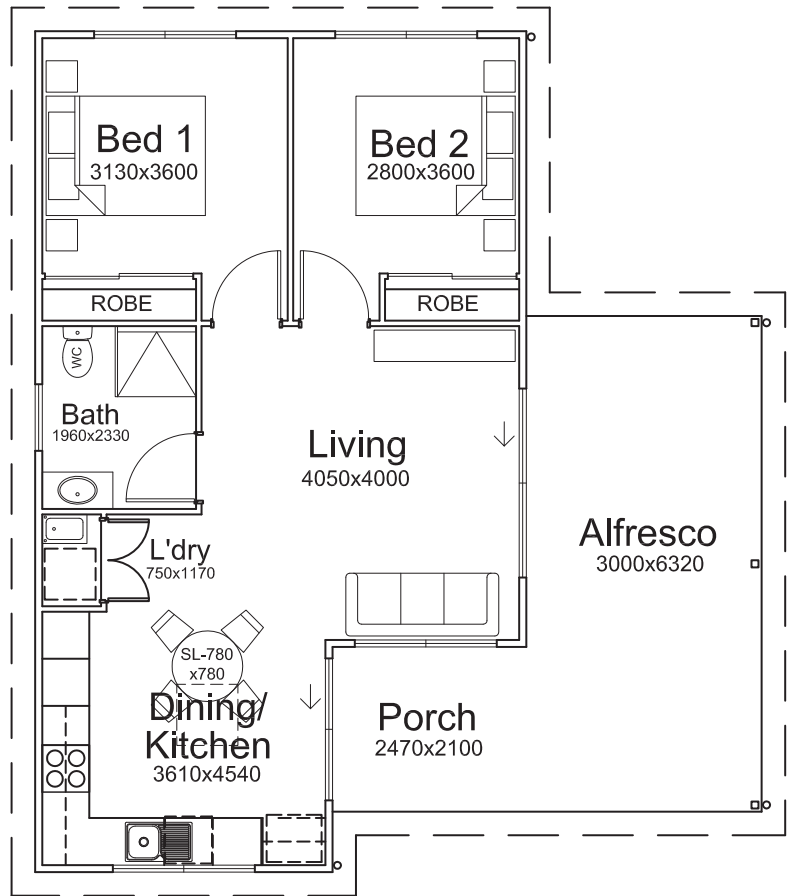
Standard Inclusions

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 fibre cement cladding from PJC range, colour bond roofing, fascia, and gutters, 5 aluminium windows, 1 sliding door or timber entry door in paint grade [design specific], 2440 ceilings, approximately 2100 high wall tiling to shower and 1200 high to remainder of bathroom and ensuite, skirting and splash back tiling to laundry and WC areas, splash back tiling to kitchen, 4.5mm vinyl planks to living, dining, kitchen and hallway areas, carpet to bedrooms and wardrobes, complete 3 coat paint system to the interior and exterior, 20mm smart stone bench tops to kitchen with 4 meters of below bench cabinets and 1.5m overhead cupboards, rangehood cupboard, dishwasher space, pantry, microwave space, cutlery insert, soft close draw runners and door hinges, overhead cabinets with finger pull, pantry, below bench draws, doors from builder's standard handle range, custom vanities with 20mm smart stone bench tops to match kitchen, Polytec colours to kitchen and vanities from PJC range, 3.5KW 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 sales 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 sales estimate. Any inclusions not specified within your preliminary sales estimate are not included.

Valid October 2023



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