



## 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 POKOLBIN

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## FAÇADE TYPE:

Coastal

## COASTAL FAÇADE AREAS:

### Areas

Living	50.00m <sup>2</sup>
Alfresco	21.90m <sup>2</sup>
<b>Total floor area</b>	<b>71.90m<sup>2</sup></b>

<b>Total width</b>	<b>6.78m</b>
<b>Total length</b>	<b>13.23m</b>

### DISCLAIMER:

#### Designs & 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 & 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, 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 standard 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, splash back tiling to laundry and WC areas, splash back tiling to kitchen, 4.5mm terrace vinyl planks to living, dining, kitchen and hallway areas, polyester cut pile twist carpet to bedrooms and wardrobes, complete 3 coat paint system to interior and exterior using Haymes paint, 20mm standard quantum quartz stone bench tops, 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 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, 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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