



**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 MARDI

## 2 STOREY DUAL OCCUPANCY DESIGN

5+5  2+2  1+1 

### FAÇADE TYPE:

Coastal Modern Box (upgrade)

### SITE CALCULATIONS (EACH DWELLING):

Ground Floor Living	78.57m <sup>2</sup>
Garage	19.40m <sup>2</sup>
Alfresco	10.92m <sup>2</sup>
Porch	8.16m <sup>2</sup>
First Floor Area	97.42m <sup>2</sup>
<b>Total Each Dwelling</b>	<b>214.47m<sup>2</sup></b>
<b>Total Overall Both Dwellings</b>	<b>428.94m<sup>2</sup></b>

**Total width** 16.49m  
**Total length** 17.68m

### 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 displayed are not standard façades and do include 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.

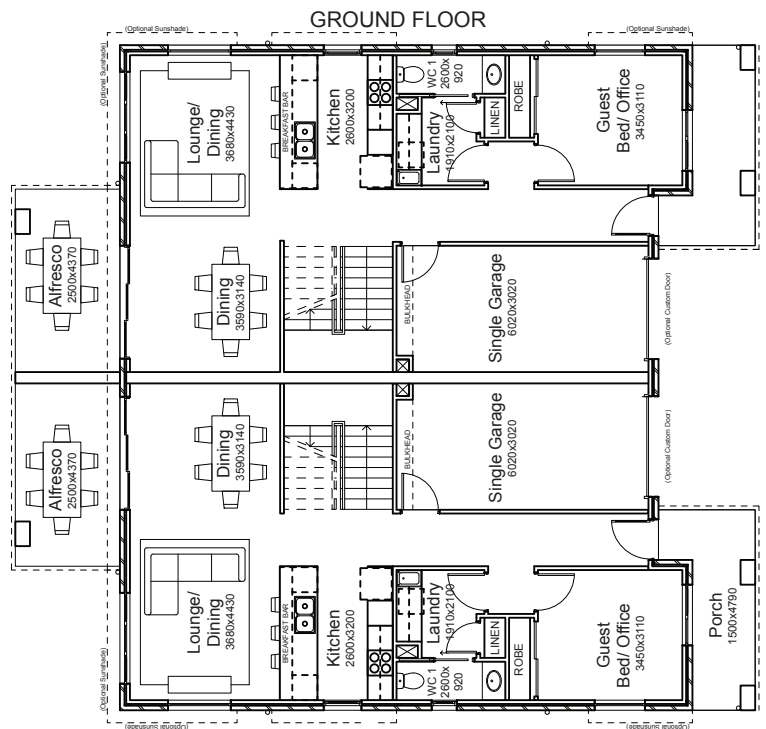
#### Standard Inclusions

M Class waffle pod slab on ground, plan concrete slab to porch, alfresco, 50 lineal meters of 400mm diameter concrete peering to slab area, lined ceiling to porch, alfresco in WR board, internal floor area as specified on selected design, PGH bricks from builders investor range and weathertex 200mm classic smooth lightweight cladding to any areas on design nominated with cladding, standard grade colour bond roof, fascia, and gutters, aluminium windows, sliding and external door frames in paint grade timber reveals, gliderol panel lift garage door with motor, 2590 ground floor and 2440 first floor ceilings, floor to ceiling tiling to bathroom and ensuite with square set ceilings, skirting and splash back tiling to laundry, WC, splash back tiling to kitchen, 4.5mm vinyl planks to ground floor guest BR, hallway, kitchen, living and dining areas carpet to stairs, first floor bedrooms and wardrobes, complete 3 coat paint system to interior and exterior, kitchen as detailed on selected floor plan, laundry with freestanding tub, 20mm standard quantum quartz stone bench tops to kitchen and vanities, polytec colours to kitchen and vanities from PJC range, 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, ducted air conditioning, slimline rainwater tank, wardrobes, step down to wet areas, service connections as noted within preliminary sales estimate plus much more.

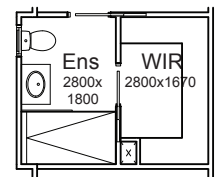
P J Cook Building reserves the right to alter inclusions to a product of the same value where specified items are not available or have changed as part of our product offering.

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 August 2024



### ENSUITE/ WIR OPTION



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