

BLUEPRINT HOMES (WA) PTY LTD

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Disclaimer: This information is correct at time of printing 1st March 2025. All details are to be confirmed during your consultation with your Blueprint representative and your final plans and addenda will represent what you have purchased. BP0016_BRN11904

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The *Selacosa*



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The Selacosa

18 Selacosa
Avenue, Alkimos
(Eden Beach Estate)

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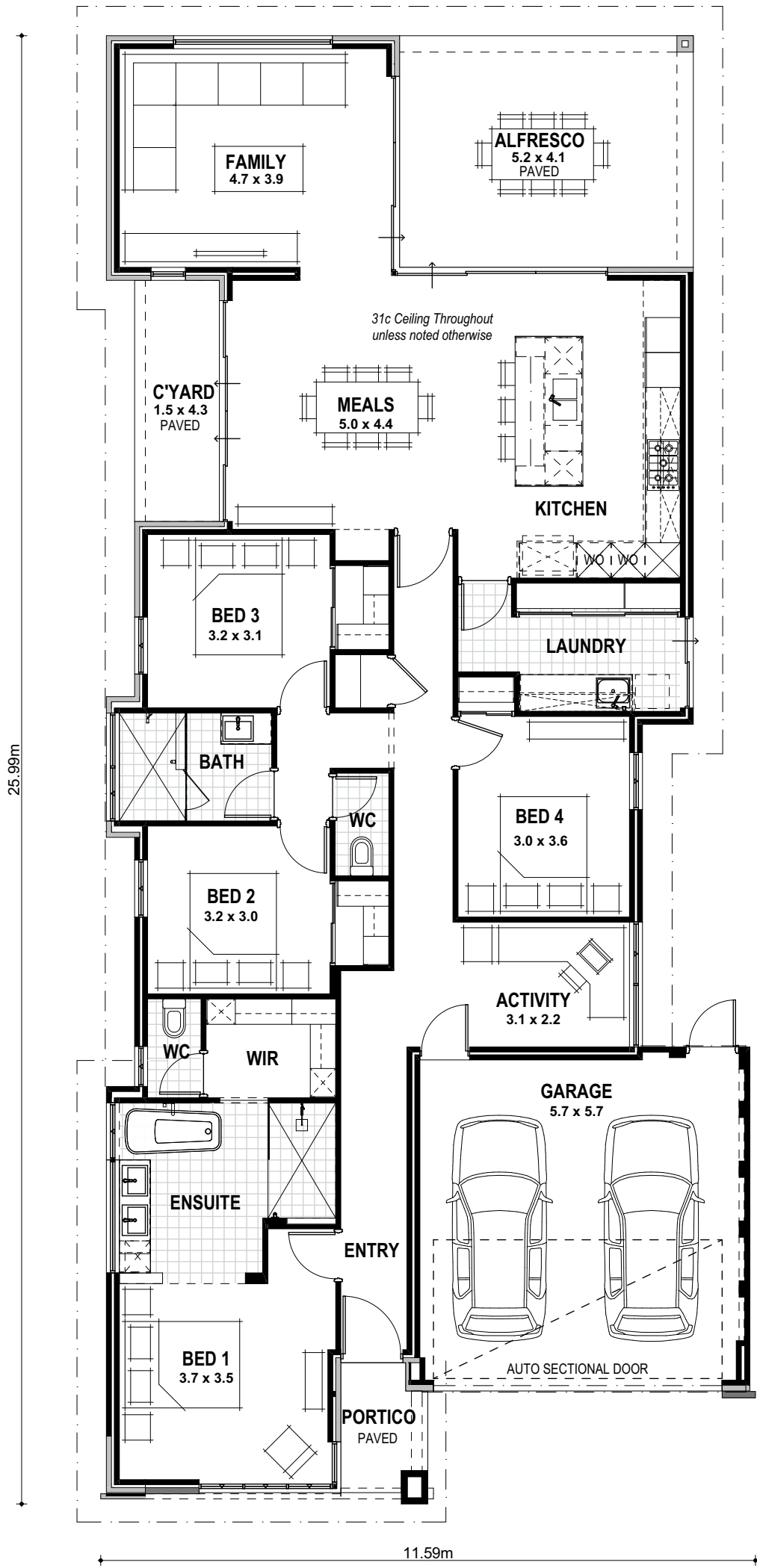
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VITAL STATS

Living area 210m²
(including Alfresco)

Total area 254m²
(excluding eaves)

Scale 1:100



NAME

SIGNATURE

DATE / /

Lifestyle Luxe Specification (as displayed)

STANDARD INCLUSIONS	KITCHEN & SCULLERY (IF APPLICABLE)
Home Owners Indemnity insurance	20mm stone benchtops from Builders Luxury specification
H.I.A. fixed Building Contract	Crystal White Matt, Diamond White Gloss or Diamond White Gloss/Portland Ash doors, drawer fronts and all exposed edges to Kitchen and Crystal White Matt or Diamond White Gloss to Scullery
7 Star compliant home*	Builders Lifestyle Luxe specification handles to Kitchen & bar style handles to Scullery
30 year structural guarantee	Pull-out double bin to Kitchen
Re-Peg to site (to new subdivisions)	Double sized Blum® cutlery tray to Kitchen
Contour survey completed on your block	Laminated Pantry with four shelves to Kitchen
Building Permit and Water Corporation application fees included	Microwave recess with single power point to Kitchen
Termite treatment and certificate	Pot drawers to Kitchen
Double clay brick construction	Overhead cupboards to Kitchen & Scullery
2 course Blueprint Homes range external face bricks	2650mm long x 1200mm wide island bench with waterfall ends to Kitchen
Rolled brick joints in cream mortar	Soft closing doors and drawers to Kitchen & Scullery
Your choice of Blueprint Homes standard COLORBOND® metal roof range	Two Electrolux 600mm dark stainless steel ovens to Kitchen
COLORBOND® fascia, downpipes and slotted gutters	Electrolux 900mm black ceramic glass hotplate to Kitchen
25° roof pitch as standard	Electrolux 800mm stainless steel concealed rangehood to Kitchen
H2 treated roof timbers	European inspired double bowl undermount stainless steel sink to Kitchen & single bowl above mount stainless steel sink to Scullery
R4.0 ceiling insulation to home including Garage (excluding Porch/Portico/Alfresco)	Choice of Chrome, Chrome/Black flexible hose, Brushed Gunmetal or Brushed Nickel sink mixers to Kitchen & Scullery
Full cavity wall insulation included	Builders Lifestyle Luxe range splashback to Kitchen and Scullery
6mm EnergyTech glazing throughout excluding wet areas	
Quality Dowell powder-coated aluminium sliding glass doors	LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM (IF APPLICABLE)
Quality Dowell powder-coated aluminium breeze lock windows	20mm stone benchtops from Builders Lifestyle Luxe specification to wet areas
Flyscreens to all aluminium opening windows and sliding doors	Crystal White Matt or Diamond White Gloss doors and all exposed edges to Laundry
Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	Diamond White Gloss, Portland Ash or Teakwood doors, drawer fronts and all exposed edges to Ensuite, Bathroom & Powder Room
Feature Front Elevation including acrylic render	Builders Lifestyle Luxe specification bar style handles to Laundry
Double Garage with 31c high plasterboard ceiling and concrete hardstand	Builders Lifestyle Luxe specification aluminium finger grip handles to Ensuite, Bathroom & Powder Room
Blueprint Homes Lifestyle Luxe range COLORBOND® or FLEXOGRAPHIC auto sectional door with 3 controllers to Garage	Soft closing doors and drawers
Up to 6m long full width paved Driveway, Porch/Portico, Alfresco and 1m wide path from Blueprint Homes 60mm Lifestyle Luxe range (with exception of rear Garage designs which include a 2m long Driveway as standard)	Builders Lifestyle Luxe range wall and floor tiles to Laundry, Ensuite, Ensuite WC, Bathroom and Main WC/Powder Room
31c high plasterboard ceilings internally throughout	Tiled niches/edges to Ensuite & Bathroom
Feature dropped ceilings and/or bulkheads	Semi frameless clear glazed shower screen and pivot door to Ensuite/Bathroom
10mm plasterboard ceiling to external ceilings Porch/Portico	Slimline frame mirrors to Ensuite, Bathroom & Powder Room
10mm plasterboard 3c recessed ceiling to Alfresco	European inspired 45ltr stainless steel trough to Laundry
75mm Cove cornice throughout internally & externally including Garage/Porch/Portico	European inspired above counter china basins to Ensuite, Bathroom & Powder Room
10mm wet area board lining to all wet area walls	Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired shower rails to Ensuite & Bathroom
10mm plasterboard lining to all remaining internal walls (excluding Garage)	European inspired full wall faced rimless dual flush china toilet suite with 4 star rating and soft close seat to Ensuite WC and Main WC/Powder Room
28c high feature aluminium single lite (clear glazed) front door & frame with electronic smart lock handle	Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired mixers throughout
28c high aluminium feature sliding doors	Choice of Chrome, Brushed Gunmetal or Brushed Nickel European inspired double towel rails and toilet roll holders
28c high head to all aluminium windows (if applicable)	Tile insert floor wastes
2340mm high solidcore flush panel door with timber door frame to Garage & 2340mm high Fibreglass flush panel door with JDS Modular metal door frame to Rear Garage	Hobless showers to Ensuite and Bathroom
Gainsborough Lifestyle Luxe range door hardware to Garage and Rear Garage doors	Mitred tiled edges throughout
2340mm high feature single lite (glazed) door and JDS Modular metal door frame internally	European inspired 1700mm freestanding bath or inset bath
2340mm high hollowcore flush panel doors and JDS Modular metal door frames elsewhere internally	
Gainsborough range lever door handles to internal doors	
Choice of framed vinyl/mirrored/Supa Whitekote sliders to Bedroom Robes and Linen	
Blueprint Homes built-in shelving system (colour: Slate Grey) to Master Suite walk-in robe	
Blueprint Homes built-in shelving system (colour: Slate Grey) to Bedroom Robes	
Built-in Linen with 4 white lined shelves	
Future connect pack including TV, phone and internet point	
Double power points throughout excluding Garage and appliance locations	
3 external, 1 Garage ceiling and ample internal light points	
Blueprint Homes Lifestyle Luxe range Legrand Arteor light switches and power points	
Flumed exhaust fan to Ensuite, Ensuite WC, Bathroom and Main WC/Powder Room	
Hard wired smoke detectors	
2 safety switches	
Lock and viewing panels to both meter boxes	
Dishwasher provision with cold tap and single power point	
Automatic washing machine taps	
250L heat pump hot water system	
2 external garden taps	

* 7 Star compliance excludes the Bickley Valley climate zone and is subject to the Owner's land & design amendments.