



The Catalina



BLUEPRINT HOMES (WA) PTY LTD

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Disclaimer: This information is correct at time of printing 1st October 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. BRN11904_BP0071



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with **Blueprint**

The Catalina

13 Cristianos Road,
Mindarie
(Catalina Beach Estate)

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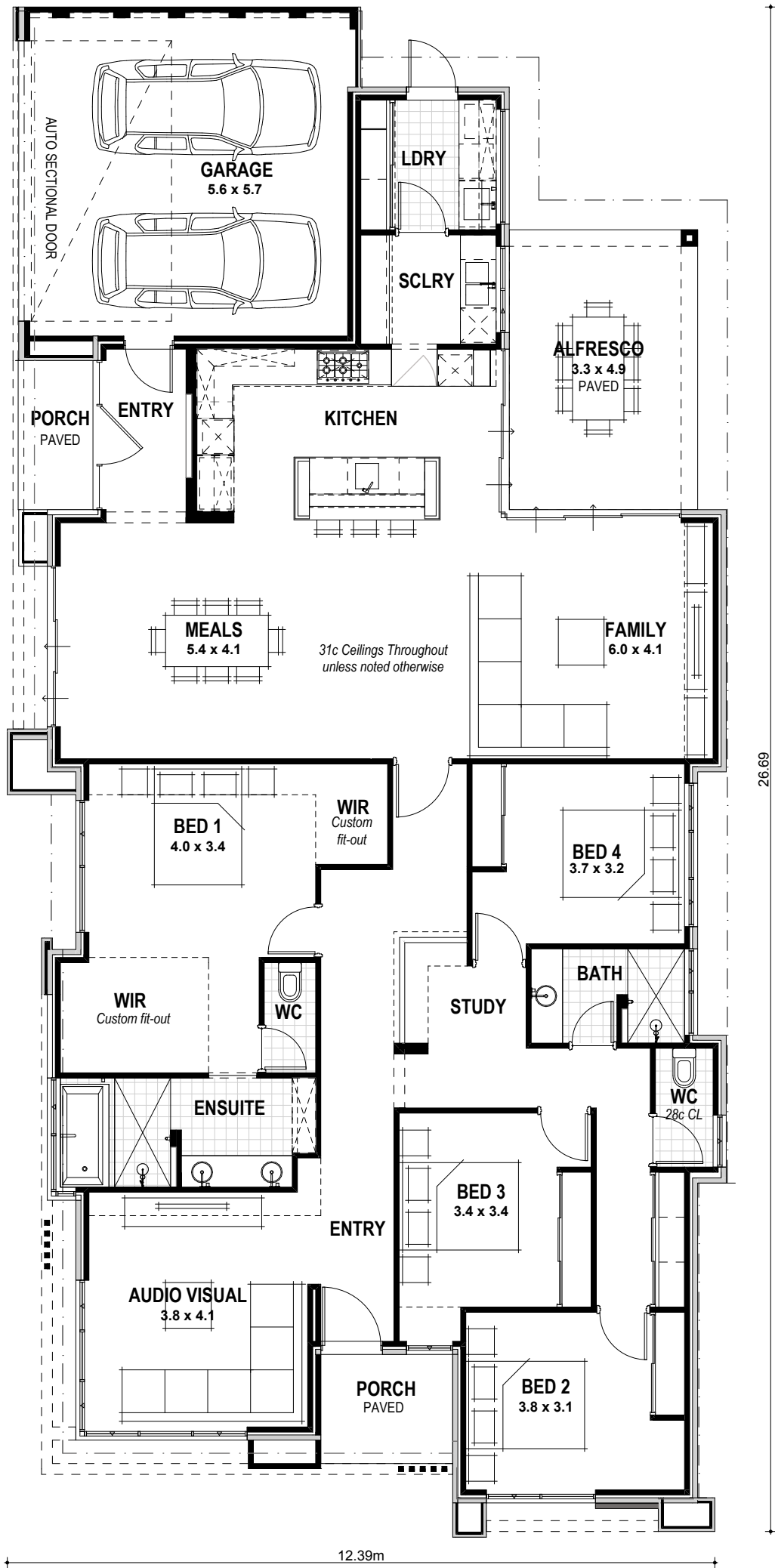
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VITAL STATS

Living area 237m2
(including Alfresco)

Total area 279m2
(excluding eaves)

Scale 1:100



NAME

SIGNATURE

DATE / /

The Catalina Specification

STANDARD INCLUSIONS
Home Owners Indemnity insurance
H.I.A. fixed Building Contract
7 Star compliant home
30 year structural guarantee
Re-Peg to site (to new subdivisions)
Contour survey completed on your block
Building Permit and Water Corporation application fees included
Termite treatment and certificate
Double clay brick construction
2 course Blueprint Homes range external face bricks
Rolled brick joints in cream mortar
Your choice of Builder's specification COLORBOND® metal roof range
COLORBOND® fascia, downpipes and slotted gutters
25° roof pitch as standard
H2 treated roof timbers
Full cavity wall insulation included
Low-E clear glazing to windows and sliding doors excluding wet areas as required to meet 7 Star
Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox
Feature Front Elevation
Acrylic render to entire house externally (including Alfresco pier) (excludes Garage internally and Garage zero lot wall)
Builders Catalina range composite cladding to section of Front Elevation and sections of Secondary Street Elevation
Builders Catalina range external tile cladding to section of Front Elevation and section of Secondary Street Elevation
Double Garage with 31c high 10mm plasterboard ceiling and concrete hardstand
Builders Catalina Sunshine range auto sectional door with 3 controllers to Garage
Up to 6m long full width paved Driveway, Verandah/Portico/Porch, Alfresco and 1m wide path (from Builders 60mm Display range) (with exception of rear Garage designs which include a 2m long Driveway as standard)
28c high ceiling to Main WC
31c high ceilings to remainder as displayed
10mm plasterboard 3c recessed ceiling to Alfresco
R4.0 ceiling insulation to home including Garage
Builders Display range cornice throughout internally, to Porch 1, to Porch 2, to Alfresco and to Garage
Plasterboard lining to all internal walls (excluding Garage and full height wall tiling areas)
Quality Dowell powder-coated aluminium sliding glass doors
Quality Dowell powder-coated aluminium breeze lock windows
Flyscreens to all aluminium opening windows and sliding doors
28c high x 1020mm wide aluminium single lite (clear glass) door and frame to Entry 1
28c high x 1020mm wide aluminium single lite (clear glass) door, two 28c high sidelights (clear glass) and frame to Entry 2
600mm Pull handle entry set to Entry 1 door and to Entry 2 door
28c high x 820mm wide aluminium single lite (clear glass) door and frame to Laundry (External)
Designer lever handle entry set to Laundry (External) door
28c high aluminium 3 panel stacker sliding doors to Family, Meals and Kitchen
19c high head to Laundry window
25c high head to Main WC window
28c high head to all remaining windows
Corinthian Deco range solid door to Garage/Entry 2
Fibreglass Flush Panel door to Rear Garage
Gainsborough Trilock Contemporary door hardware to Garage/Entry 2 and Rear Garage doors
2340mm high doors and Deluxe metal frames internally, to Garage/Entry 2 and to Rear Garage (excludes Main WC: 2040mm high)
M&B Brentwood (clear glass) door between Entry 1 Passage and Family/Meals
Corinthian Deco range honeycomb doors elsewhere internally
Gainsbrough Avant Series lever door handles (64mm rosette) to internal doors
Quality Mirrorline mirrored sliders to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 robe
Quality Mirrorline Supa whitekote sliders to Minor Bedroom Passage Linen and Laundry Linen
Built-in shelving system with upgrade laminate finish and colour and Catalina range cabinet handles to Master Suite walk-in robe 1 and walk-in robe 2
Built-in shelving system to minor Bedroom robes
Built-in Linen to Minor Bedroom Passage and Laundry 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 light points, 1 Garage ceiling light point and ample internal light points
Builders Display range Legrand Arteor light switches and power points
Builders Display range Legrand Arteor double power point with USB to Bedroom 2 desk area and Study desk area

Flumed exhaust fan to Ensuite, Ensuite WC, Bathroom and Main WC
Hard wired smoke detectors
2 safety switches
Lock and viewing panels to both meter boxes
Builders Catalina range plumbing fixtures and fittings (includes wall mounted basin sets throughout)
Automatic washing machine taps
6 star gas continuous flow 26L hot water system
2 external garden taps
Two stone colours allowed to benchtops
Soft closing cabinet doors and drawers
A.B.S. edges to laminated cupboard doors and drawers
Builders Catalina range wall and floor tiles
KITCHEN AND SCULLERY
Builders Catalina range 40mm mitred edge stone benchtop to Kitchen (no waterfall ends)
Builders Catalina range 20mm thick stone benchtop to Scullery (no waterfall ends)
Builders Catalina range 20mm thick x 200mm high stone splashback to Scullery
Contrasting Grain finish laminate to Kitchen as displayed
Contrasting standard finish laminate to Kitchen as displayed
Contrasting standard finish laminate to Scullery as displayed
Laminate door and fixed panel between Kitchen and Scullery
Two laminate end panels with negative detail to Kitchen island bench
Two corner hinges to Kitchen corner cupboards
Pot drawers to Kitchen
Overhead cupboards to Kitchen
33mm edge laminate open shelving unit to Kitchen
Open shelf above microwave to Kitchen
Laminate pantry with 4 white lined shelves to Scullery
Push catch handles to fridge recess cupboards, to cupboard over open shelf/oven and to cupboard over microwave in Kitchen
10mm finger pull handles to all remaining overhead cupboards to Kitchen
Builders Catalina range cabinet handles to Scullery pantry doors and Kitchen/Scullery door (Scullery side only)
30mm recessed finger groove handles to all remaining cabinetry to Kitchen and Scullery
Two Hettich bins to Kitchen bin drawer (concealed drawer at top) and to Scullery bin drawer
Two Electrolux dark stainless steel 600mm multi-function electric ovens to Kitchen
Electrolux 900mm black ceramic glass gas hot plate
Electrolux 900mm dark stainless steel canopy style rangehood (flumed) to Kitchen
Electrolux dark stainless steel microwave with trim kit to Kitchen
Smeg (6 Star) fully integrated dishwasher with cold tap, single power point and laminate panel to match adjacent Scullery cabinet doors
LAUNDRY, ENSUITE, BATHROOM AND MAIN WC
Builders Catalina range 20mm thick stone benchtops to Laundry, Ensuite and Bathroom (no waterfall ends)
Nuance finish laminate to Ensuite and Bathroom
Overhead cupboards to Laundry
33mm edge contrasting laminate shelf to Laundry
One set of two drawers to Ensuite vanity
Two sets of two drawers to Bathroom vanity
10mm finger pull handles to overhead cupboards to Laundry and Ensuite
30mm recessed finger groove handles to all remaining cabinetry to Laundry
Builders Catalina range cabinet handles to all remaining cabinetry to Ensuite and Bathroom
Full height wall tiling to Ensuite, Ensuite WC, Bathroom and Main WC
Floor tiling to Laundry, Ensuite, Ensuite WC, Bathroom and Main WC
Tiled niche to Ensuite shower recess
Tiled niche to Bathroom shower recess
Builders Catalina range toilet roll holders and towel rails
Two 1290mm high frameless 500mm wide mirrors to Ensuite vanity area
840mm high frameless full width mirror to Ensuite recess
1290mm high frameless full vanity width mirror to Bathroom
Tile insert floor wastes
Hobless showers to Ensuite and Bathroom
Mitred tiled edges throughout
1690mm long bath to Ensuite
Velux VSS Solar Skylight to Study

*7 Star compliance based on the highest-rated orientation and is subject to the Owner's land & design amendments. This excludes the Bickley Valley zone.