BLUEPRINT HOMES (WA) PTY LTD

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Disclaimer: This information is correct at time of printing 1st September 2026. 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. BP0183_BRN11904

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The Glades

13 Crinia Approach, Byford
(The Glades Estate)

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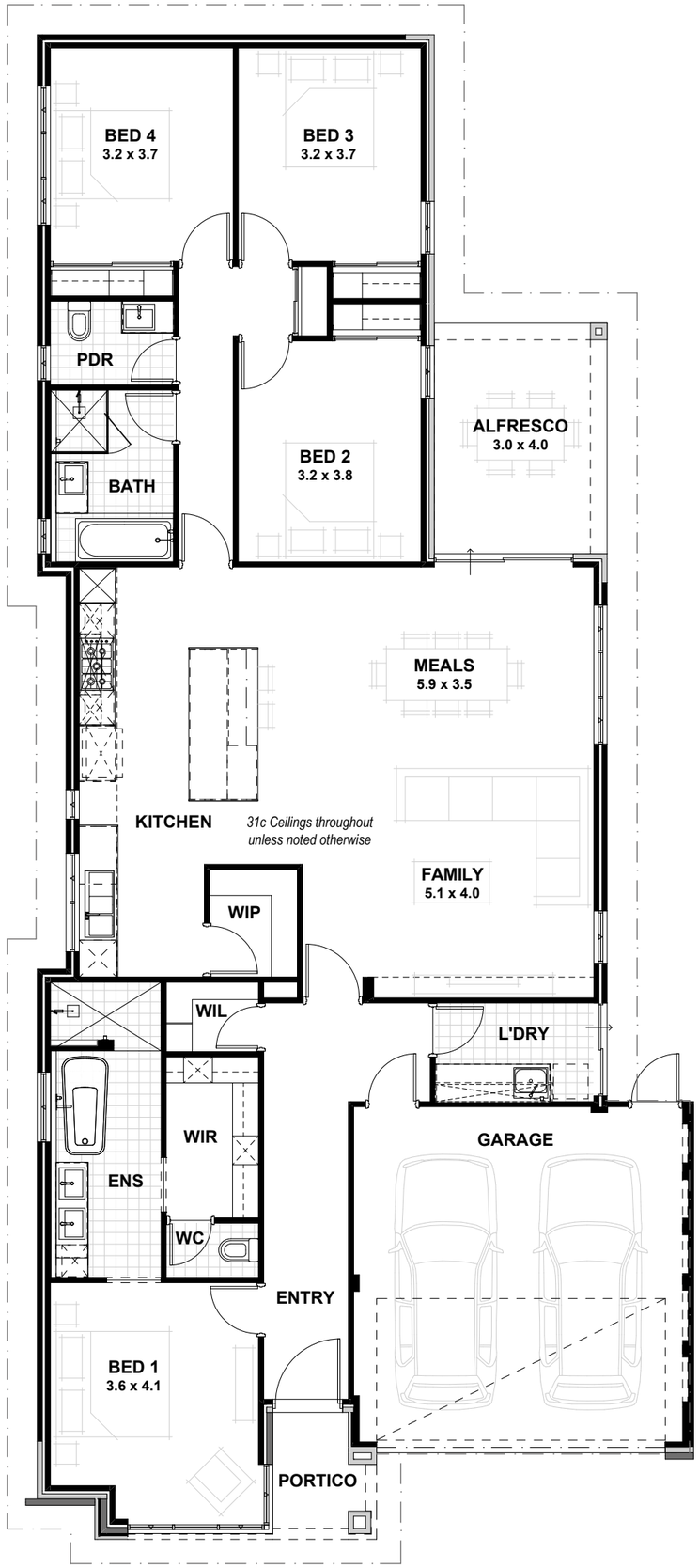
VITAL STATS

Living area 202m² (including alfresco)

Total area 241m² (excluding eaves)

Length: 26.09m
Width: 11.59m

Scale 1:100



CLIENT AUTHORISATION (1) CLIENT AUTHORISATION (2) DATE / /

Lifestyle Luxe Specification (as displayed)

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
Plasterboard Drywall Masonry system to all internal walls including moisture-resistant plasterboard to wet areas as required
2 course Lifestyle Luxe range external face bricks
Rolled brick joints in cream mortar
Your choice of Lifestyle Luxe standard metal roof range
Slotted gutters, fascias and downpipes
H2 treated roof timbers
R4.0 ceiling insulation to home including Garage (excluding Porch/Portico/Alfresco)
Cavity wall insulation included to external walls as required to meet 7 Star
Low-E clear glazing to windows and sliding doors excluding wet areas as required to meet 7 Star
Quality powder-coated aluminium sliding doors
Quality powder-coated aluminium breeze lock windows
Flyscreens to all aluminium opening windows and sliding doors
Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox
Feature Front Elevation including acrylic texture
Acrylic texture to Alfresco
Double Garage with concrete hardstand
Lifestyle Luxe range auto sectional door with 3 controllers to Garage
Up to 6m long full width paved Driveway, Porch/Portico, Alfresco and 1m wide path from Lifestyle Luxe 60mm range (with exception of rear Garage designs which include a 2m long Driveway as standard)
31c high plasterboard ceilings internally throughout (including Garage)
Feature dropped ceilings and/or bulkheads
10mm plasterboard ceiling to external ceilings Porch/Portico
10mm plasterboard 3c recessed ceiling to Alfresco
75mm Cove cornice throughout internally & externally including Garage/Porch/Portico
10mm wet area board lining to wet area walls
10mm plasterboard lining to all remaining internal walls (excluding Garage)
28c high feature aluminium single lite (clear glazed) front door & frame with electronic smart lock handle
28c high aluminium sliding doors
28c high head to all aluminium windows (if applicable)
2340mm high solidcore flush panel door and metal door frame to Garage & 2340mm high fibreglass flush panel door and metal door frame to Rear Garage
Lifestyle Luxe range door hardware to Garage and Rear Garage doors
2340mm high hollowcore flush panel doors and metal door frames internally
Lifestyle Luxe range lever door handles to internal doors
Choice of framed vinyl/mirrored/Supa Whitekote sliders to Bedroom Robes & Linen
Lifestyle Luxe built-in shelving system (colour: Slate Grey) to Master Suite walk-in robe
Lifestyle Luxe 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 data point
Double power points throughout excluding Garage and appliance locations
3 external, 1 Garage ceiling and ample internal light points
LED lighting throughout internally from Lifestyle Luxe range
Lifestyle Luxe range light switches and power points
Flumed exhaust fan to Ensuite, Ensuite WC, Bathroom & 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
6-star 26L continuous flow gas hot water unit
2 external garden taps

KITCHEN & SCULLERY INCLUSIONS (IF APPLICABLE)
Lifestyle Luxe range 20mm mineral stone benchtops to Kitchen & Scullery
Lifestyle Luxe range doors, drawer fronts and all exposed edges to Kitchen & Scullery
Lifestyle Luxe range handles to Kitchen & Scullery
Pull-out double bin to Kitchen
Double sized cutlery tray to Kitchen
Laminated Pantry with four shelves to Kitchen
Pot drawers to Kitchen
Overhead cupboards to Kitchen & Scullery
2650mm long x 1200mm wide island bench with waterfall ends to Kitchen
Soft closing doors and drawers to Kitchen & Scullery
Choice of Lifestyle Luxe range two 600mm black ovens or 600mm black oven, 600mm black built-in microwave to Kitchen
Lifestyle Luxe range 900mm black ceramic glass hotplate to Kitchen
Lifestyle Luxe range 800mm stainless steel concealed rangehood to Kitchen (flumed)
Choice of European inspired single or double bowl undermount or 1¾ bowl above-mount stainless steel sink to Kitchen & single bowl above-mount stainless steel sink to Scullery
Choice of European inspired Chrome, Chrome/Black flexible hose, Brushed Gunmetal or Brushed Nickel sink mixers to Kitchen & Scullery
Lifestyle Luxe range splash back to Kitchen & Scullery

LAUNDRY, ENSUITE, BATHROOM & POWDER ROOM INCLUSIONS (IF APPLICABLE)
Lifestyle Luxe range 20mm mineral stone benchtops to Laundry, Ensuite, Bathroom & Powder Room
Lifestyle Luxe range doors and all exposed edges to Laundry
Lifestyle Luxe range doors, drawer fronts and all exposed edges to Ensuite, Bathroom & Powder Room
Lifestyle Luxe range handles to Laundry
Lifestyle Luxe range aluminium finger grip handles to Ensuite, Bathroom & Powder Room
Soft closing doors and drawers
Lifestyle Luxe range wall and floor tiles to Laundry, Ensuite, Ensuite WC, Bathroom & Main WC/ Powder Room
2m high tiling to Ensuite, Ensuite WC, Bathroom & Main WC/Powder Room
Tiled niches/ledges to Ensuite & Bathroom
Semi frameless clear glazed shower screen and pivot door to Ensuite & Bathroom
Slimline frame mirrors to Ensuite, Bathroom & Powder room
European inspired 45ltr stainless steel trough to Laundry
European inspired above counter china basins to Ensuite, Bathroom & Powder Room
European inspired full wall faced rimless dual flush china toilet suite with 4-star rating and soft close seat to Ensuite WC & Main WC/Powder Room
Choice of European inspired Chrome, Brushed Gunmetal or Brushed Nickel mixers throughout
Choice of European inspired Chrome, Brushed Gunmetal or Brushed Nickel shower rails to Ensuite & Bathroom
Choice of European inspired Chrome, Brushed Gunmetal or Brushed Nickel double towel rails and toilet roll holders
Tile insert floor wastes to shower recesses
Hobless showers to Ensuite & Bathroom
Mitred tiled edges throughout
European inspired 1700mm freestanding bath
Inset bath

*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.