

BARRON

03 FACADE

\$774,350









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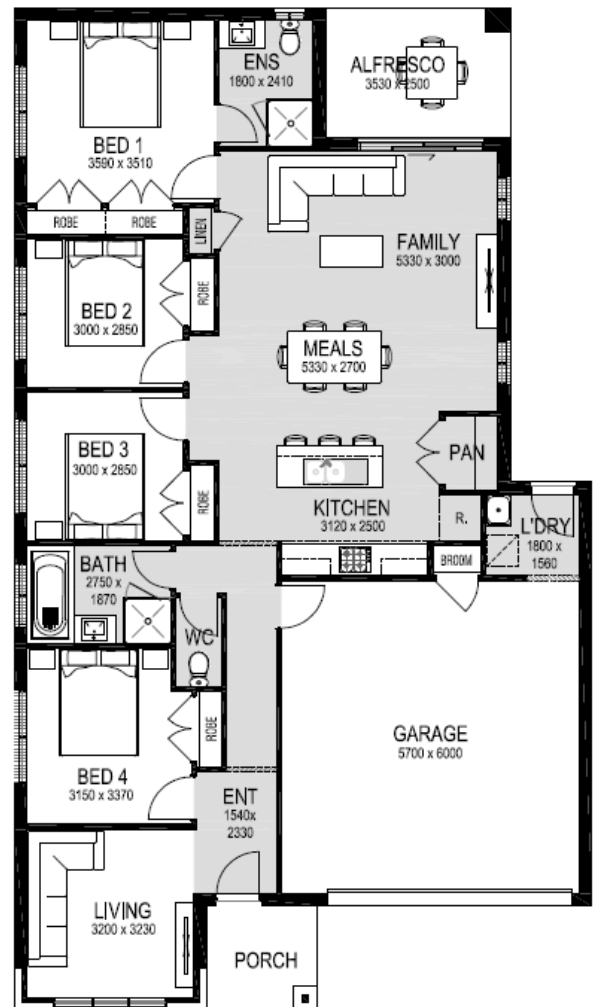


LOT 838 NEW ROAD, NARANGBA RIDGEVIEW ESTATE

HOUSE AREA	187.49m ²	HOUSE PRICE	\$351,350
LAND AREA	392m ²	LAND PRICE	\$423,000
TITLE RELEASE	MAY 2023	TOTAL PRICE	\$774,350

TURNKEY INCLUSIONS

-  Full turnkey package
-  Fixed price (including site costs)
-  900mm appliances throughout
-  Split cycle cooling system to family room and Bed 1
-  Ceiling fans to living room & all bedrooms
-  Venetians and Holland blinds to all windows
-  Quality carpet and tiled flooring throughout
-  Fully landscaped front and rear gardens, including coloured concrete driveway, path and rear outdoor living area, fences to sides and rear, clothesline and letterbox



Client Name: Lot 838 Ridgeview Narangba
Client Address: Lot 838 Ridgeview Narangba
House & Facade: Barron - 03
Option(s):
Modifications: Setbacks to OMP

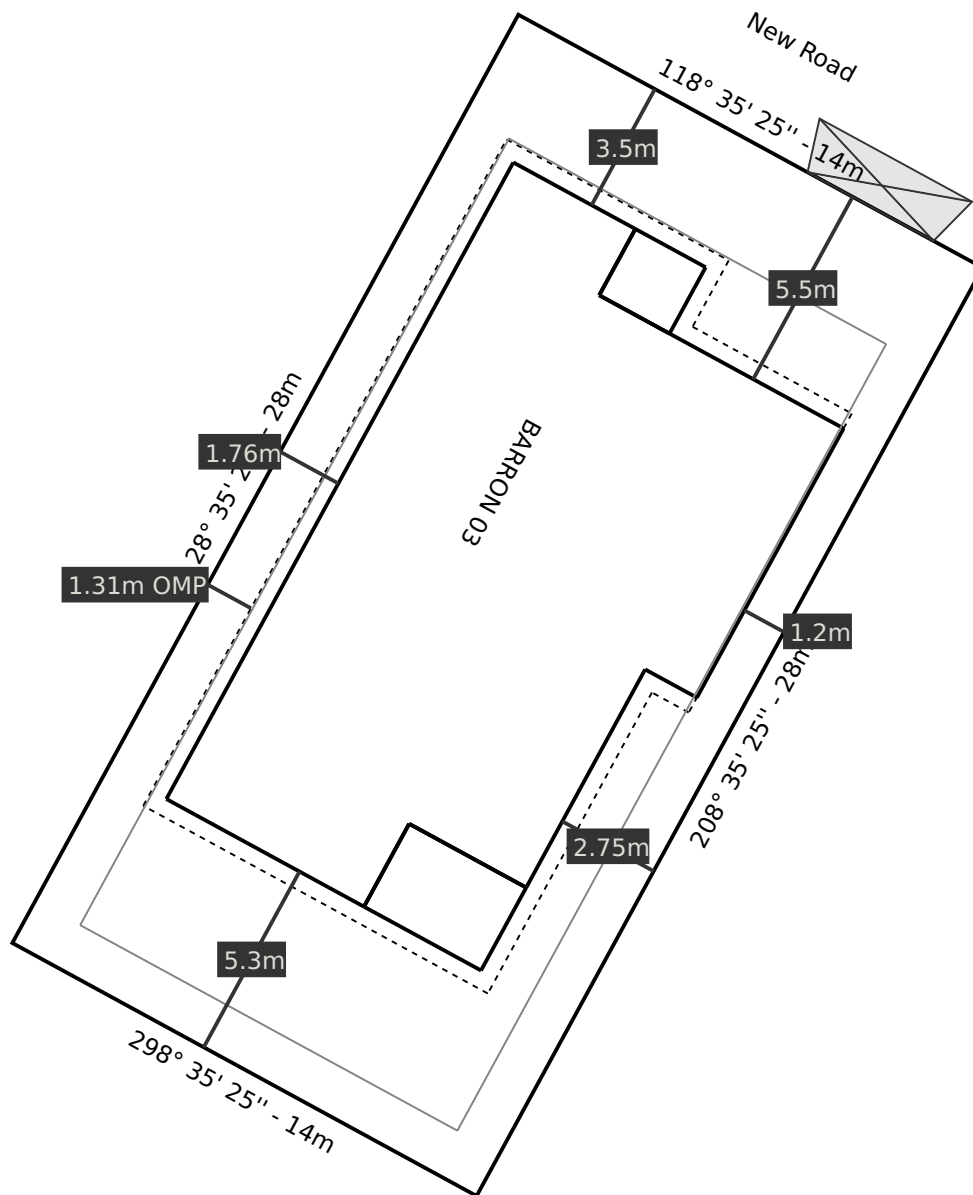
Date

Signature 1

Signature 2



Scale 1:200



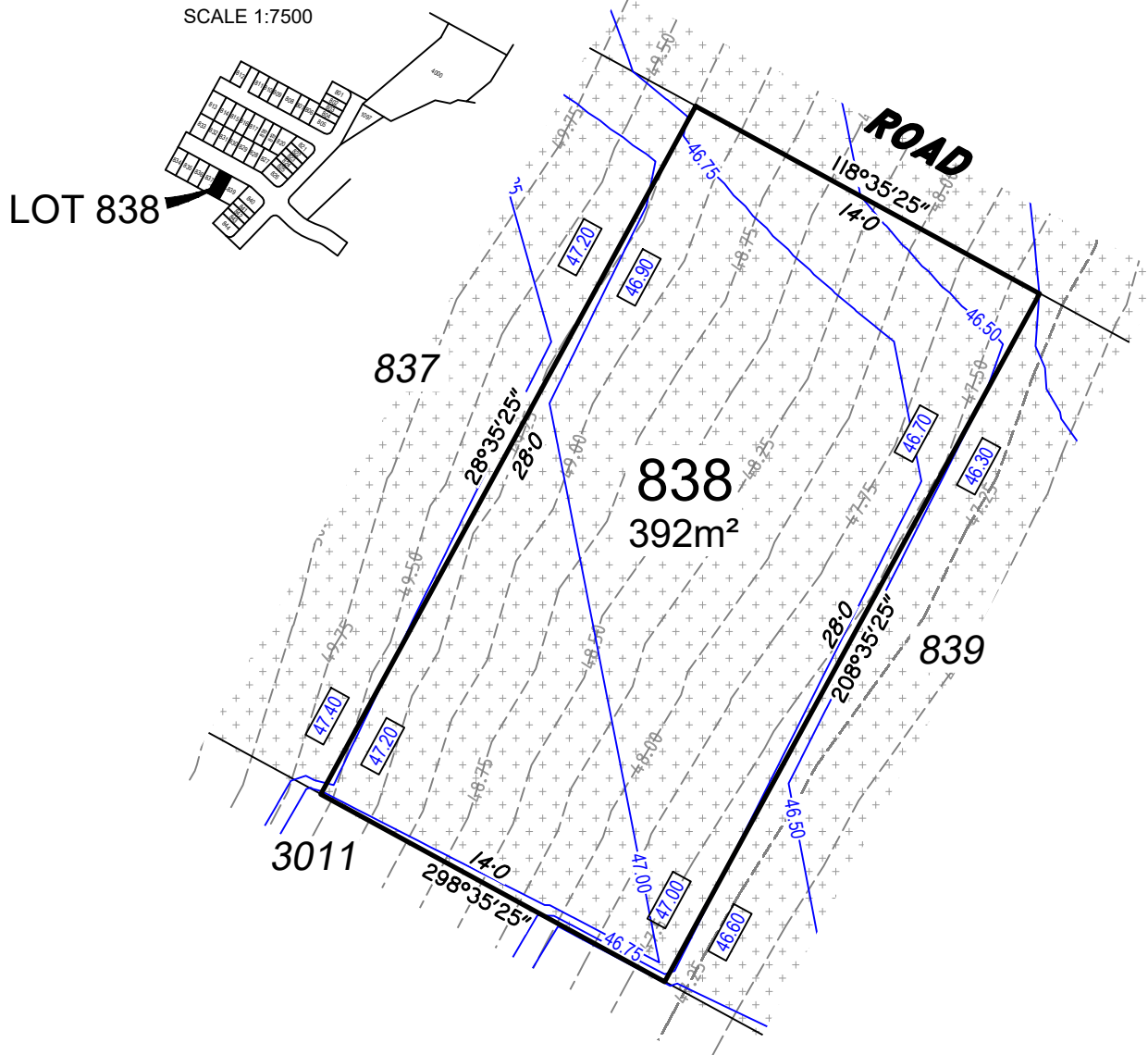
Site Coverage

Ground Floor	137.42	Total House m ²	187.48
Garage	37.00	Lot Area	392.00
Alfresco	8.82		
Porch	4.24	Total Coverage	47.83%
Option	0.00		
Ext/Red	0.00		

This is a preliminary siting and is subject to a clear copy of title and approval of the builder.
 This siting is subject to change due to developer approval, state building regulations and council requirements where applicable.

LOCATION DIAGRAM

SCALE 1:7500



LOT 838

837

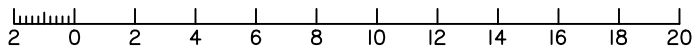
838
392m²

839

3011

ROAD

Scale 1:250 - Lengths are in Metres.



Important notes

- (1) This plan was produced for the exclusive use of SATTERLEY NARANGBA PTY LTD. It is to be used only for the purpose of Disclosure under the Land Sales Act (QLD).
- (2) This plan shows details of Proposed Allotment 838 as described as part of Lot 3005 on SP316789 situated in the Locality of Narangba, Moreton Bay Regional.
- (3) All dimensions and areas are subject to final registration of the survey plan.
- (4) Levels shown are referenced to Australian Height Datum
- (5) Purchasers should contact the local authority to verify levels and the location of services before submitting building plans for approval.
- (6) The subject site may be affected by building envelope requirements. Purchasers should refer to the Reconfiguration of a Lot and/or Material Change of Use approvals if applicable.
- (7) Engineering design received from PEAK URBAN on the 28 September 2021.
- (8) Proposed Lot Layout taken from ROL plan 18-0084-PS20 Rev B. Pending Approval by Moreton Bay Regional Council.
- (9) These notes form an integral part of this plan. If others use this information, they should be advised of its purpose and limitations.
- (10) This plan was prepared to satisfy Section 11 of the Land Sales Act QLD 1984.
- (11) Builders shall not build from the design levels shown. A site survey is required.
- (12) All fill to be compacted in accordance with A.S.3798-2007. Please refer to A.S.3798 for testing requirements.
- (13) This plan may not be reproduced unless these notes are included.



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Fyfe Pty Ltd (ACN 008 116 130) hereby certify that the corporation, by Andrew Owen SMITH, Cadastral Surveyor for whose work the corporation accepts responsibility, has prepared this plan.

LEGEND:

- 13.0 Design contours
- Contour Interval 0.25m (AHD)
- 13.75 Natural Surface Contours prior to earthworks
- Contour Interval 0.25m (AHD)
- Retaining Wall (Design location)
Indicative heights shown to wall.
Heights subject to final design.
- 2.25 Depth of fill in metres shown thus
- 61.30 Design Earthworks Pad Levels
- AREAS TO BE FILLED
- AREAS TO BE CUT



DISCLOSURE PLAN
FOR PROPOSED LOT 838
Currently described as:
Part of Lot 3005 on SP316789
Locality: NARANGBA
LGA: Moreton Bay Regional

DATE: 24/09/2021
SCALE: 1:250 @ A4

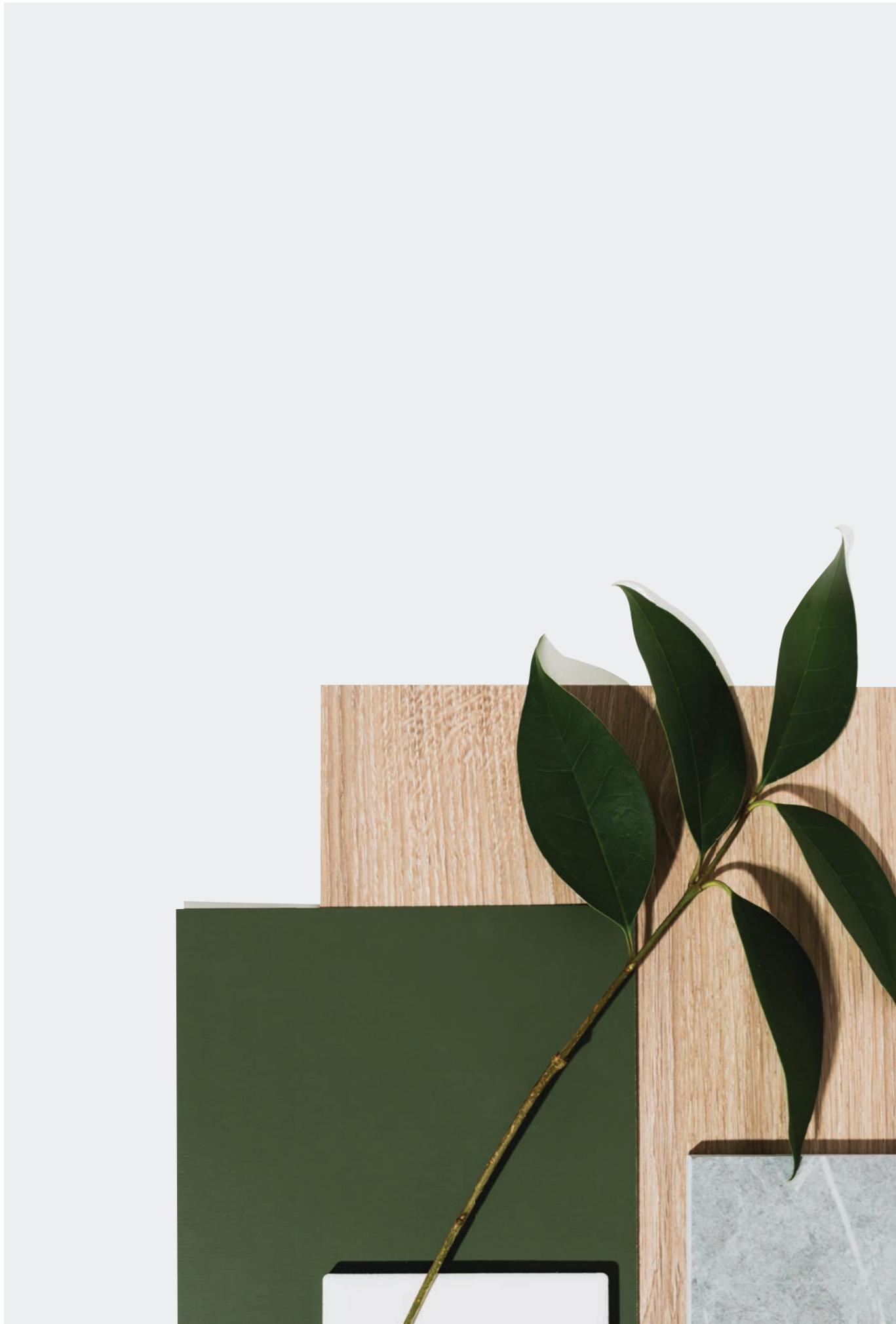
DRAWING NUMBER
49003-31_DP838
Rev: A



RIDGEVIEW SALES AND INFORMATION CENTRE
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 Derek Graham | 0427 150 436 | derekg@satterley.com.au

Ridgeview

The information, images, plans and artist's impressions used in this brochure are indicative only and do not necessarily depict the actual Ridgeview development. This brochure was completed prior to completion of the design and construction of the project, therefore development details and timing are subject to change. Purchasers must rely on their own enquiries and carefully review the plans and specifications within the contract of sale prior to purchase © Copyright. Printed September 2021.



EXTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	METAL ROOF	Surfmist
2.	FASCIA, GUTTER & DOWNPIPES	Surfmist
3.	BRICK	Rockhampton
4.	ALUMINIUM DOORS & WINDOWS	Surfmist
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	RENDER 1	Minimalist 7
7.	CLADDING	Surfmist



EXTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1. METAL ROOF	Surfmist
2. FASCIA, GUTTER & DOWNPIPES	Surfmist
3. BRICK	Moondust
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Surfmist
6. RENDER 1	Surfmist
7. RENDER 2 & CLADDING	Windspray



EXTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1. METAL ROOF	Woodland Grey
2. FASCIA, GUTTER & DOWNPIPES	Woodland Grey
3. BRICK	Emerald
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. ENTRANCE DOOR	Dune
6. GARAGE	Woodland Grey
7. RENDER 1 & CLADDING	Minimalist 4
8. RENDER 2	Woodland Grey



EXTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1. METAL ROOF	Dune
2. FASCIA, GUTTER & DOWNPIPES	Dune
3. BRICK	Mitchell
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Dune
6. RENDER 1	Surfmist
7. RENDER 2 & CLADDING	Dune



Facade 04

06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT



OPTION 2 - DARK



Facade 06 Light



Facade 06 Dark

SPECIFICATIONS

1. METAL ROOF	Surfmist
2. FASCIA, GUTTER & DOWNPIPES	Surfmist
3. BRICK	Driftwood Grey
4. ALUMINIUM DOORS & WINDOWS	Surfmist
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Windspray
7. GABLE END RENDER 1	Surfmist

SPECIFICATIONS

1. METAL ROOF	Shale Grey
2. FASCIA, GUTTER & DOWNPIPES	Shale Grey
3. BRICK	Grey Stone
4. ALUMINIUM DOORS & WINDOWS	Precious Silver
5. GARAGE & ENTRANCE DOOR	Surfmist
6. CLADDING	Charcoal Grey
7. GABLE END RENDER 1	Surfmist

INTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Oyster, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Ghostgum
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Black Birchply, Vertical Grain
4.	SPLASHBACK TILE	Uni White Satin, 400mm X 250mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Magellan Grey
8.	WALL & WOODWORK PAINT	Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
10.	CARPET	Grey Pebble

*Where applicable



INTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Jet Black, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Calm White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)	Black
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Charred Ash
8.	WALL & WOODWORK PAINT	Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
10.	CARPET	Cavalcade

*Where applicable



Artist impression
900mm appliances & timber laminate floor upgrades shown



Artist impression

INTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Raven, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White Linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural Walnut, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Midnight
8.	WALL & WOODWORK PAINT	White On White (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

INTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Osprey, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Whitewashed Oak, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Misty Grey
8.	WALL & WOODWORK PAINT	Aura (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
10.	CARPET	Ashville

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Member of Glenvill Group of Companies
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2440mm (8") high to all single storey
- 2590mm high to ground floor on all double storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

BRICKWORK

- Bricks from builders' standard range

ROOFING

- COLORBOND® roof from builders' standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Venetians to bathrooms

INSULATION

- R2.0 to external walls
- R2.5 to ceilings

HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- Rheem Metro Max 26 - 50 deg Celsius continuous flow natural gas hot water service

HEATING & COOLING

- Ceiling fans to living room & all bedrooms
- Split cycle cooling unit to family & Bed 1

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Weatherstrip to front door & garage internal access door

TILES

- Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath

CARPETS

- Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafloods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devices)
- Smoke detectors (direct wired with battery back up)

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 900mm multifunction electric oven (stainless steel)
- 900mm gas cooktop (stainless steel)
- 900mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Shower rail with soap basket
- Double towel rail, toilet roll holder

GARAGE

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single weather proof ply rear door (design specific)

PORCH / ALFRESCO

- Concrete waffle slab, lined ceiling, brick piers, COLORBOND® roof & downlights (design specific)

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front & rear

FENCING

- Timber paling/COLORBOND® fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX & CLOTHES LINE

- Rendered letterbox
- Fold out clothesline to rear yard