

ULTRA
LIVING HOMES



U

attainable luxury



DISTINCTION

INCLUSIONS



URBAN LIVING FACADE

FIXED PRICE
\$266,200.00

Welcome to the Crowne 24 - a new level of luxury living. Offering a grand master suite with generous his and her walk in robes, and a massive ensuite space, certainly suited to both a King and Queen combined. Enjoy separate vanity basins and a large freestanding bath, to wash your daily stresses away. Gaze at the feature tiled wall that frames the bath and hides the wrap around toilet and shower.

Overall Sizes

Squares	24.35 sq
Overall size	226.28m ²
House length	23.68m
House width	11.17m
Min. lot width	12.5m
Min. lot depth	30m

Room Sizes

Garage	5.8m x 5.8m
Bed 1	3.8m x 3.7m
Bed 2	3.2m x 3.0m
Bed 3	3.2m x 3.0m
Bed 4	3.0m x 3.1m
Media	3.46m x 3.7m
Living	3.64m x 4.18m
Dining	2.5m x 4.18m
Outdoor Living	3.0m x 5.01m

Inclusions

+ 2550mm high ceilings	+ Window coverings	+ All site works included (to M class)
+ 900mm European Appliances	+ 20mm stone benchtops throughout	+ Premium tiles throughout plus carpets
+ 1200mm stained timber front door	+ Landscaping including garden bed	+ LED downlights throughout
+ Air-con to main living area	+ Exposed aggregate driveway and path	+ Pillar letterbox, clothesline & TV antenna

SINGLE STOREY

Crowne 24

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Facade upgrades



TRADITIONAL - STANDARD



CONTEMPORARY LIVING



HAMPTONS LIVING



COASTAL LIVING



COASTAL PARAPET LIVING

Crowne 24 – Display home upgrades

Crowne 24 finished with Distinction inclusions \$266,200

Plumbing upgrades

Add single bowl sink and mixer to butlers pantry	\$785
Add monsoon rain shower head to ensuite shower (includes diverter in-wall mixer)	\$670

Cabinetry upgrades

Add 2 x 20mm stone waterfall ends to kitchen island	\$1,650
Polish stone cutout and undermount kitchen sink	\$360
Polish stone cutout and undermount butlers pantry sink	\$360
Upgrade 2 x double door cupboards to 2 x 3 pot drawers	\$390
Add overhead cupboards to laundry cabinetry	\$414
Add pull out bin drawer (2 x 32Ltr bins)	\$594
Upgrade to wall hung vanities to ensuite	\$420
Upgrade stone benchtops to deluxe range - alpine white	\$470

Electrical

Add (3) pendant lights (labour only) to kitchen for owner supplied pendants	\$375
Add (1) pendant light (labour only) to tech niche for owner supplied pendants	\$125
Add led strip lighting (cool white) to kitchen & butlers pantry overhead cupboards	\$930

Painting

Upgrade skirting, architraves and internal doors to alternate paint colour	\$1,130
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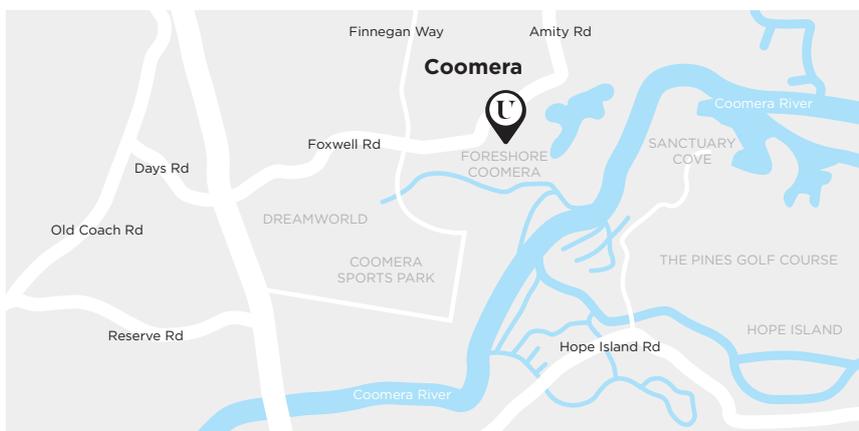
Floor and wall finishes

Upgrade main floor coverings from standard range vinyl planking to heartridge range planking	\$1,442
Add 600mm x 300mm tiled niche to ensuite shower	\$325
Add 1200mm x 400mm tiled niche to freestanding bath	\$425
Upgrade to 600mm wide tiled floor waste to ensuite shower	\$315
Upgrade to full height tiling to ensuite	\$2,909
Upgrade to 200mm x 200mm feature tiled wall to ensuite bath wall	\$350
Add feature tiled wall to tech niche	\$785

Shelving

Add twin hanging rail to master wir	\$290
Add 2 x nest of (4) melamine drawers and (3) open shelves to master wir	\$900

Total as displayed internally \$282,614



Display Home Address

📍 5 & 7 Forrestdale Street,
Foreshore Coomera,
Coomera, Qld 4209

🕒 Open 10am to 5pm 7 Days



📞 5529 0481

📍 Unit 17, 9-15 Sinclair Street, Arundel, Qld 4214 Australia

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