

- Fixed priced contract  
Ask your consultant for details
- 25 Year Structural Guarantee  
3 Month Maintenance period
- Termite Treatment:  
10 year guarantee in accordance with ASA 3660
- Building Design Work:  
- Working drawings  
- Site plans  
- Council application and fees  
- Site contour plans and drainage layout
- Plans:  
Detailed working drawings, specifications of the house, Building Schedule, Contour Plan, Engineer's Soil Report and Footing Design, Specification recommendations as to drainage, Council application costs, Indemnity Insurance and Householder insurance are all included in the standard price.
- Footings:  
Type 1 waffle pod
- Windows:  
- Polyester powder coated sliding including keylocks  
- Colours including primrose, merino, white, anotec dark grey and brunswick green.  
- Flyscreens included to windows  
- Glazed sidelight as per plan  
- Bathroom, ensuite and wc (obscure) balance clear
- Roof:  
- 450mm eaves  
- Concrete roof tiles selected from Builder's range  
- 22.5° roof pitch
- Brickwork:  
- Quality clay face brick (not modular)  
- Mortar joints raked and ironed  
- Mortar colour: natural  
- Sills to windows brick on edge
- Sewer Drains:  
In accordance with SA Water regulations and based on an 8M setback with connection point being on same side as wet areas. Digging through rock and hand digging is not included, an estimate is available on request.
- Electrical:  
Light and power points as per individual plan with earth leakage circuit breakers. Underground electrical service is included based on an 8M setback with meter box being same side as service pit. Exhaust fan to kitchen, bathroom and ensuite (if applicable). Smoke detectors (location approved by MFS). Conduit with draw string for future Telstra cabling (based on 8M setback)
- Instantaneous Hot Water Service:  
- With ensuite: gas 135 litres  
- Without ensuite: gas 90 litres
- Tapware:  
Choice of colours from Builder's standard range including auto washing machine tap
- Internal Woodwork:  
- Skirtings: 60mm single bevel  
- Architraves: 40mm single bevel  
- Painted customwood skirtings and eaves
- Kitchen:  
- Flickmixer tap to kitchen  
- Sink: 1 1/4 bowl stainless steel plus 1 drainer  
- Builder's standard electric underbench oven  
- Builder's standard gas or electric hotplates  
- Cupboards as per plan with post form edges to bench tops (single roll)  
- Exhaust fan
- Doors:  
- Internal: Redicoat painted  
- External from Builder's standard range (semi-solid)  
- Brass bronze or stainless steel door furniture from Builder's range
- Tiling:  
- Wall tiles: 3 rows over all benchtops (where possible)  
- Bathroom: 1200mm tiling; 1800mm to shower  
- Ensuite: 1800mm to shower; 1200mm tiling to remainder  
- WC: skirting tile  
- Floor tiles to wet areas  
- Laundry: skirting tile, 1 row over trough
- Mirrors:  
- Bathroom: full length over vanity  
- Ensuite: corner mirror over vanity
- Shower Cubicles:  
Pivot type door clear glass with catch
- Laundry Trough:  
45 litre Stainless Steel laundry trough
- Garden Taps x 2
- Painting:  
Fully painted with two coats of your colour choice from Builder's standard range. Internal walls one colour; ceilings white and eaves off white, with one colour for exterior painting.
- Stormwater:  
By owner in accordance with Engineer's report (or ask your Consultant)
- Porches and Verandahs:  
- Concrete included unless otherwise stated (where applicable)  
- Quarry tiles to porches and verandah, excluding Country Home Designs
- Other Joinery:  
- Linen as per plan: 450mm deep, shelving white melamine  
- Vanity cupboards to bathroom and ensuite (where applicable)  
- Cloak as per plan, shelving white melamine with hanging rail if applicable  
- Walk-in pantry or pantry cupboard, shelving white melamine as per plan  
- Walk-in robe: shelving white melamine with hanging rail as per plan
- Bathroom / Ensuite:  
- Exhaust fan  
- Bath 1525 acrylic (choice of colours)  
- Basin acrylic (choice of colours)  
- WC pan (white)  
- Seat and cistern colour as per Builder's range  
- Accessories: your choice of colour from Builder's standard range

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LIMITED OFFER!

reverse cycle air-conditioning, instantaneous HWS, rangehood, overhead cupboards, stainless steel appliances, plus more for...

# FREE<sup>+</sup>

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ph 8366 0080 or visit [www.statesman-homes.com.au](http://www.statesman-homes.com.au)

<sup>+</sup>Conditions apply. Offer valid for a limited time only.







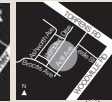
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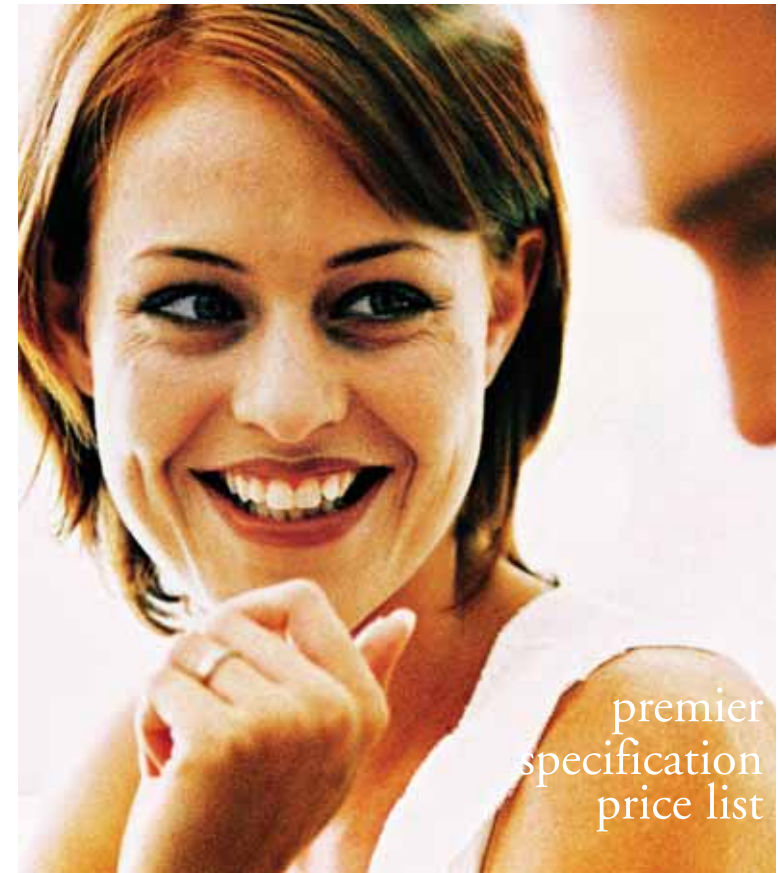
STATESMAN HOMES

MARCH 2010

### Display Villages

Open: Mon, Wed, Sat, and Sun 1-5pm.  
Excluding Mount Barker, Encounter Bay & Whyalla open: weekends, 1-5pm.

 Jindabyne St Lakeside Estate ANDREWS FARM 8284 8713 UBD 41 L15	 Roche Road Freeling 8525 2340 CNTRY UBD 101 J7	 Aldinga Beach Rd Sunday Estate ALDINGA BEACH 8557 6150 UBD 223 G9	 Corrmal Ave NOARLUNGA DWNS 8186 1155 UBD 196 D4
 Arcadia Drive Playford Waters SMITHFIELD 8254 1099 UBD 42 C15	 Barton Cct Ascent Estate MT BARKER 8391 4416 UBD 173 B12	 Bright Place Craigrum Farm BLACKWOOD PK 8278 6862 UBD 154 M11	 Esperance Blvd Coast Estate SEAFORD RISE 8327 2880 UBD 205 L12
 Tabernacle Rd ENCOUNTER BAY 8552 6920 UBD 313 G4	 Jensen Ave WHYALLA 8366 0080 CNTRY UBD 290 C8	 The Boulevard PARAFIELD GDNS 8182 3141 UBD 70 D10	 Accl Avenue St Clair Estate WOODVILLE 8347 0778 UBD 104 M5



premier  
specification  
price list

Design	Premier	Included	D/Carport	On display at	Design	Premier	Included	D/Carport	On display at	Design	Premier	Included	D/Carport	On display at	Design	Premier	Split level	Included	D/Carport	On display at
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## family homes

Adelaide	\$149,900	d/garage	-	Encounter Bay
Adelaide Alfresco	\$145,450	d/garage	-	Seaford Rise
Adelaide Mk II	\$156,110	d/garage	-	Aldinga Beach, Noarlunga Downs, Whyalla, Freeling
Adelaide Mk II Alfresco	\$149,140	d/garage	-	
Ascot	\$109,000	s/carport	\$3,500	
Ashford Alfresco	\$121,160	s/carport	\$3,500	Noarlunga Downs
Auldana	\$137,060	s/carport	\$3,500	
Beaumont	\$137,520	d/garage	-	
Belair	\$117,200	s/carport	\$3,500	
Bellevue	\$135,030	d/garage	-	
Brighton	\$128,130	s/carport	\$3,500	
Clarendon	\$149,400	d/garage	-	Playford Waters
Crafrers	\$93,100	s/carport	\$3,500	
Delamere	\$122,010	d/garage	-	
Dulwich	\$136,000	s/carport	\$3,500	
Eden	\$100,800	s/carport	\$3,500	
Erindale	\$109,400	s/carport	\$3,500	
Gilberton	\$124,400	s/carport	\$3,500	
Glengel	\$144,610	s/carport	\$3,500	
Glengel Alfresco	\$148,280	s/carport	\$3,500	
Goodwood	\$120,400	s/carport	\$3,500	
Grange	\$114,800	s/carport	\$3,500	
Greenhill	\$119,900	s/carport	\$3,500	
Hawthorne	\$125,800	s/carport	\$3,500	
Highgate	\$122,000	s/carport	\$3,500	
Hindmarsh	\$120,300	s/carport	\$3,500	
Leabrook	\$137,700	s/carport	\$3,500	
Linden	\$114,000	s/carport	\$3,500	
Magill	\$111,400	s/carport	\$3,500	
Medindie	\$125,700	d/garage	-	Aldinga Beach (Sunday Estate)
Middleton	\$107,500	s/carport	\$3,500	
Mitcham	\$117,200	s/carport	\$3,500	
Myrtle	\$139,315	d/garage	-	
Netherby	\$113,600	s/carport	\$3,500	
Norwood	\$112,100	s/carport	\$3,500	
Parkside	\$126,200	s/carport	\$3,500	
Piccadilly	\$94,700	s/carport	\$3,500	
Prospect	\$107,500	s/carport	\$3,500	

Rostrevor	\$131,460	d/garage	-	
Royston	\$122,700	s/carport	\$3,500	
St Peters	\$136,300	s/carport	\$3,500	
St Vincent	\$138,665	POA	POA	
Semaphore	\$125,970	s/carport	\$3,500	
Springfield	\$120,100	s/carport	\$3,500	
Stonyfell	\$121,400	s/carport	\$3,500	
Tennyson	\$122,100	s/carport	\$3,500	
Thorngate	\$135,200	s/carport	\$3,500	
Toorak	\$121,900	s/carport	\$3,500	Freeling
Torrens	\$120,000	s/carport	\$3,500	
Trinity	\$123,100	s/carport	\$3,500	
Trinity Mk II	\$126,600	s/carport	\$3,500	
Tusmore	\$131,500	d/garage	-	Parafield Gardens
Tusmore Mk II	\$134,440	d/garage	-	
Walkerville	\$134,600	s/carport	\$3,500	
Waverly	\$151,530	d/garage	-	Seaford Rise

## courtyard homes

Aldinga	\$102,700	s/carport	\$3,500	
Burnside	\$125,200	d/garage	-	
Collinswood	\$127,730	d/garage	-	
Eastwood	\$121,690	d/garage	-	
Evanston	\$126,530	d/garage	-	St Clair
Glynde	\$116,230	s/garage	d/gge \$4,100	
Hazelwood	\$118,800	d/garage	-	
Kingswood	\$102,300	s/garage	d/gge \$4,100	
Malvern	\$107,300	s/garage	d/gge \$4,100	
Melrose	\$120,190	s/garage	d/gge \$4,100	
Moana	\$118,200	d/garage	-	Aldinga Beach (Sunday Estate)
Oakland	\$117,500	s/garage	d/gge \$4,100	
Somerton	\$115,990	s/garage	d/gge \$4,100	
Springwood	\$119,500	d/garage	-	Mt Barker, Andrews Farm
St Morris	\$118,795	s/garage	d/gge \$4,100	Seaford Rise, Playford Waters, Blackwood Pk
Wayville	\$130,590	d/garage	-	

## villa homes

Alexandrina	\$103,670	s/garage	d/gge \$4,100	
Brooklyn	\$103,450	s/garage	d/gge \$4,100	Blackwood Park, Mt Barker, Andrews Farm
Carrington	\$105,500	s/carport	\$3,500	
Charleston	\$109,270	s/garage	d/gge \$4,100	
Clovelly	\$109,715	s/garage	d/gge \$4,100	Parafield Gardens
Evandale	\$101,500	s/garage	d/gge \$4,100	Encounter Bay
Fullarton	\$100,900	s/garage	d/gge \$4,100	
Glenalta	\$108,820	s/garage	d/gge \$4,100	
Glenunga	\$98,700	s/garage	d/gge \$4,100	
Joslin	\$111,390	s/garage	d/gge \$4,100	
Lewiston	\$99,860	s/carport	d/gge \$4,100	
Maylands	\$87,800	s/carport	\$3,500	
Millswood	\$106,300	s/garage	d/gge \$4,100	
Payneham	\$105,530	s/garage	d/gge \$4,100	
Tranmere	\$102,425	s/garage	d/gge \$4,100	
Unley	\$107,650	s/garage	d/gge \$4,100	
Willunga	\$91,300	s/carport	\$3,500	

## second storey homes

Bethany	\$164,270	freestanding s/carport or d/carport	POA	
Everard	\$215,160	s/carport \$3,500 or d/carport \$6,900		
Finniss	\$212,180	d/garage		
Hayborough	\$196,920	d/garage		
Hermitage	\$201,115	s/carport \$3,500 or d/carport \$6,900		
Kingston	\$172,820	s/carport \$3,500 or d/carport \$6,900		
Longwood	\$214,885	s/carport \$3,500 or d/carport \$6,900		
Lynton	\$250,005	d/garage		
Osmond	\$233,030	d/garage		
Osmond Mk 2	\$223,170	d/garage		
Springton	\$236,325	d/garage		

## split level homes

Adelaide Mk II Split	\$157,850	\$5,000 <sup>^</sup>	d/garage	-
Ashford Alfresco Split	\$132,120	\$5,000 <sup>^</sup>	d/garage	-
Brooklyn Split	\$104,950	\$5,000 <sup>^</sup>	s/garage	d/gge \$4,100
Dulwich Split	\$136,700	\$5,000 <sup>^</sup>	s/carport	\$3,500
Novar	\$138,730	\$5,000 <sup>^</sup>	d/garage	-
Rossllyn	\$132,980	\$5,000 <sup>^</sup>	s/carport	\$3,500
Seacliff	\$129,735	\$5,000 <sup>^</sup>	s/carport	\$3,500
St Morris Split	\$119,545	\$5,000 <sup>^</sup>	s/garage	d/gge \$4,100
Sturt	\$142,295	\$5,000 <sup>^</sup>	d/garage	-
Trinity Split	\$134,600	\$5,000 <sup>^</sup>	s/carport	\$3,500

## country homes

Aldgate*	\$141,500	s/carport \$3,500 or d/carport \$6,900
Oakbank*	\$129,800	s/carport \$3,500 or d/carport \$6,900
Stirling*	\$133,400	s/carport \$3,500 or d/carport \$6,900
Woodside*	\$126,200	s/carport \$3,500 or d/carport \$6,900

This price list supersedes and renders void all previous price lists. Individual prices may change without notice. Please note that prices do not include siteworks, footings, elevation treatments, slab to alfresco area, floor coverings, light fittings, window treatments, furniture, pergolas or other display items. All prices are based on bricks selected from the builder's standard category 1 range and standard hip roof construction. **Indicators:** (\*) Verandah quarry tiles not included. (^) An estimate of \$5,000 (PC Sum) has been allowed for costs associated with the split level and may vary depending upon suburb, subject to a final engineers report and the final selection of finishes by the client in regards to timber stairs. **Note:** Split level plans have been based on a 1029mm setback. Any alteration to this will then require preliminary consultation before acceptance. All information correct at time of printing. E&OE. Date of issue 1 March 2010. (STA054).