



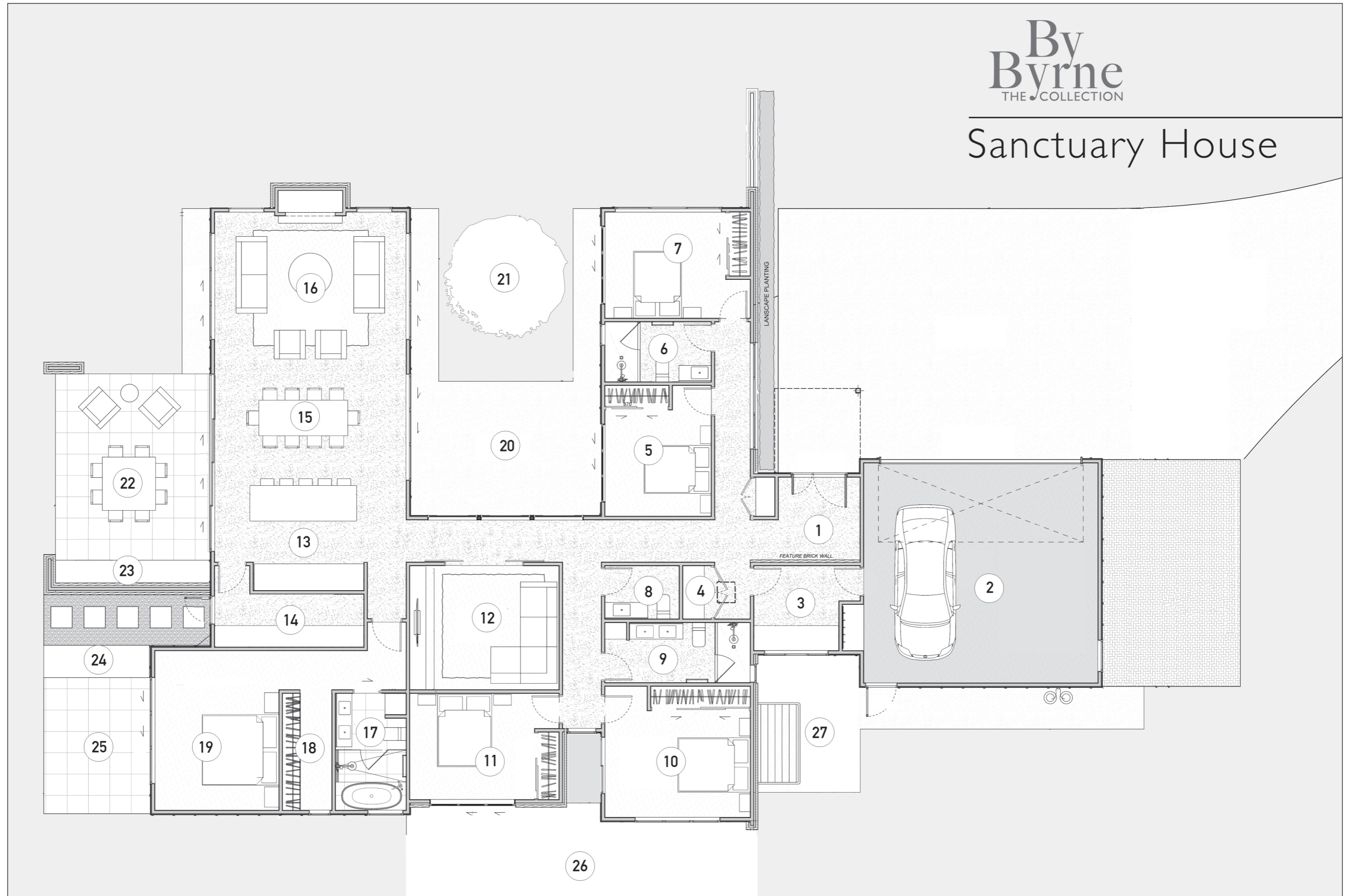
By
Byrne
THE COLLECTION

SANCTUARY
HOUSE

FLOOR PLAN

By
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THE COLLECTION

Sanctuary House



Sanctuary house

5



2



3.5



3



300m²



Thoughtfully designed by an award-winning Architect this contemporary home is an entertainer's dream. The design includes 5 bedrooms, a luxurious master suite, open plan living and a contemporary kitchen with generous scullery.

The open plan living space opens up on both sides to two separate outdoor areas – on one side you have a lovely all-weather covered patio and on the other is a private courtyard offering endless entertaining options.

The high stud allows extra light and feeling of space, while the gas fireplace creates a warm and inviting ambience. A separate media room can be closed off or opened up to the living areas and adjacent courtyard. Add to this a large separate laundry, opulent guest powder room, drop zone area, and you have a truly special future-proofed home.

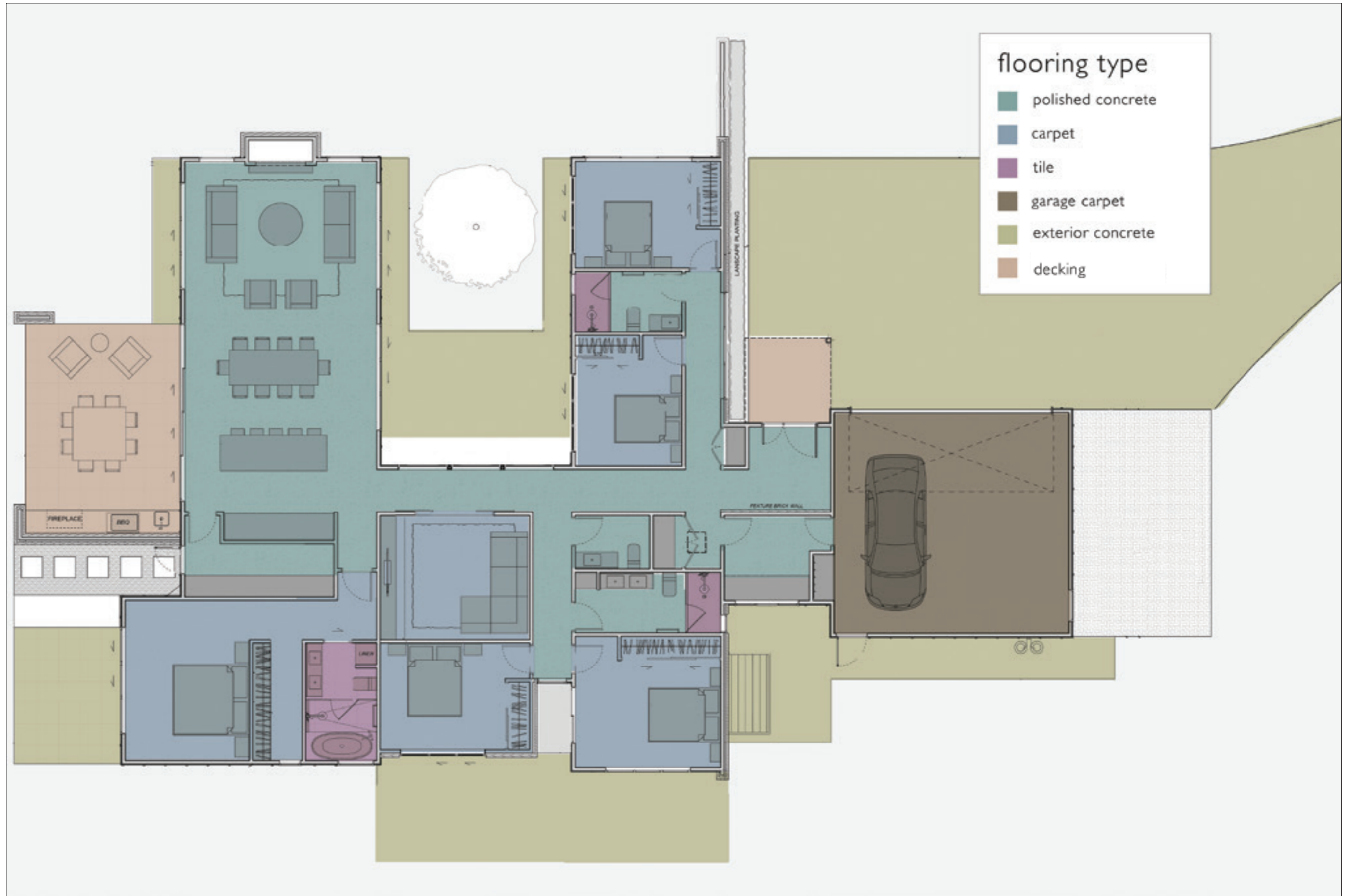
1. ENTRY
2. GARAGE
3. LAUNDRY
4. STORAGE
5. BEDROOM 2
6. BATHROOM
7. BEDROOM 3
8. POWDER ROOM
9. BATHROOM
10. BEDROOM 4
11. BEDROOM 5
12. MEDIA ROOM
13. KITCHEN
14. SCULLERY
15. DINING
16. LIVING
17. MASTER ENSUITE
18. WALK-IN ROBE
19. MASTER BEDROOM
20. COURTYARD
21. SPECIMEN TREE
22. OUTDOOR LIVING
23. OUTDOOR KITCHEN
24. HERB GARDEN
25. PATIO
26. PATIO
27. SERVICE AREA



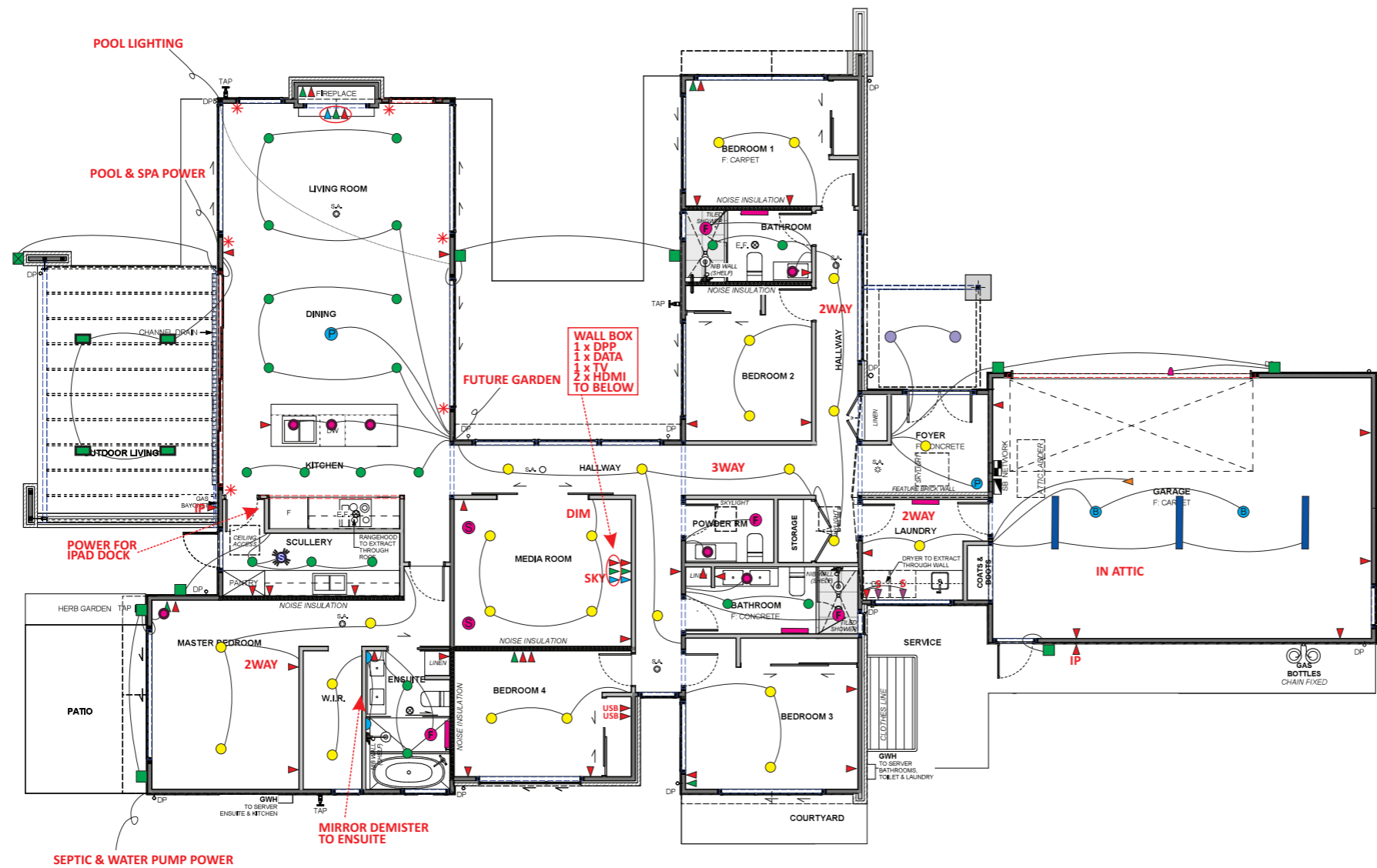
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FLOORING PLAN



ELECTRICAL PLAN



-  Meter Box
-  Switchboard
- Lights and Switchgear**
-  Fixed LED Down Light
-  Tilt LED Down Light
-  IP Rated Tilt Down Light
-  Pendant Light
-  Surface Mount Outlet
-  Two Way Switching
-  Three Way Switching
-  LED Batten Light
-  Sensor - Exterior
-  KUBE up/down wall light
-  KUBE down only wall light
-  Interior Sensor
- Power Outlets**
-  Single Isolated Power Outlet
 - 1 x Microwave
 - 1 x Waste Disposal
 - 1 x Rangehood
 - 1 x Dishwasher
 - 2 x Fridge
 - 1 x Washing Machine
 - 1 x Dryer
-  Double Power Outlet
-  Auto Door Power Outlet
-  Electric Wall Oven
-  Gas HW
-  Electric Hob
-  Exterior Single Power Point
- Data/TV/Alarms**
-  Data/Phone Outlet
-  TV Outlet
-  SKY Outlet-(2xData,2xRG6)
-  Alarm System - 5PIR,1KeyPads
-  Smoke Alarm - Cavius
-  Data Hub
- Other**
-  Extraction Fan
-  Range Hood Ducting
-  Heated Towel Rail

KITCHEN DESIGN



KITCHEN SPECIFICATION

CABINETY BOARD	Black: Laminex Acrylic Pitch Black White: Laminex Acrylic White Linen Feature Grooved Timber: Oak custom cut coated in Ultra Clear Satin Finish Timber: Prime Melamine Sovereign Oak Timberland
BENCHTOP	Primestone Elements Collection Finelli Polished 40mm
SPLASHBACK	Primestone Elements Collection Finelli Polished
HANDLE	Mardeco 6010 Kitchen Handle in black, Handle to Fridge - Lo and Co Harley & Harper Brass Pulls
SINK	Mercer Duro Granite Undermount sink in white with brass waste
TAP	Plumbline Buddy Kitchen Mixer with Pull Out Spray in Brushed Brass
RUBBISH BINS	Concelo 2 x 35L buckets in dark grey

SCULLERY SPECIFICATION

CABINETY BOARD	Black: Laminex Acrylic Pitch Black White: Laminex Melteca Snowdrift Satin Timber: Prime Melamine Sovereign Oak Timberland
BENCHTOP	Primestone XXL Coronet Peak 20mm
HANDLE	Mardeco 6010 Kitchen Handle in black, Handle to Fridge - Lo and Co Brass Pulls
DRAWERS	Blum Pull Out Drawers

LAUNDRY SPECIFICATION

CABINERY BOARD	Grey: Laminex Melteca Acrylic Soft Touch in Sky Scraper
BENCHTOP	Primestone XXL Coronet Peak 20mm
SPLASHBACK	NA - Window
SINK	Blanco Silgranit Subline 400 Undermount sink in Black
TAP	Plumline Buddy Kitchen Mixer with Pull Out Spray in Black
HANDLE	Mardeco Estivia Kitchen Handle in black
HEATED TOWEL	8 Bar Square Profile Heated Towel Rail in black



KITCHEN APPLIANCES

Oven Smeg Smeg Portofino
Pyrolitic Duel
Fuel 90cm
Oven



Rangehood Falmec Falmec
90cm
Powerpack



Dishwasher Asko 60cm Integrated
Dishwasher



Wine Fridge Baumatic Baumatic
Beverage
Cabinet



Fridge Liebherr Integrated
Pigeon Pair
Fridge Freezer



* please note models may change subject to availability

Kitchen Sink Mercer Duro Granite
Undermount sink
in white with
brass waste



Waste
Disposal Insinkerator



Bins Concelo Concelo
Hideaway
Bins



Handle Mardeco Mardeco Estivia
Kitchen Handle
in black



Kitchen
Mixer Plumblinc Buddy with Pull out
spray in Brushed
Brass



LAUNDRY

Tub Blanco Subline 400 U



Laundry Mixer Plumblin Buddy with Pull out spray in Black



Handles Mardeco Mardeco Estivia Kitchen Handle in black



HEATING AND COOLING

Heating High Wall Heat Pump

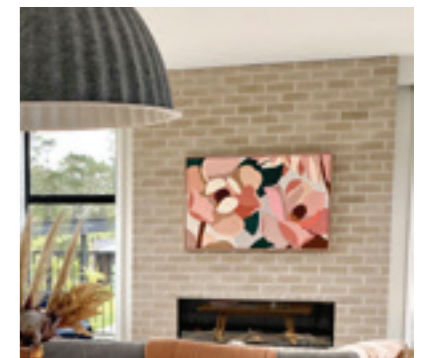


Fireplace Escea DS1400

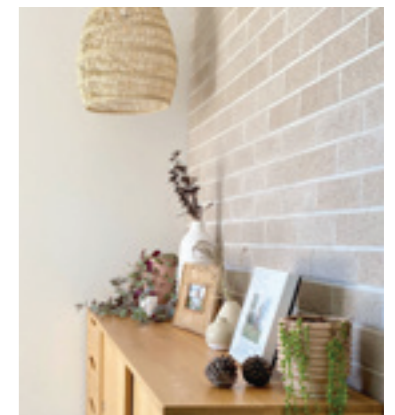


FEATURE ITEMS

Fireplace Surround Brick Artisan Rockhampton with white mortar



Feature Entry Wall Brick Artisan Rockhampton with white mortar



POWDER, ENSUITE, BATHROOM

* please note models may change subject to availability

Vanity
to Bathrooms

Newtech

Vega in
Californian Oak
with Stonecast
top



*1200 double bowl to Ensuite, 900 Single bowl to Bathrooms 2 & 3

Vanity
Powder
Room

Newtech

Monte Vanity 600
in Californian Oak
with Gunmetal
Etrusion Handle



Shower

Waterware

Loft in Gunmetal

Mixer

Waterware

Loft in Gunmetal

Shower niche to Ensuite



Toilet

LeVivi

York back to
wall



POWDER, ENSUITE, BATHROOM

Shower
Mixer

Waterware

Loft in Gunmetal



Toilet Roll
Holder

Waterware

Loft in Gunmetal



Heated
Towel Rail

Newtech

Quadro 5 Bar
in Gunmetal



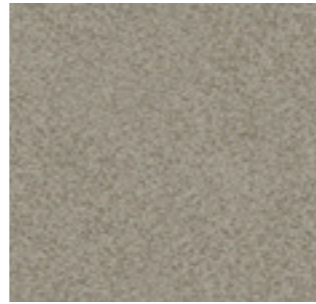
Mirror

In Master Ensuite - rectangular to width of vanity
In Bath 2 - 600mm round
In Bath 3 - 600mm round
In Powder - 600mm round



FLOORING

Carpet Feltex Okiwī Bay SLD
in Lucas with
11mm foam
underlay



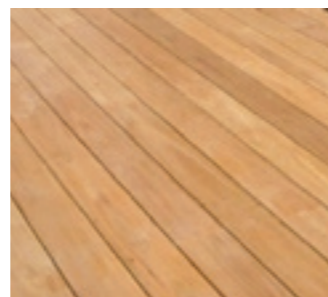
Polished
Concrete Light Grind
and Polish



Garage
Carpet Crazy Garage
Carpet



Decking Pine



STONE AND TILES

Benchtop
to Kitchen Engineered
Stone Primestone
Finelli



Benchtop
to Scullery Engineered
Stone Primestone
XXL Coronet
Peak



Floor Tiles Tile Imports Sand Light Grey



Wall Tiles Tile Imports Sand Light Grey



PAINT

Walls Resene Double Sea Fog



Ceiling, door and trims Resene Half Alabaster



LIGHTING

Downlights



Vanity Lighting 1200 wide to Ensuite,
600 wide to Bathrooms 2 & 3



EXTERIOR FINISHES

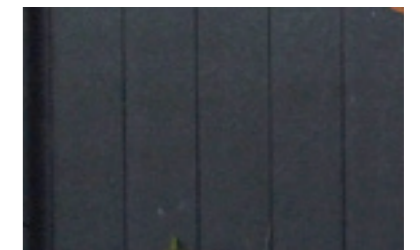
Roof Coloursteel Roofing
in Ebony



Cladding 1 Brick - Artisan Rockhampton
with white Mortar



Cladding 2 Weathertex painted Resene
Black



Joinery Coloursteel Matt Black





THANK YOU

