

SH
STANNARD
HOMES



THE ARIA

The Aria

Come home to innovative design and exquisite quality with the Aria. The essence of the homes design prowess is evident from the moment you enter the spacious hallway with a feature architectural void above.

Leading off the hallway with its own hotel style entry is the private master suite, designed as a peaceful retreat with a stunning ensuite featuring double vanities, free standing bath and expansive walk in robe.

A large home theatre on the ground floor creates the perfect escape for families and teens. Stylish, big-hearted family living comes into its own in the

rear section of this home. Unique design incorporates expansive open plan space that's cleverly zoned yet connected for exceptional liveability, with a quality fitted kitchen and scullery at the centre.

Voids deliver light and space above family and dining areas, which open to an oversize alfresco, creating a beautiful flow of indoor-outdoor living.

The upper floor is dedicated to family living with three further bedrooms, plus an activity area, a study, and a media room, complete with kitchenette and access to a balcony; perfect for taking in stunning ocean, river or treetop views.



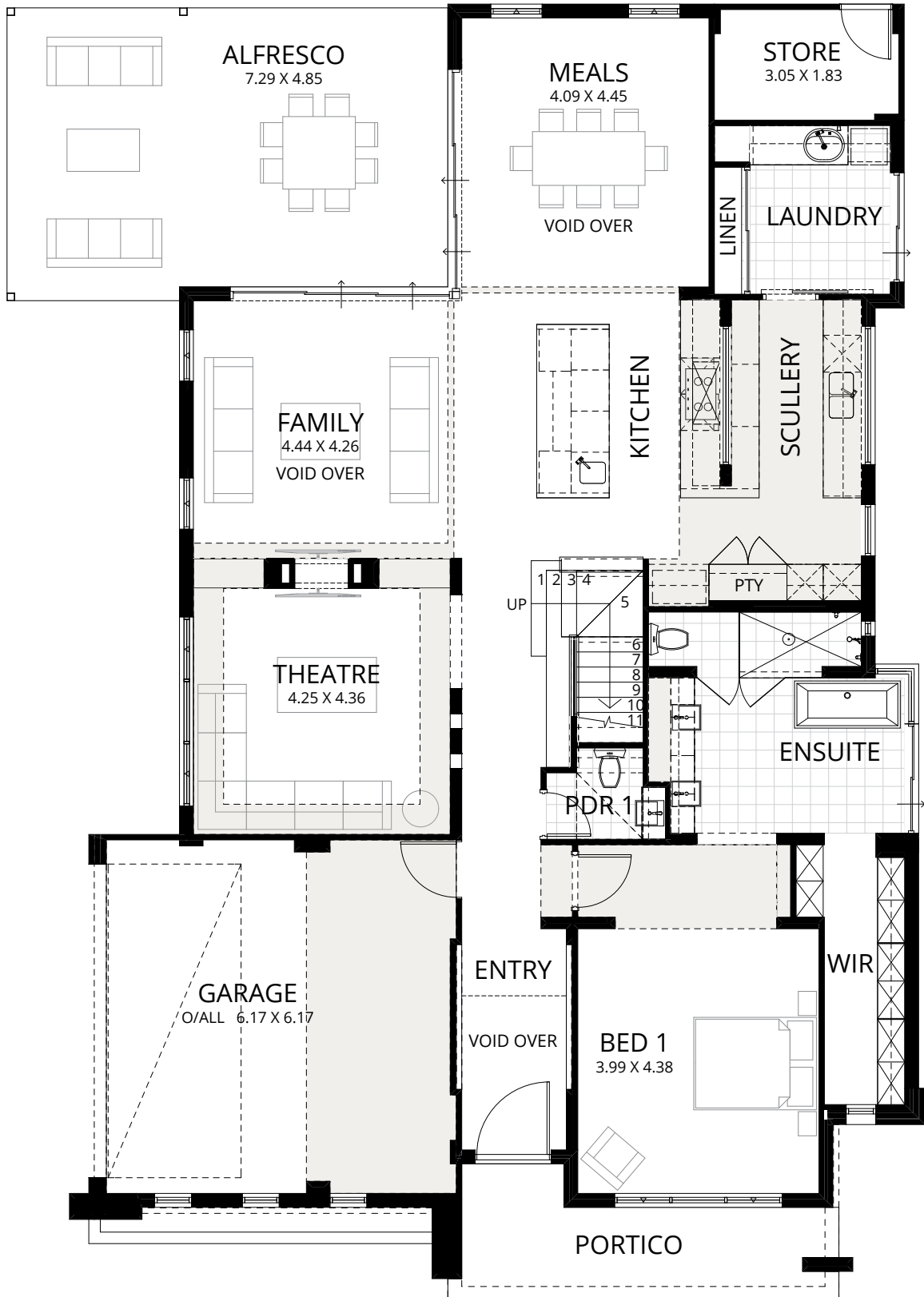
Innovation,
luxury and
liveability.



Ground Floor

SUITS MINIMUM BLOCK WIDTH OF 17.80m

Ground Floor	268.66m ²
Upper Floor (incl. void and stairs)	211.33m ²
GRAND TOTAL	479.99m²



Upper Floor



Display Specification

External

- Stunning elevation including feature stone piers, rendered brickwork with stacking aluminium glazed windows. Massive tiled floor balcony with expressed joint ceiling and modern balustrade featuring frameless clear glass on stainless steel stirrups with stainless steel handrail.
- Painted render as standard with face brick to inside of garage. Cream mortar rolled joints to face brick.
- Double garage with feature windows Designer panel lift auto sectional door with White opaque inserts and whisper quiet motor, including 3 remotes and concrete hardstand with terrazzo look coating
- Double height feature Alfresco
- Brick paving to the Alfresco, Portico, path, and double driveway 6m long
- Colorbond roofing
- R4.0 Insulation batts
- 21 degree roof pitch to main roof and flat colorbond sheeting to the Garage and Alfresco
- Express joints to ceiling lining to Balcony and Alfresco
- 5 Star 160 L gas storage hot water unit
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Fibreglass door to Store in timber frame
- Quarter round Colorbond gutter and fascia throughout, conical rain heads where shown
- Double clay brick construction
- 10m of sewer allowance past the last fixture
- Two external garden taps
- H2 treated timber to roof frame

Internal

- Smart wiring starter pack
- Feature stacker windows and balustrade to upper floor Sitting Room
- 32 course ceilings to ground floor and 30 courses to first floor generally unless otherwise noted or required to be lower due to engineers, plumbing or air-conditioning if applicable
- Stunning clear glazed feature 2340mm high entry door
- Samsung electronic lock to entry door with stainless steel pull handles
- Massive double bedrooms with built-in or walk-in robes
- Extensive Voids opening into upper floor.
- 16mm melamine shelving with painted fascia to all robes and linen cupboards, with four drawer units to Bed 1 WIR
- Double tiled fireplace to Theatre/ Family with bioethanol heater and cabinets to both sides
- Feature white glass sliding doors to linen and mirror sliding doors to other robes
- Alto modern cornice throughout internally
- Internal feature doors with lever handles
- Sliding door to Kitchen / Laundry
- 140mm splayed MDF painted skirting ground floor (except to wet areas, robes, linen, stairs etc.)
- Frameless clear glass balustrade to staircase
- Frameless clear glass balustrade to voids
- Laminate drawer units to Bed 1 WIR
- MDF painted capping below internal balustrade
- Feature plasterboard recessed ceilings to Theatre and Sitting
- Full painting, including internal walls
- Light and double power points to each room with brushed aluminum cover plates
- Feature Saturn range light and power point switches where specified only
- Interior house clean and site clean
- Draught and weather seal to external doors
- Earth leakage circuit breaker
- Temperature reduction valve
- Hard wired smoke detector alarms as required
- Standard engineer designed concrete details
- Fixed price HIA contract
- Housing Indemnity Insurance
- 120 days maintenance period
- All standard Shire and Metropolitan Water Board fees
- Contour site survey plan and re-peg by a qualified surveyor

Kitchen

- European glass induction cook top
- Two European stainless steel pyrolytic multi function 600mm ovens
- European concealed flush mounted rangehood to overhead cupboards
- Designer handles to the Kitchen cabinets (where shown)
- ABS edging kitchen cupboard doors
- European built in microwave and coffee machine to Scullery
- Open cabinet to Scullery backing onto Kitchen
- Fixed window between Kitchen and Scullery
- Laminate double door split pantry
- Dishwasher with integrated door matching cupboards
- Solid surface Caesarstone benchtop with 40mm edge to Kitchen and Scullery with 80mm edging and waterfall ends to island cupboard
- Soft closers to Kitchen cupboard doors and drawers
- Overhead cupboards with lift up doors and electric automatic openers and feature LED lighting to the underside above the hotplate recess
- LED lighting to Kitchen island cupboard kickboard
- Laminated cupboards to the back of the kitchen island bench with separate stainless steel under mounted sink and designer mixer tap
- Chrome Designer mixer tap in Scullery
- Double under mounted stainless steel sinks to Scullery
- Glass splash back to Kitchen area
- 7 Banks of drawers to Scullery cupboards
- Water filter twin system with above counter faucet
- Kitchenette to Sitting Room

Ensuite/Bathroom/Laundry

- ABS edging to vanity and laundry cupboard doors
- China vanity basins (inset or semi-recessed) as shown to wet areas
- Classical free standing bath to Ensuite
- Designer handles to the Laundry cabinets (no handles to laundry overhead cupboards)
- Modern split vanity cupboard with drawers on tiled hob with solid surface Caesarstone tops to Bathroom, Ensuite, Powder 1 and 2 (where shown)
- Overhead cupboards to ensuite with mirrored doors and feature LED lighting under
- Chrome metal double towel rail to Ensuite
- Chrome metal double towel rail to the Bathroom with towel ring to powder (where shown)
- Chrome metal toilet roll holders to Ensuite WC, Powder 1 and 2 (where shown)
- Clear glass to the Bathroom and Ensuite windows
- Jollied edge tiles as required
- Soft closers to all vanity and Laundry cupboard doors and drawers
- Full length cupboard to Laundry with ceramic inset trough and solid surface Caesarstone top
- Overhead cupboards to Laundry (where shown)
- Wall faced close coupled toilet suites with soft close seat
- Quality chrome mixer tapware throughout including shower roses on rails to both showers and additional overhead rain shower to Ensuite
- Clear laminated fully frameless pivot door to Ensuite shower and obscure glazed fully frameless pivot door and return to the Ensuite WC
- Clear laminated semi-frameless pivot door to the Bathroom shower
- Frameless polished edge mirrors with clip fixings to the Bathroom and Powder 1 and 2
- 1m high wall tiling to Bathroom, Powder 1 and 2
- 1.2m high wall tiling to the Ensuite and Ensuite WC
- 2m high wall tiling to the Bathroom shower recess
- Full height wall tiling to the Ensuite shower recess and Ensuite WC
- Floor tiling to the Powder 1 and 2, Bathroom, Ensuite and Laundry
- Hobless shower recess to Ensuite
- Chrome floor wastes throughout
- Melamine lined vanity and Laundry cabinets
- Privacy locks to Bathroom, Powder 1 and 2
- Externally flumed exhaust fan to all bathrooms and WC's
- Washing machine taps and GPO to Laundry

Items not included:

Display lighting, built-in furniture, floor coverings, window treatments, ducted vacuum, fridges, wall finishes, music system, air-conditioning, stormwater connection, landscaping, pond, solar panels, water tank, grey water system, barbeque and feature wall, display paving / exposed aggregate, fencing and gates, pergola, brick build-up, security, phone, TV systems, town planning and site establishment costs. * Conditions apply.



The Stannard Story

Trust is a little word with a big promise – especially when you're building something as important as a beautiful new home. The Stannard team respects this always, and we build every stylish home with quality at the heart. It's been that way since Peter Stannard founded our family business in 1964. Today, with Glenn at the helm, we're a second generation builder of stunning custom homes that are all about your dreams for great living. We work with only the best tradespeople and most reputable suppliers. We'll never compromise on quality, and our specification means your new home has real, lasting value.

Our designs evolve creatively for modern lifestyles, yet we always understand what 'home' means to you. So we're proud to work with you and ensure you feel that special sense of wonder as your vision comes to life in a magnificent home.

We'd love you to visit our homes, to experience our design style, see our attention to detail, and feel the quality. All our plans can be altered to suit your block, and customised for your vision. Whatever your style, our design team would love to meet with you to help you create and personalise your beautiful new home.

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