

SH
STANNARD
HOMES



THE SOHO

The Soho

The Soho is a hallmark of modern design thinking with a distinctive industrial essence. The visually dramatic elevation invites you into its new generation living. Four bedrooms and three bathrooms are cleverly positioned, along with a rear double garage, to deliver the ultimate narrow lot perfection.

Feature timber cladding frames the entrance, which opens into a hallway accented by industrially inspired exposed brick. The skylight adds height and hints at the openness The Soho's high ceilings deliver throughout.

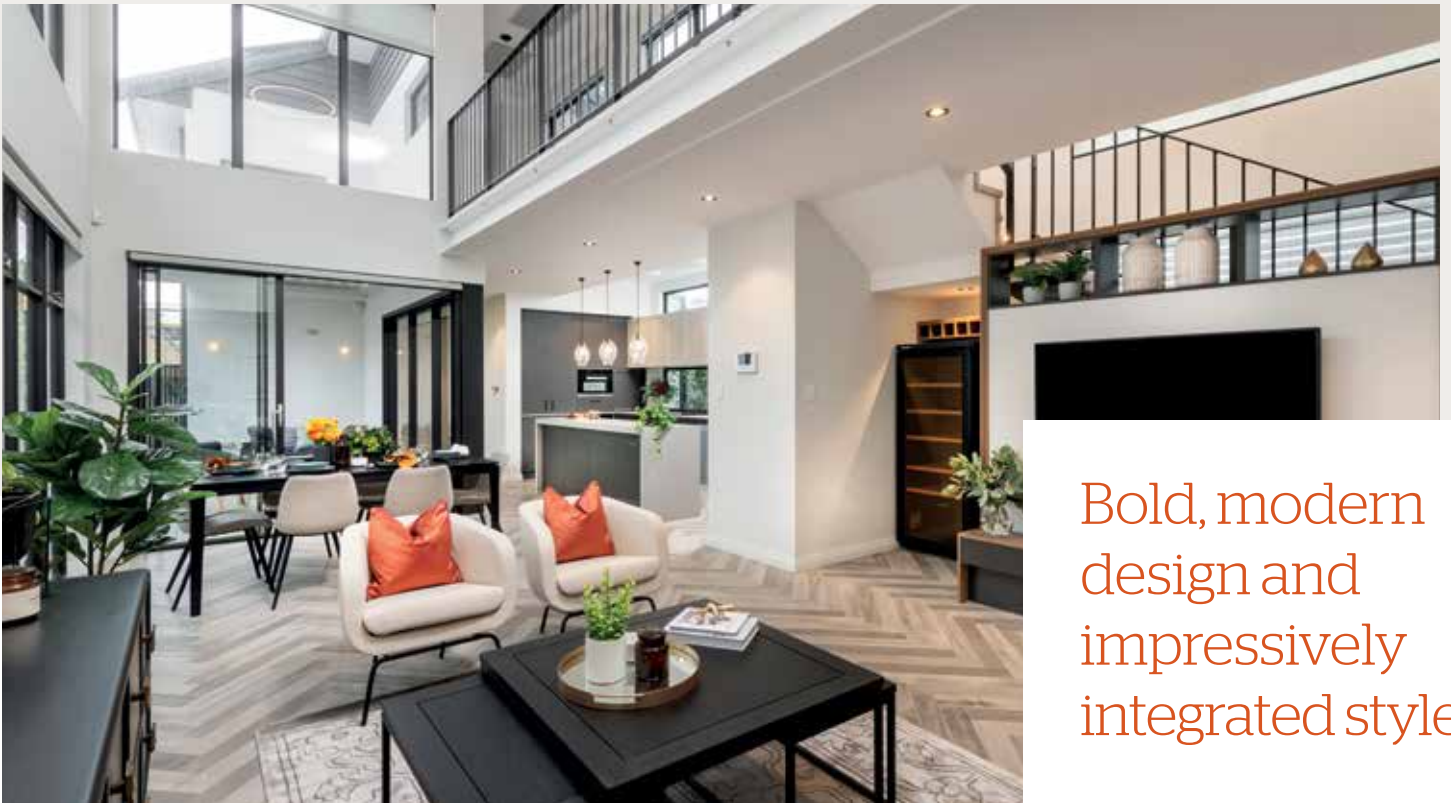
The sumptuous master suite off the hallway features a modern, open plan design with sliding doors to a private outdoor retreat. Built-in robes line one wall, and the ensuite incorporates an exterior door.

The hallway sweeps effortlessly through to an expansive open plan

living area seamless access to a central courtyard. Modern design integrates space beautifully for indoor-outdoor entertaining. Floor to ceiling windows draw in natural light, and an impressive void creates soaring height.

Industrial accents in the kitchen bring focus, and skylights wash the area with light. Miele appliances echo the modern character of this home, and a laundry and rear garage entry are conveniently tucked away.

The steel spine staircase with timber treads sweeps up to the second storey. Two bedrooms share a bathroom and activity area, while the passageway overlooking the void leads to the fourth bedroom with ensuite and fitted kitchen, making it versatile enough for use as a guest suite or studio, with the ability to bring stairs up from the outside for its own private access



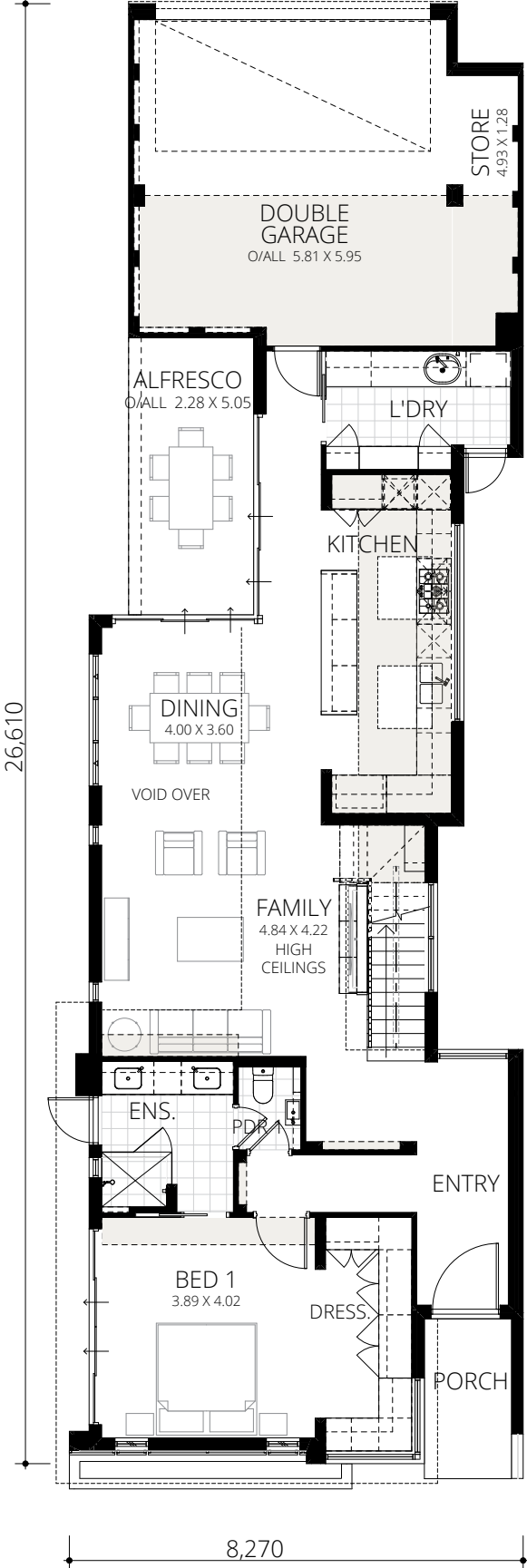
Bold, modern design and impressively integrated style.



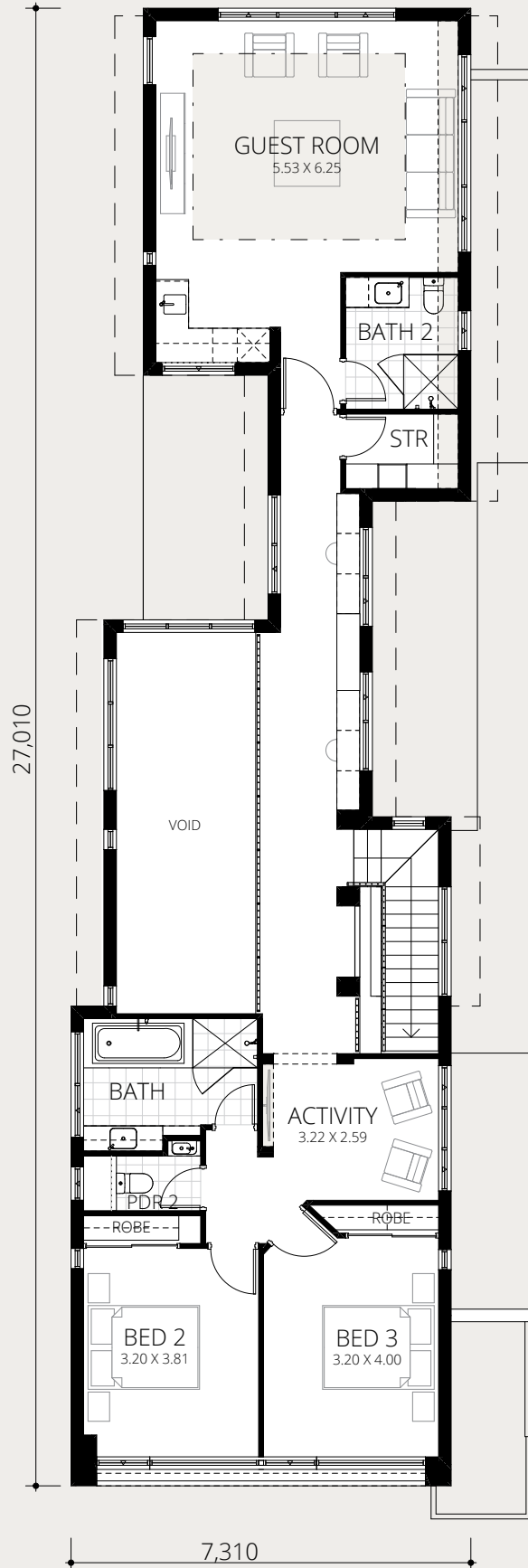
Ground Floor

SUITS MINIMUM BLOCK WIDTH OF 9.96m

Ground Floor	187.10m ²
Upper Floor (incl. void and stairs)	153.47m ²
GRAND TOTAL	340.57m²



Upper Floor



Display Specification

Key Features

- Fixed price HIA contract
- Housing Indemnity Insurance
- 120 days maintenance period
- Lifetime structural warranty*
- All standard Shire and Metropolitan Water Board fees
- Contour site survey plan and re-peg by a qualified surveyor
- 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
- Smart wiring starter pack
- BCA compliant energy rating
- Anti-termite protection
- Full working drawings
- Dedicated liaison officer during construction
- Session with an Interior decorator
- Ducted reverse cycle air conditioning

External

- Stunning elevation including awning windows, gables, 1c feature brickwork to Entry and Feature timber cladding
- Double clay brick construction throughout
- Acrylic Texture render with 2c face brick to inside of Garage
- Cream mortar rolled joints to face brick
- Double Garage with auto Colorbond sectional door with 3 remotes and concrete hardstand
- Plasterboard lining to garage ceiling
- Bluescope colorbond roof sheeting
- Jason aluminium window and door frames
- Breeze locks to sliding windows
- Flyscreens to all opening windows and sliding aluminium doors
- Brick paving to the Alfresco, Porch, path and double driveway up to 1m long
- Two external garden taps
- H2 treated timber to roof frame
- R4.0 Insulation batts to house and garage
- Ovalo Colorbond slotted gutters and fascia throughout
- 5 Star 160 L gas storage hot water unit
- 10m of sewer run allowance past the last fixture
- 10m of water run allowance past the last fixture

Internal

- 32 course ceilings to Bed 1 & Garage, 31 course to Entry & Family and 30 course ceilings to first floor generally unless otherwise noted or required
- Steel Spine staircase with timber treads from builders standard range (including matching timber treads to remaining 3 top steps in concrete)
- Velux skylight to Entry
- Feature face brick wall to entry
- Massive double bedrooms with built-in or walk-in robes, including laminated built in cabinetry to the Bed 1 WIR
- Feature coffered ceilings to Guest Room
- Stunning clear glazed feature 2340mm high, 1200mm wide hinged entry door
- 600mm Oblong Pull Handle with mortice lock & escutcheons in Matt Black to Entry
- 2340 high internal feature doors throughout (unless otherwise noted) with black Gainsborough lever handles
- Whitecote glass sliding linen cupboard to Ground Floor with mirror sliding doors to other robes
- TV cabinet to feature wall and surround in Family room
- Laminated desk to wall along hall to Guest room
- 16mm melamine shelving with painted fascia to all robes and linen cupboards
- Tempo modern cornice throughout internally
- 92mm MDF painted skirtings throughout (Except to wet areas, robes, linen, stairs etc.)
- Feature profile powdercoated balustrade to staircase and void
- Full painting, including internal walls
- Light and double power points to each room
- Protective metal corner beading to all internal traffic areas

Kitchen

- Feature vaulted ceiling with 2 x Velux skylights
- Miele 900w gas cook top
- Two Miele stainless steel multi function 600mm ovens
- Miele concealed flush mounted rangehood to overhead cupboards
- Miele microwave and trim kit
- Designer handles to the Kitchen cabinets (where shown)
- Combination of Vinylwrap laminate & Polytech Venette laminate to kitchen doors and drawer fronts
- Soft closers to Kitchen cupboard doors and drawers
- Overhead cupboards above the hotplate and window (with LED lighting under) and fridge recess
- Cupboards to the back of the kitchen island bench with feature panels
- Laminated pantry with shelves
- Bin cupboard with Lincoln Sentry 2 x 29L double bin
- Dishwasher with integrated door matching cupboards
- Solid surface Caesarstone benchtop ("deluxe" range) with 20mm edge to Kitchen bench and 60mm edging to island cupboard including waterfall ends
- Stainless steel double under mounted sink and designer mixer tap to kitchen
- Tiled splash back to Kitchen area (75x300 laid brickbond from builders standard range)
- Banks of drawers to Kitchen cupboards

Ensuite/Bathroom/Laundry

- China vanity basins as shown to wet areas
- Laminated feature linen and broom cupboards to Laundry
- ABS edging to vanity and laundry standard laminate cupboard doors on tiled hob
- Designer handles to the Laundry cabinets
- Ceramic inset trough and solid surface Caesarstone top to Laundry
- Overhead cupboards to Laundry (with LED strip lighting under)
- Laminated open stack to suit washing machine and dryer to Laundry
- Caesarstone tops to Bathroom, Ensuite and Powder (where shown)
- Soft closers to all vanity and Laundry cupboard doors and drawers
- Feature metal double towel rail to Ensuite
- Feature metal double towel rail to the Bathroom with towel ring to Powders 1 & 2 (where shown)
- Feature metal toilet roll holders to Ensuite, WC Powder 1 and Powder 2 (where shown)
- Quality mixer tapware throughout including shower roses on rails to both showers
- Clear glass to the Bathroom and Ensuite windows
- Wall faced close coupled toilet suites with soft close seat
- Clear laminated fully frameless pivot door to Ensuite shower
- Clear laminated fully frameless pivot door to the Bathroom showers
- Mirrored overhead cabinets above Ensuite and Powder 1 vanity (with LED light strip under)
- Frameless polished edge mirrors with clip fixings to the Bathrooms and Powders
- Jollied edge tiles as required
- 1.2m high wall tiling to Bathrooms and Powder 2
- Full Height wall tiling to the Ensuite and Powder 1
- 2m high wall tiling to the Bathroom 1 & 2 shower recess
- Your choice of wall tiles at retail allowance \$60/m2 (incl GST) based on 200 x 400 size ceramic tile
- Your choice of floor tiles at retail allowance \$60/m2 (incl GST) based on 300 x 300 size ceramic tile to Bathroom and Laundry
- Polished porcelain floor tiles at retail allowance \$60/m2 (incl GST) based on 300 x 300 size tiles to Ensuite, Ensuite WC and Powder rooms (where shown)
- Mitred tile edges as required
- Hobless shower recess to Ensuite and Bathrooms
- Chrome Bermuda floor wastes throughout
- Privacy locks to Ensuite, Bathrooms and Powders
- Externally flumed exhaust fan to Ensuite, Bathrooms and Powders
- Washing machine taps and GPO to Laundry

Items not included:

Display lighting, built-in furniture, floor coverings, window treatments, fridges (including wine fridge, wall finishes, music system, stormwater connection, landscaping, planter boxes, barbeque and feature wall, display paving / exposed aggregate/ decking, fencing and gates, pergola, window venetians to Bed 2 & 3, 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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