

# Alexander 197



4  2  2 

Garage area 36.38m<sup>2</sup> | Entry area 3.00m<sup>2</sup>  
Patio area 15.89m<sup>2</sup> | Living area 142.69m<sup>2</sup>  
**Total Area 197.96m<sup>2</sup>**

## STANDARD INCLUSIONS



- 2600mm high ceilings
- Quality floor finishes throughout
- Split system air-conditioning and ceiling fans
- Safety screens to all windows and sliding doors
- Kitchen with handleless overhead cabinetry, soft close, bulkhead and stone benchtops
- Fisher & Paykel appliances
- Fridge tap to fridge recess
- Polished edge mirrors & semi frameless shower screens
- Floating vanities to bathrooms
- Lighting – LED lighting throughout including downlights
- Allowance for Exposed Aggregate Driveway
- Allowance for earthworks (up to 600mm cut and fill)



Plans and Images are for illustration purposes only. Floor plan and elevation as shown in this brochure are an artist's impression only and do not form any part of the contract to build. Standard plans and specifications take precedence over any design, elevation or brochure. Refer to builders package inclusions for full details. These designs are copyright to Cougar Homes. QBCC 1033596.