

EST 1958

SORENSEN & CALDON

BUILDERS OF DISTINCTION

36 SQRS / 322.82 SQ MTRS

THE EDGEWATER

 4  3.5  2



-Ground Sales Plan



-Lower Sales Plan

TO FIND OUT MORE CALL 02 6551 0445 OR EMAIL SALES@SORCAL.COM.AU

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All measurements are in meters unless otherwise stated. Plans are subject to change. To be used as a guide only.

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3.5



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INCLUDES:

- 2580 ceiling height
- Decorative cornice as displayed
- North facing hi-lite windows
- Skillion roofline
- Composite coastal facade
- Glass splashback window
- Stainless steel wire balustrading
- Hardwood timber deck
- Carpets as displayed
- LED light fittings as displayed
- External hardwood timber posts
- P.C. items as displayed
- Tapware, toilets & bathroom accessories as displayed
- Sloping site design
- Clothesline & brick letterbox
- Fujitsu split system AC to upper floor
- Standard BASIX inclusions
- Custom designed kitchen with stone bench tops & walk in pantry
- Large format common floor tiles
- Tile heights to ceilings
- Custom Australian hardwood staircase
- Freestanding bath in lower bathroom

EXCLUDES:

- Site excavation – sloping site
- Drainage particular to site
- Underground power & water
- Blinds
- Driveways
- Fencing
- Landscaping

Every person has different needs as does every site therefore we rarely build the same house twice. Talk to us in further detail about designing a home specific to you.

All homes built by Sorensen & Caldon are designed and priced individually based on your site, orientation, budget and individual requests.

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