

BOTANICA

RELEASE THREE



Colour selection: Mid
Images for illustration purposes only.



Colour selection: Light
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BOTANICA



Modern homes surrounded by nature.

Botanica 3 at Summerstone is comprised of 4 architecturally designed homes. All homes are thoughtfully designed, functional and constructed to maximise space and natural light.





Position perfect.

The Botanica Homes are located within Summerstone, Morayfield and offer you the chance to secure a home in a thriving new community.

Summerstone is an amazing, master-planned estate that embraces its natural setting and neighbouring communities, providing the perfect blend of open space lifestyle and connectivity to the outside world.

Dedicated walking and bike trails flow through the estate, linking reserves, playgrounds and sports fields, all easily accessible from every front door. Within a five-minute drive you have Morayfield and Burpengary shopping precincts; two excellent state schools, Morayfield and Morayfield East; and Morayfield train station which has a direct link to Brisbane CBD.

The area offers great lifestyle options. There's a number of scenic bike and walking trails, including the North Harbour mountain bike trail. Moreton Bay is ten minutes away for those who like being out on the water. The spectacular Glasshouse Mountains (and Australia Zoo) are nearby, and the delights of the Sunshine Coast are less than an hour's drive away.

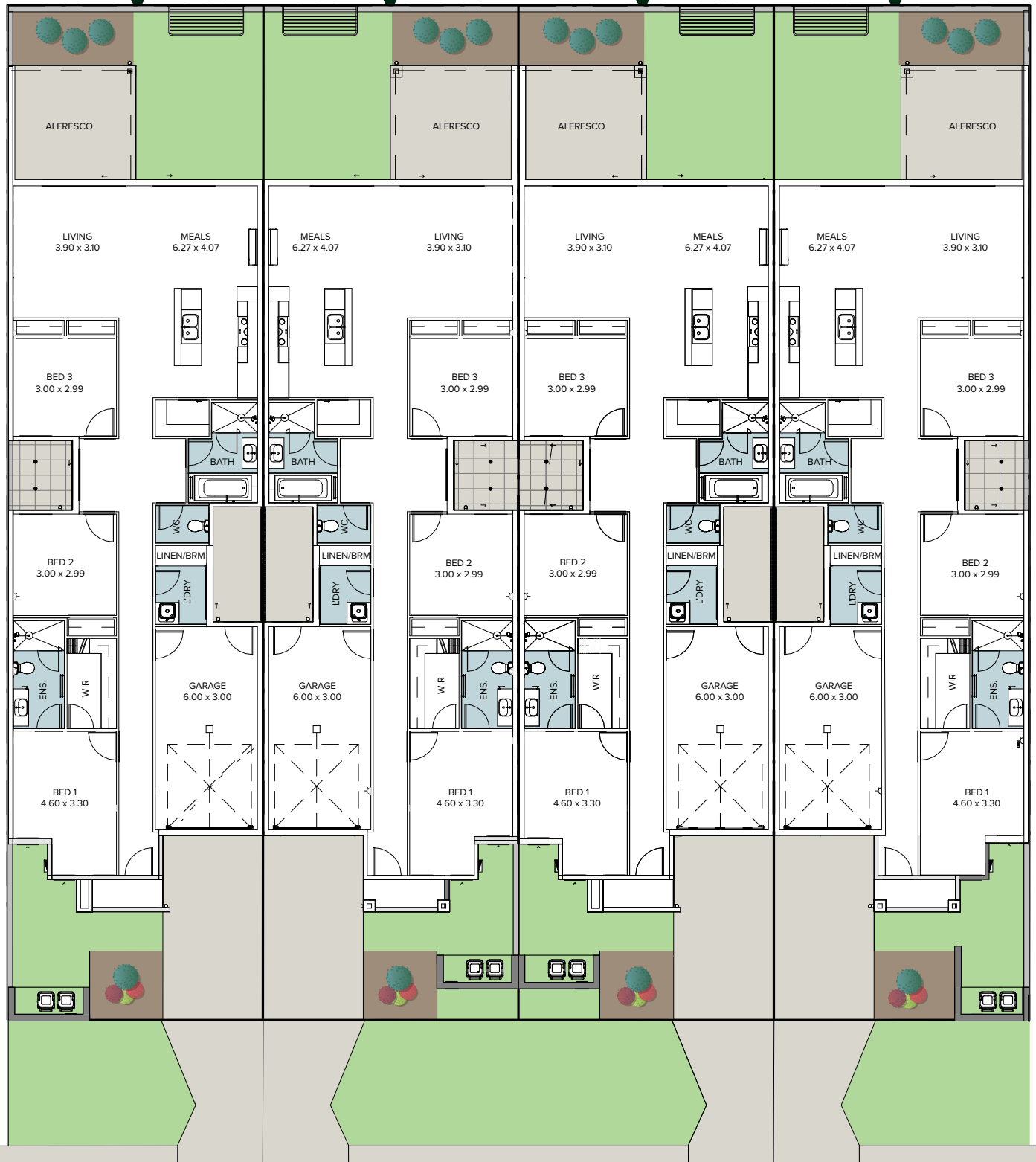
It all adds up to a perfect blend of escape and connectivity, where the convenience of modern living isn't compromised by wanting a healthy, safe environment in which to live and grow.

LOT
130
MID

LOT
129
LIGHT

LOT
128
MID

LOT
127
LIGHT

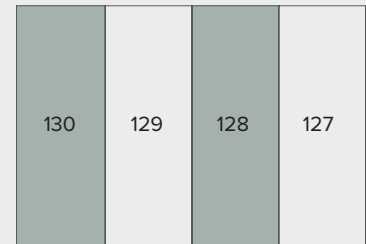
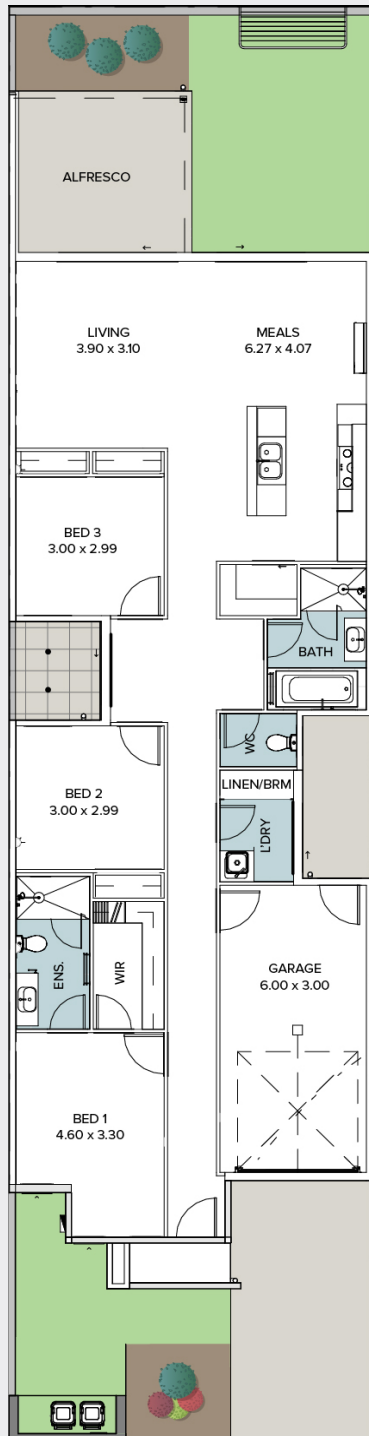


TROPIC STREET

Lot 130 & 128

TROPIC STREET

Living	120.34m ²
Garage	20.16m ²
Alfresco	12.01m ²
Porch	2.41m ²
Total Residence	154.92m²
Land size	225.00m²



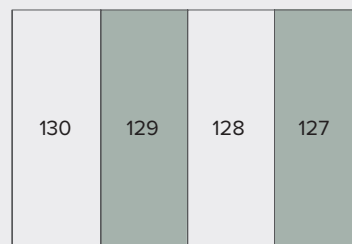
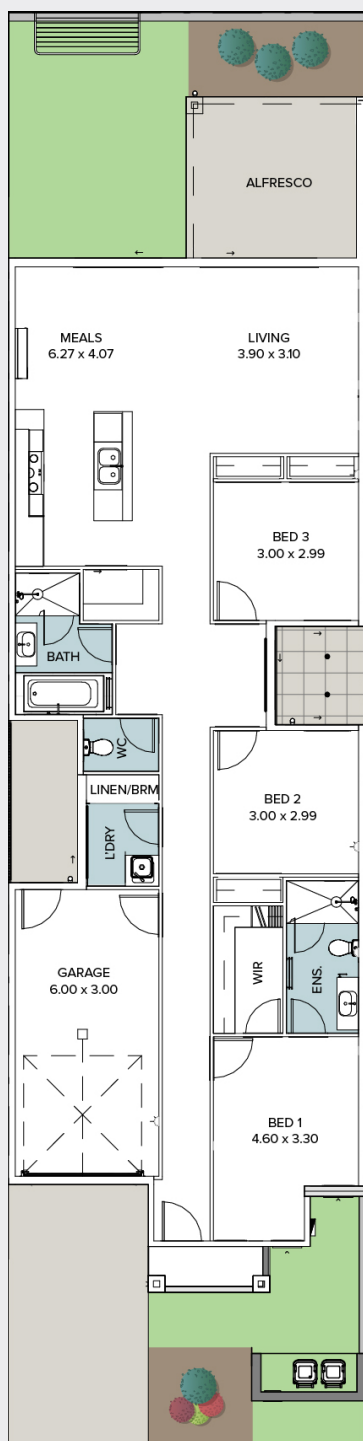
Tropic Street

All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
Note: Lot 148 has a mirrored floorplan and house size differs slightly from plan shown. Refer to website for more details.

Lot 129 & 127

TROPIC STREET

Living	120.34m ²
Garage	20.16m ²
Alfresco	12.01m ²
Porch	3.22m ²
Total Residence	154.92m²
Land size	225.00m²



Tropic Street

All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
 Note: Lots 152, 150 & 149 have a mirrored floorplan and house size differs slightly from plan shown. Refer to website for more details.



Colour selection: Light

Style selections.

Carefully selected by our team of designers, we have two timeless and inspiring colour schemes for you to choose from.

Feel at ease in your surroundings by enjoying a home that reflects you.

GENERAL

Ceiling height	2590mm
Front door	Painted feature front door
Internal door	2040mm high flush panel
Insulation	R2.5 ceiling batts to all living areas, R2.0 wall batt insulation
Cornices	90mm cove cornice
Skirtings	Splayed profile (68mm)
Architraves	42mm
Windows	Roller blinds to all windows and sliding doors excl. wet areas & side light
Paint system	3 coat paint system to walls
Kitchen	Wteater point to fridge space
Bathroom/ensuite	Tiled shower base with chrome floor waste & soft close draws to cabinetry
Built in robes	Mirrored sliding doors
Electrical	Ceiling fans to all bedrooms, living area and alfresco, hardwired smoke detectors to Australian standard
Lighting	Downlights throughout excluding garage, LED strip lighting to kitchen splashback, pendant light above kitchen island bench
Exhaust fans	Exhaust fan to bathroom and ensuite vented externally
NBN provision	Included
Hot water service	170L Heat pump hot water system
Air-conditioning	Split system reverse cycle air conditioner to living area
Garage door	Remote control sectional door, with auto opener and 2 handheld transmitters
Fly Screens	Provided to all windows & sliding glass doors (excluding hinged doors)

EXTERNAL

Cladding	N/A
Render	R1 - Winter Mushroom, R2 - Alabaster, R3 - Monument
Facebrick	PGH Titanium - Off White Mortar
Roof	Colorbond Surfsmist
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Garage door	Cradle Mountain Ash Timber Look
Entrance door	As per cladding - Winter Mushroom
Windows	Monument

LANDSCAPING

Driveway, Porch & Alfresco	Exposed aggregate concrete - Ocean Floor
Courtyard	Tiled
Clothesline & letterbox	Standard
Fencing & gates	1800h Trimline Colorbond Fence (Monument)
Landscaped garden	Front yards including a combination of mulched garden beds, trees, plants, turf & gravel

Mid



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher



Walderik Medium
Squat Pendant
White

KITCHEN

1. Benchtop	Smartstone Santorini 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Planked Urban Oak
4. Underbench & Island Cupboards	Laminex Ghostgum Silk
Sink	Suprema SS ASHTO500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cooktop	Westinghouse 900mm Electric Cooktop
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven
Rangehood	Technika 900mm Undermount Rangehood
Dishwasher	Technika 600mm Intergrated Dishwasher
Lighting	Walderik Medium Squat Pendant White



Azzurra Casa
Neo Toilet Suite



Axus Shower
Column



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Smartstone Santorini 20mm Arris Profile Edge
6. Cupboard	Laminex Ghostgum Silk
7. Floor tiles	Tiles Pavilion Cloud Matt 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Cloud Matt 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Cloud Matt 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Chrome Michelle Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
Shower rail	Axus Handheld Rail with Overhead and Soap Dish, chrome
Shower screen	Semi frameless
Toilet suite	Azzurra Close Coupled Casa Neo Toilet Suite
Mirrors	Polished Edge Mirror to width of vanity unit

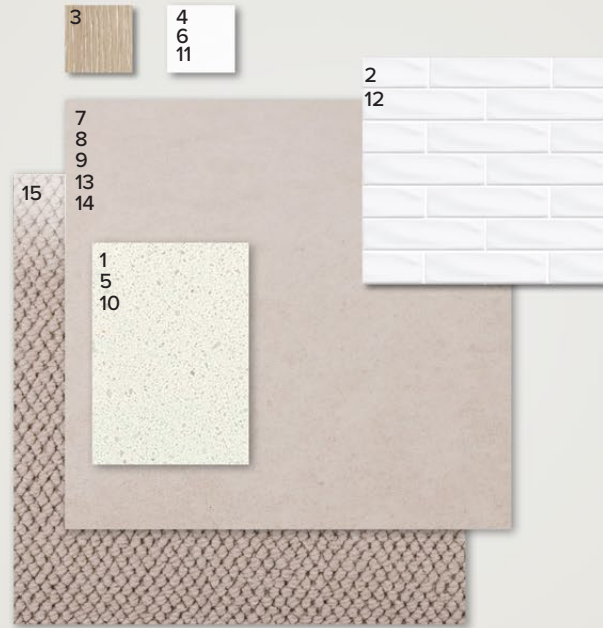
LAUNDRY

10. Benchtop	Smartstone Santorini 20mm Arris Profile Edge
11. Cupboards	Laminex Ghostgum Silk
12. Splashback	Tiles 75x300mm, brickbond lay - Option A: Whoosh White Gloss, Option B: Whoosh Smoke Grey Gloss
13. Floor tiles/skirting	Tiles Pavilion Cloud Matt 450x450mm, straight lay
Inset sink	Abey Project 45L Flushline overmount Laundry Tub
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl Cotton Grey
Blockout Blinds	Vibe Cloud
14. Main floor tile	Tiles Pavilion Cloud Matt Finish
15. Carpet	Park Regis - Simpson

Light



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher



Leconic One
Light Pendant
Ashwood

KITCHEN

1. Benchtop	Smartstone Arcadia 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex White Washed Oak
4. Underbench & Island Cupboards	Laminex Polar White Silk
Sink	Suprema SS ASHTO500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cooktop	Westinghouse 900mm Electric Cooktop
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven
Rangehood	Technika 900mm Undermount Rangehood
Dishwasher	Technika 600mm Intergrated Dishwasher
Lighting	Leconic One Light Pendant Ashwood



Azzurra Casa
Neo Toilet Suite



Axis Shower
Column



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

5. Benchtop	Smartstone Arcadia 20mm Arris Profile Edge
6. Cupboard	Laminex Polar White
7. Floor tiles	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Chrome Michelle Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
Shower rail	Axis Handheld Rail with Overhead and Soap Dish, chrome
Shower screen	Semi frameless
Toilet suite	Azzurra Close Coupled Casa Neo Toilet Suite
Mirrors	Polished Edge Mirror to width of vanity unit

LAUNDRY

10. Benchtop	Smartstone Arcadia 20mm Arris Profile Edge
11. Cupboards	Laminex Polar White
12. Splashback	Tiles 75x300mm, brickbond lay - Option A: Whoosh White Gloss, Option B: Whoosh Sage Gloss
13. Floor tiles/skirting	Tiles Portifino Quartz Shine 450x450mm, straight lay
Inset sink	Abey Project 45L Flushline overmount Laundry Tub
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl White Delight
Blockout Blinds	Vibe Ice
14. Main floor tile	Tiles Pavilion Chalk Matt Finish 450x450mm, straight lay
15. Carpet	Park Regis - Bignell



For more information:
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