

BOTANICA

RELEASE SEVEN



Colour selection: Mid
Images for illustration purposes only.



BOTANICA



Modern homes surrounded by nature.

Botanica 7 at Summerstone is comprised of seven 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.

Bloom Drive

Creek Parade

Amber Street

LOT 318 LIGHT

LOT 319 MID

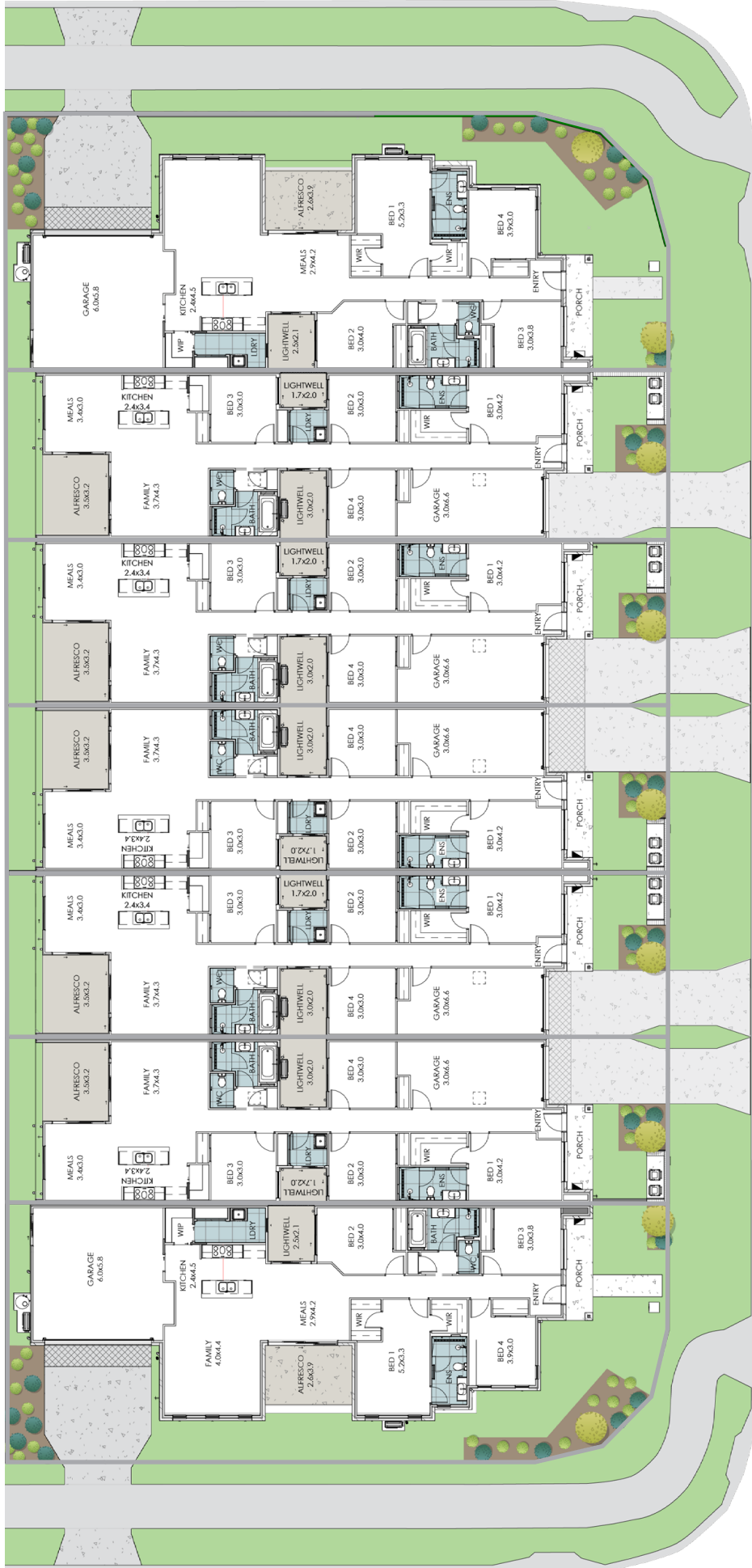
LOT 320 MID

LOT 321 MID

LOT 322 LIGHT

LOT 323 MID

LOT 324 LIGHT

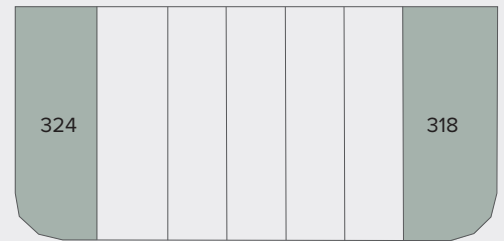


Lot 324 & 318

CREEK PARADE

Lot 318

Living	148.24m ²
Garage	38.75m ²
Alfresco	10.45m ²
Porch	5.52m ²
Total Residence	202.96m²
Land size	342.00m²



Creek Parade

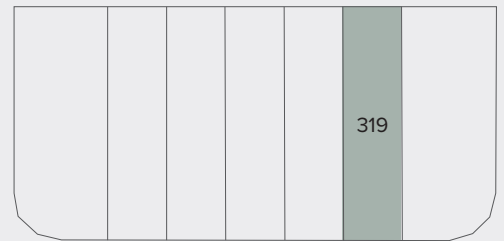
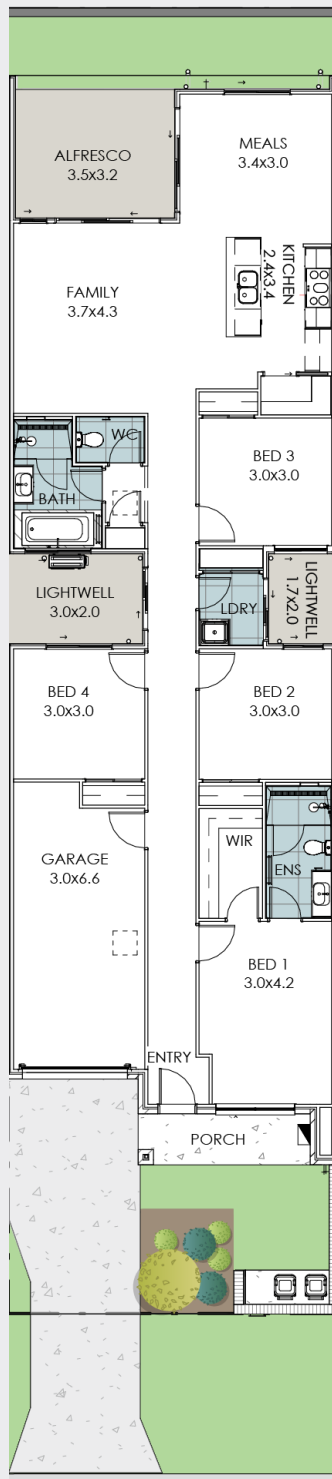
All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
 Note: Lot 324 has a mirrored floorplan and house size differs slightly from plan shown. Refer to website for more details.

Lot 319

CREEK PARADE

Lot 319

Living	135m ²
Garage	21m ²
Alfresco	11m ²
Porch	5M ²
Total Residence	171m²
Land size	228.00m²



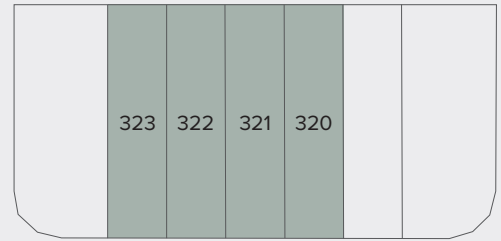
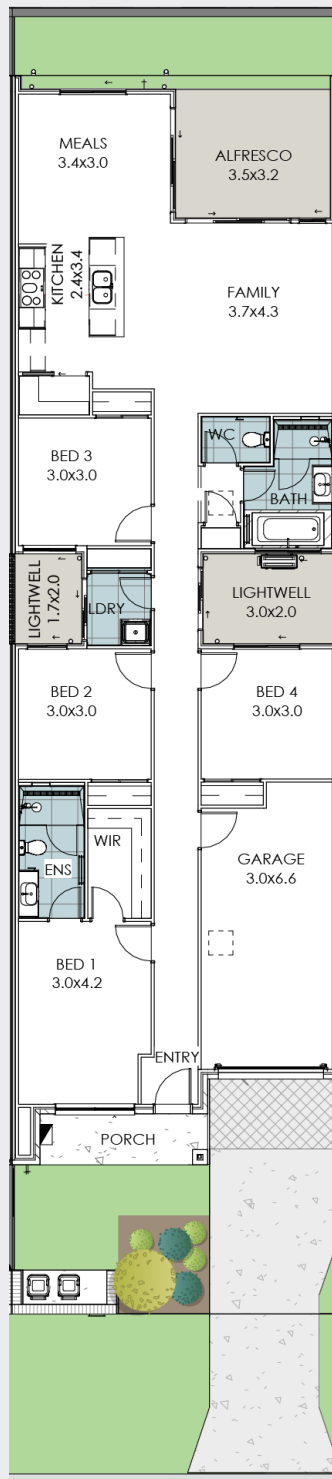
Creek Parade

Lot 320 - 323

CREEK PARADE

Lot 321

Living	133.10m ²
Garage	20.55m ²
Alfresco	10.56m ²
Porch	4.48m ²
Total Residence	168.69m²
Land size	225.00m²



Creek Parade

All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.
 Note: Lots 320, 322 & 323 may have a mirrored floorplan and house size differs slightly from plan shown. Refer to website for more details.



Colour selection: Light
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Style selections.

Carefully selected by our team of designers, we have three 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 batt insulation (excludes garage), R1.5 wall batt insulation to light weight cladded walls
Cornices	90mm cove cornice
Skirtings	Splayed profile (68mm)
Architraves	42mm
Windows	Roller blinds to all windows and glass sliding doors excl. wet areas & side light
Paint system	3 coat paint system to walls
Kitchen	Water 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, hard wired smoke detectors
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

EXTERNAL

Cladding	Painted Lightweight Cladding, Colorbond Monument
Render	R1 - Colorbond Dover White, R2 - Colorbond Monument
Facebrick	PGH Driftwood, Grey-Off White Mortar
Roof	Colorbond Dover White
Gutter	Colorbond Monument
Fascia	Colorbond Monument
Garage door	Cradle Mountain Ash Timber Look
Entrance door	Blonde Timber Clear Stain
Windows	Textura Black

LANDSCAPING

Driveway, Porch & Alfresco	Exposed aggregate concrete - Ocean Floor
Courtyard	Tiled
Clothesline	Wall or ground mounted folding clothesline
Letterbox	Painted rendered look letterbox (where applicable, site specific)
Fencing & gates	Colorbond Fence (Monument) to rear and side boundaries, includes return fencing and single gate (refer to site plan for style and locations)
Landscaped garden	Front yards including a combination of mulched garden beds, trees, plants, turf & gravel. Rear yard artificial turf.

Mid



Methven
Culinary Gaston
Sink Mixer



Westinghouse
900mm Electric
Cooktop



Westinghouse
900mm Electric
Oven



Technika 900mm
Undermount
Rangehood



Technika 600mm
Integrated
Dishwasher



Everest 1 Light
Cone Pendant
White

KITCHEN

1. Benchtop	Nougat 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex Planked Urban Oak
4. Under bench & Island Cupboards	Laminex Ghostgum Silk
Sink	Suprema SS ASHTON500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cook top	Westinghouse 900mm Electric Ceramic Cook top
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven - Stainless Steel
Range hood	Technika 900mm Undermount Rangehood - Stainless Steel
Dishwasher	Technika 600mm Integrated Dishwasher
Lighting	Everest 1 Light Cone Pendant White



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	Nougat 20mm Arris Profile Edge
6. Cupboard	Laminex Planked Urban Oak
7. Floor tiles	Pavilion Cloud Natural 450x450mm, straight lay
8. Wall tiles	Pavilion Cloud Natural 450x450mm, straight lay
9. Shower niche	Pavilion Cloud Natural 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino Inset Bath 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Michelle Chrome 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, bright silver
Shower screen	Semi frameless
Toilet suite	Azzurra Neo Closed Couple Toilet Suite
Mirrors	Polished Edge Mirror to width of vanity unit

LAUNDRY

10. Benchtop	Ocean Foam 20mm Arris Profile Edge
11. Cupboards	Laminex Planked Urban Oak
12. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
13. Floor tiles/skirting	Tiles Pavilion Cloud Natural 450x450mm, straight lay
Inset sink	Abey The Lodden Overmount Stainless Steel 45L Sink
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl Cotton Grey
Block out Blinds	Vibe Cloud
14. Main floor tile	Pavilion Cloud Natural 450x450mm, straight lay
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



Husk 27mm
Pendant Matt
White/Ash

KITCHEN

1. Benchtop	Arcadia 20mm Arris Profile Edge
2. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
3. Overhead Cupboards	Laminex White Washed Oak
4. Under bench & Island Cupboards	Laminex Polar White Silk
Sink	Suprema SS ASHTON500 Double Undermount Sink
Sink mixer	Methven Gaston Pull Down sink mixer, chrome
Cook top	Westinghouse 900mm Electric Ceramic Cook top
Oven	Westinghouse 900mm Fan Forced Multi-function Electric Oven - Stainless Steel
Range hood	Technika 900mm Undermount Rangehood - Stainless Steel
Dishwasher	Technika 600mm Intergrated Dishwasher
Lighting	Husk 27mm Pendant Matt White/Ash



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	Arcadia 20mm Arris Profile Edge
6. Cupboard	Laminex White Washed Oak
7. Floor tiles	Pavilion Chalk Natural 450x450mm, straight lay
8. Wall tiles	Pavilion Chalk Natural 450x450mm, straight lay
9. Shower niche	Pavilion Chalk Natural 450x450mm, straight lay
Basin	Fienza Parisa Semi Inset Cermaic Basin with chrome pop up waste
Bath	Decina Bambino Inset Bath 1650mm
Tapware & accessories	Azzurra Perno Wall Mixer, Azzurra Perno Basin Mixer, Fienza Michelle Chrome Bath Spout, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail
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LAUNDRY

10. Benchtop	Arcadia 20mm Arris Profile Edge
11. Cupboards	Laminex White Washed Oak
12. Splashback	Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss
13. Floor tiles/skirting	Tiles Pavilion Chalk Natural 450x450mm, straight lay
Inset sink	Abey The Lodden Overmount Stainless Steel 45L Sink
Sink mixer	Nero Classic Sink Mixer, chrome

GENERAL

Internal wall paint	Wattyl White Delight
Block out Blinds	Vibe Ice
14. Main floor tile	Pavilion Chalk Natural 450x450mm, straight lay
15. Carpet	Park Regis - Bignell



For more information:

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