

BOTANICA

RELEASE EIGHT



Colour selection: Mid
Images for illustration purposes only.



BOTANICA



Modern homes surrounded by nature.

Botanica 8 at Summerstone is comprised of four 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.

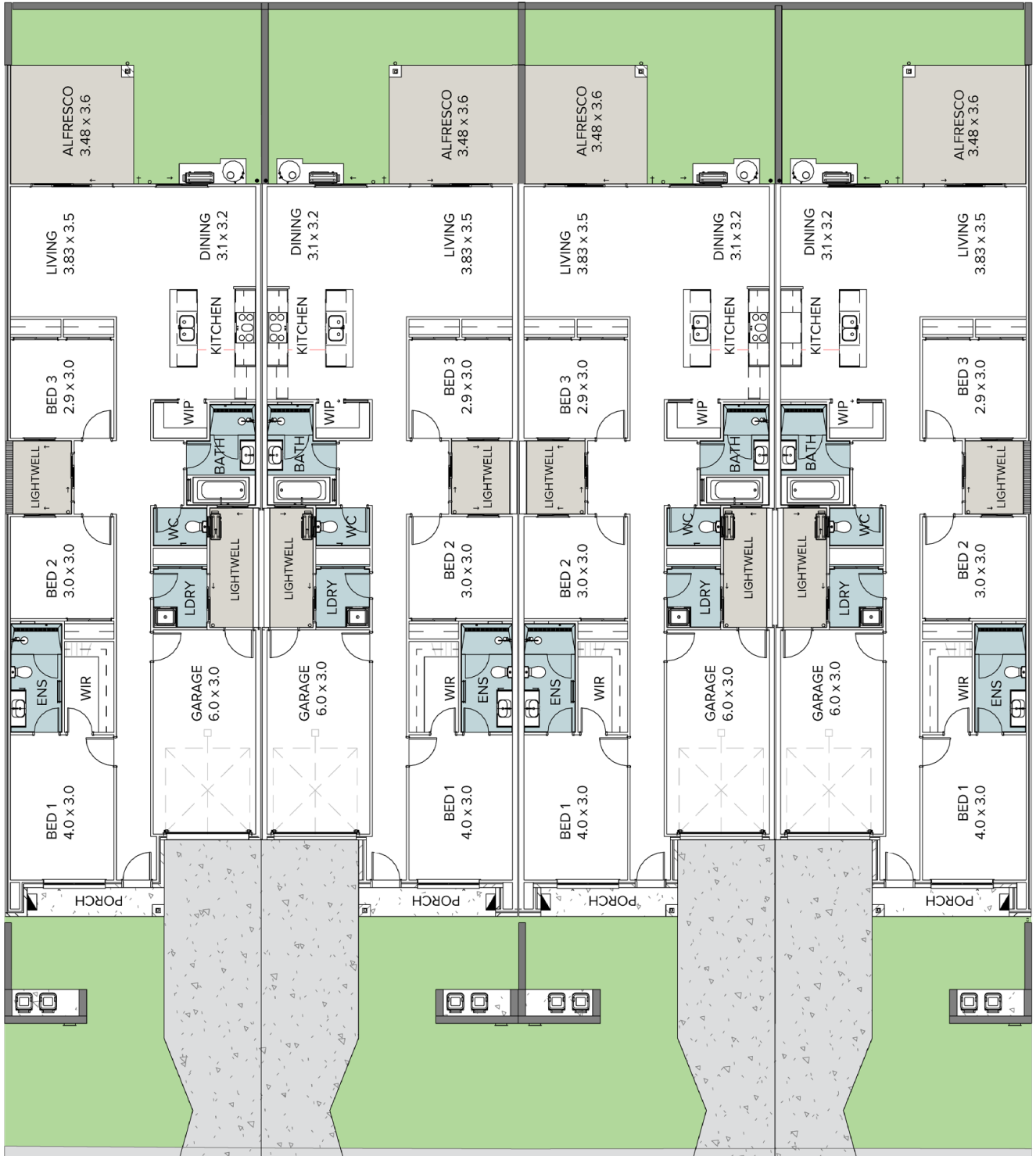
It all adds up to a perfect blend of escape and connectivity, where the convenience of modern living isn't compromised by wanting a healthy, safe environment in which to live and grow.

LOT
348
MID

LOT
347
MID

LOT
346
LIGHT

LOT
345
LIGHT



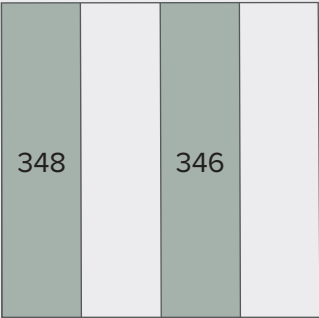
Moreton Parade

Lot 348 & 346

MORETON PARADE

Lot 346

| | |
|------------------------|----------------------------|
| Living | 122.24m ² |
| Garage | 19.39m ² |
| Outdoor Living | 12.56m ² |
| Porch | 3.40m ² |
| Total Residence | 157.60m² |
| Land size | 225.00m² |



Moreton Parade

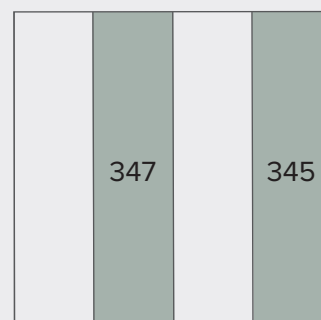
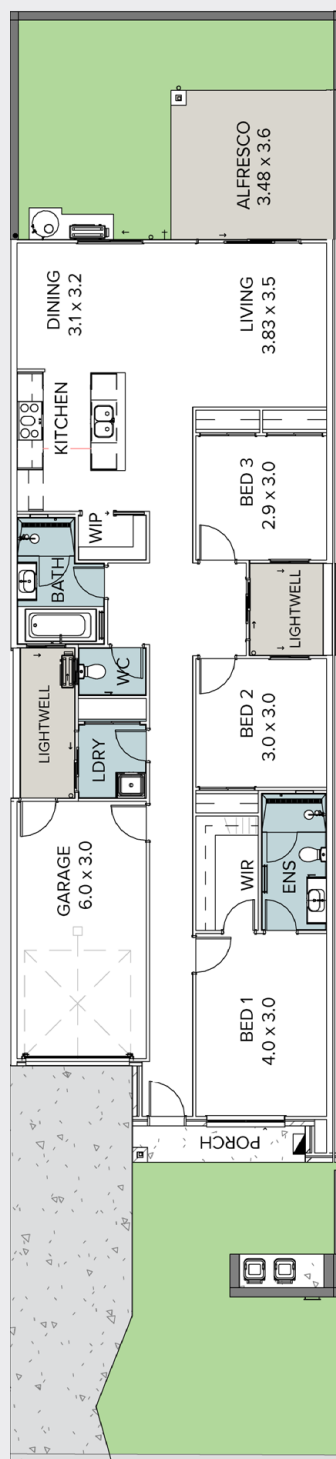
All dimensions are approximate and may not be to scale. Plans and elevations are for illustration purposes only.

Lot 347 & 345

MORETON PARADE

Lot 345

| | |
|------------------------|----------------------------|
| Living | 122.24m ² |
| Garage | 19.39m ² |
| Outdoor Living | 12.56m ² |
| Porch | 3.40m ² |
| Total Residence | 157.60m² |
| Land size | 225.00m² |



Moreton Parade



Colour selection: Light
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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 batt insulation (excludes garage), R1.5 wall batt insulation to light weight cladded walls |
| Cornices | 90mm cove cornice |
| Skirtings | Splayed profile (67mm) |
| 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 |

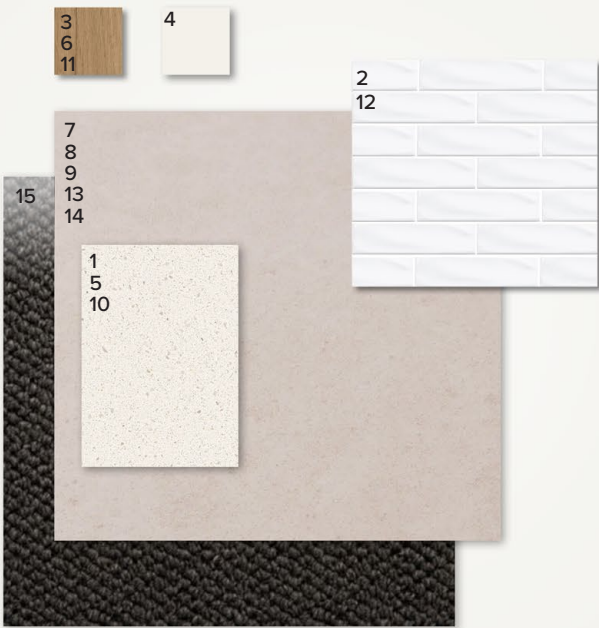
EXTERNAL

| | |
|---------------|---|
| Cladding | Painted Lightweight Cladding, Colorbond Monument |
| Render | R1 - Colorbond Dover White, R2 - Colorbond Monument |
| Facebrick | PGH Coastal Hampton Driftwood, Off White Mortar |
| Roof | Colorbond Dover White |
| Gutter | Colorbond Monument |
| Fascia | Colorbond Monument |
| Garage door | Surfmist Cosmopolitan profile |
| Entrance door | Corinthian Blonde Oak Stained |
| 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 | Caesarstone Santorini 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



Isabella Twin
Shower



Stella double towel rail
& toilet roll holder



Parisa Semi Inset
Ceramic Basin



Azzurra Perno Wall Mixer
& Basin Mixer

BATHROOMS

| | |
|-----------------------|---|
| 5. Benchtop | Caesarstone Santorini 20mm Arris Profile Edge |
| 6. Cupboard | Laminex Planked Urban 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, Azzura Perno Bath Mixer, Fienza Michelle Chrome Bath outlet, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail |
| Shower rail | Fienza Isabella Twin Shower, chrome finish |
| Shower screen | Semi frameless |
| Toilet suite | Azzurra Neo Closed Couple Toilet Suite |
| Mirrors | Polished Edge Mirror to width of vanity unit |

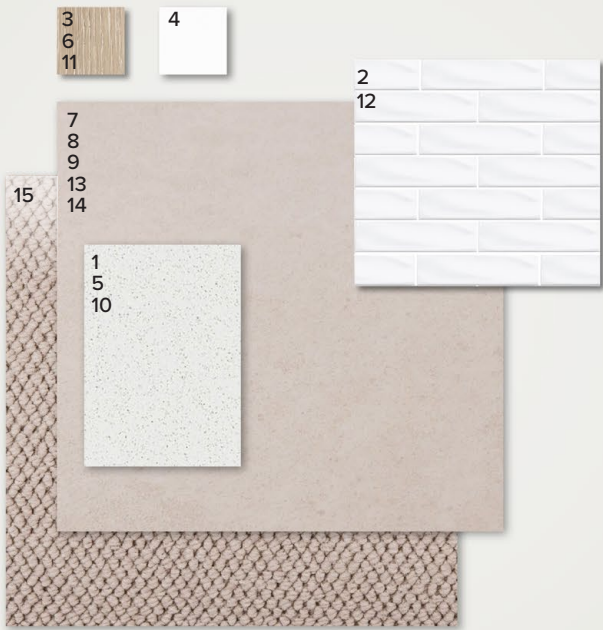
LAUNDRY

| | |
|--------------------------|---|
| 10. Benchtop | Caesarstone Santorini 20mm Arris Profile Edge |
| 11. Cupboards | Laminex Planked Urban Oak |
| 12. Splashback | Tiles 75x300mm, brickbond horizontal lay - Whoosh White Gloss |
| 13. Floor tiles/skirting | 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 Cotton Grey |
| Block out Blinds | Vibe Cloud |
| 14. Main floor tile | Pavilion Chalk 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 270mm
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 270mm Pendant Matt White/Ash |



Azzurra Casa
Neo Toilet Suite



Isabella Twin
Shower



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, Azzura Perno Bath Mixer, Fienza Michelle Chrome Bath outlet, Fienza Stella Chrome Toilet Roll Holder, Fienza Stella Chrome 600mm Double Towel Rail |
| Shower rail | Fienza Isabella Twin Shower, chrome finish |
| Shower screen | Semi frameless |
| Toilet suite | Azzurra Neo Closed Couple Toilet Suite |
| Mirrors | Polished Edge Mirror to width of vanity unit |

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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