

BEAUMONDE  
HOMES

Trusted to deliver  
timeless luxury



THE  
LAKE  
LUGANO





# The Lake Lugano

From \$881,292  
447m<sup>2</sup>

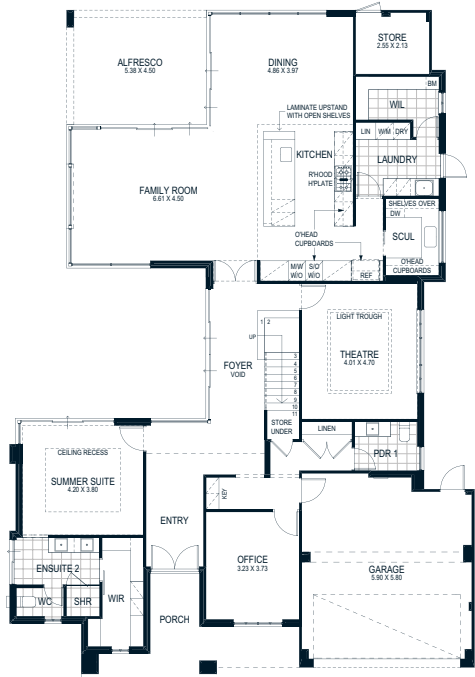
Impeccably designed and constructed, featuring modern twists on a classically beautiful resort-inspired design. Quality craftsmanship and exquisite materials feature throughout the airy, open floor plan designed with family living in mind.





# The Lake Lugano

AS DISPLAYED



GROUND FLOOR



FIRST FLOOR



HAMPTONS ALTERNATIVE ELEVATION



SKILLION OPTION 1 / ALTERNATIVE ELEVATION

## UNIQUE FEATURES

### Beaumonde display package specification

#### GENERAL

- Bulkhead around Media Room (incl. feature light trough)
- Dropped ceiling over Kitchen benchtops
- Ceiling R4.0 insulation batts to roof space ceiling areas
- Feature stained 2340mm Hume Nexus front entry doors
- Stained double 2340mm french doors to Entry/Family (clear glass)
- Hume 2340mm accent range door to Summer Suite & Media
- Hume accent range internal doors throughout
- Gainsborough 600mm oblong pull handles to entry doors
- Gainsborough 'Lianna' lever door handles throughout
- Stainless steel powdercoated balustrade on top of brickwork to Balcony
- Frameless glass balustrade side mounted to Stairs / Void
- Feature shelving/ drawers to Master Suite and Summer Suite Dresser
- Internal wall painting throughout
- Customwood splayed skirtings generally
- Soft closing drawers / hinges to all cabinets throughout
- Bermuda floor waste to home throughout

#### KITCHEN

- Banks of slide-out drawers to Kitchen cabinets (23)
- Feature shelving cabinet to end of kitchen island
- Overhead cabinets to kitchen hotplate recess
- Feature Kitchen accessories to Kitchen cabinets
- Glass splashback to Kitchen hot plate recess
- Laminated cupboards / shelving to Kitchen Scullery
- Miele ovens (2), steam oven, microwave oven, hot plate and

slide-out hood to Kitchen

- Caesarstone benchtops / waterfall end panels to Kitchen
- Caesarstone benchtops to Kitchen Scullery

#### BATHROOMS/LAUNDRY

- Caesarstone benchtops to Ensuite, Ensuite 2, Bathroom, Powder, Powder 2 and Laundry
- Full height tiling to Ensuite / WC and Ensuite 2 / WC (PC\$60/m<sup>2</sup> Supply, 330 x 330 Ceramic)
- Dado height tiling to Bathroom, Powder, Powder 2 / WC and Laundry (PC\$60/m<sup>2</sup> Supply, 330 x 330 Ceramic)
- Alder Sachi brushed nickel tapware throughout
- Seima PAXI 1500mm freestanding bath to Bathroom
- 6mm frameless screen door to Ensuite shower recess and WC
- Semi-frameless pivot screen door to Ensuite 2 and Bathroom
- Slimline mirrors over all vanity cabinets throughout
- Bank of drawers to Ensuite, Ensuite 2 and Bathroom vanities (8)
- Slide-out washing basket to Laundry (2)

#### EXTERIOR

- Bristile Planum slate roof tiles
- Feature stone cladding to first floor turret
- Colorbond fascia and edge gutters throughout
- Aluminium joinery including recessed sills to Alfresco & Alfresco
- Exposed aggregate paving to Driveway (6m), Path, Portico & Balcony
- 6mm Versilux linings with negative detail to Alfresco & Balcony

### Beaumonde specification inclusions

#### GENERAL

- Fixed Price Contract
- Preparation of Plans including Site Contour and Repeg Surveys
- Building Approval Applications and Fees (excl. Planning Fees)
- 6 Year Structural Warranty
- 180 Day Maintenance Period
- Pre-treatment for white ant certification
- Double Garage / Store (-1 Course)
- Galvanised structural beams / supports & fixings (where applicable)
- Quality plasterboard ceilings with feature 'Aria' cornices
- 32 course ceiling level to ground floor generally (UON)
- 30 course ceiling level to upper floor generally (UON)
- Keylocks to all external doors and windows
- Flyscreens to all aluminium doors and windows
- Weather seals to all external entrance doors
- Privacy latches to master suite & wet areas generally
- Front and rear garden taps no. 3
- B20 instantaneous gas hot water units (2)
- Ceiling light points no. 102 (Fittings / shrouds not included)
- Downlight canister points no. 14 (fittings / transformers etc not included)
- Wall light points no. 24 (fittings / shrouds not included) including stairs
- Double power points no. 42
- Single power points no. 5
- Television points no. 4

- Telephone points no. 3
- Complete external and internal painting (except internal walls)
- Automated panel-lift garage door
- Full sewer connection 10 meters
- Full water connection 7.5 Meters
- Standard gas meter installation
- Western Power meter installation (three phase)

#### STORAGE

- Built-in shelving to Master and Summer Suite walk-in robes
- Built-in robes to minor Bedrooms
- Walk-in linen cupboard no. 1
- Built-in linen cupboard no. 1

#### KITCHEN

- Stainless steel appliance package to Kitchen
- Large walk-in pantry (incl. standard sliding door)

#### BATHROOMS/LAUNDRY

- Full width vanity cabinet doors to wet areas generally
- Wall faced china toilet suites with soft-close seat
- Chrome flickmixer / mixer tapware throughout
- Handheld shower / sliding rails to Ensuite, Ensuite 2 and Bathroom
- Alder Taya chrome bathroom accessories throughout
- Exhaust fans to Ensuities, Bathroom, Powders 1 / 2 and WC's

#### EXTERIOR

- External painted render finish (3 coats)
- Bristile 'Vienna' range roof tiles with collarless ridge

Note: Price Excludes: Timber Floors, Carpets, Ceramic Tiles Over Allowance, Floor Tiling to Living Areas, External Paving and Borders over allowance, Light Fittings and Installations Including Recessed Lights/ Shrouds, Furnishings, Window Treatments, Decorative Items, Fencing, Landscaping, Pool/ Water Features, Reticulation, Coastal - Zone Requirements, Retaining Walls, Gates, Vacuum System, Security System, Structured Cabling, Audio Equipment, Entertainment System or Air-conditioning systems. (Siteworks, Council Crossover, Underground Power, Telephone, Soakwells Etc to be Quoted with Aid of Contour Survey). \*Project Specific 'Energy Compliance' Reports subject to Final Design, orientation and revised Energy Assessment Criteria.



## CONTACT US

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## BEAUMONDE HOMES

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PC & PS Items  
inclusive of GST

