

# BOTANICA

AT SUMMERSTONE MORAYFIELD



Colour selection: Mid  
Images for illustration purposes only.



Colour selection: Light  
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# BOTANICA



# Modern homes surrounded by nature.

Botanica at Summerstone is comprised of seven architecturally designed homes, perfectly situated across from a park. 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 148  
LIGHT A

LOT 149  
LIGHT B

LOT 150  
LIGHT A

LOT 151  
MID B

LOT 152  
MID A

LOT 153  
MID B

LOT 1053  
MID A

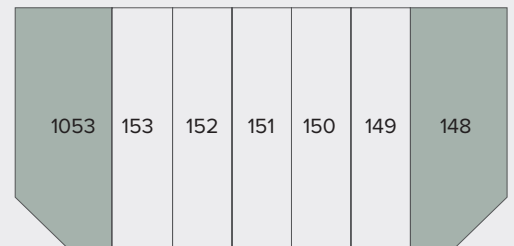


BREEZE STREET

# Lot 148 & 1053

BREEZE STREET

Living	146.36m <sup>2</sup>
Garage	38.88m <sup>2</sup>
Alfresco	10.86m <sup>2</sup>
Porch	2.54m <sup>2</sup>
<b>Total Residence</b>	<b>198.64m<sup>2</sup></b>
<b>Land size</b>	<b>357.00m<sup>2</sup></b>



Breeze 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 149 - 153

BREEZE STREET

Living	132.15m <sup>2</sup>
Garage	21.08m <sup>2</sup>
Alfresco	12.17m <sup>2</sup>
Porch	3.22m <sup>2</sup>
<b>Total Residence</b>	<b>168.63m<sup>2</sup></b>
<b>Land size</b>	<b>225.00m<sup>2</sup></b>



Breeze Street



Lot 153 & 149



Lot 152 & 150



Lot 151

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	R3.0 ceiling batts to all living areas, R1.5 wall batt insulation
Cornices	90mm cove cornice
Skirtings	Splayed profile (68mm)
Architraves	42mm
Windows	Roller blinds to all windows and sliding doors excl. bathroom, WC & side light
Paint system	3 coat paint system to walls
Kitchen	Tap provided in fridge cavity for fridge ice-maker
Bathroom/ensuite	Tiled shower base with chrome floor waste & soft close draws to cabinetry
Built in robes	Mirrored sliding doors, fitted with melamine overheadshelf, hanging rail
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 (lots 148 & 1053 additional split system to master)
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

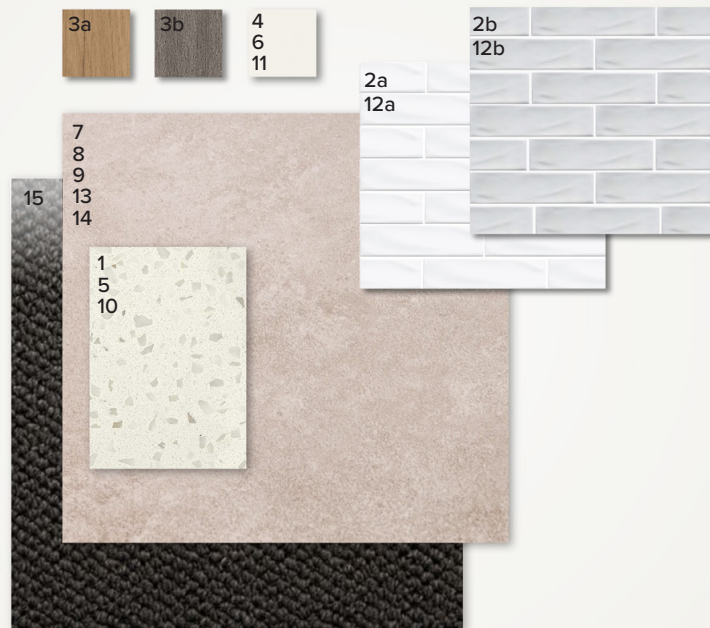
Cladding	C1 - Weathertex Cladding Painted Moody White, C2 - Painted Lightweight Cladding - Dover White, C3 - Painted Lightweight Cladding - basalt
Render	Painted Shale Grey
Facebrick	PGH Titanium - Off White Mortar
Roof	Colorbond Shale Grey
Gutter	Colorbond Shale Grey
Fascia	Colorbond Shale Grey
Garage door	Colorbond Shale Grey
Entrance door	As per render colour - Dover White
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

## Option A & B



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 - Option A: Whoosh White Gloss, Option B: Whoosh Smoke Grey Gloss
3. Overhead Cupboards	Option A: Laminex Planked Urban Oak Option B: Laminex Moose Nuance
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



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 Santorini 20mm Arris Profile Edge
6. Cupboard	Laminex Ghostgum Silk
7. Floor tiles	Tiles Pavilion Cloud Natural 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Cloud Natural 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Cloud Natural 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

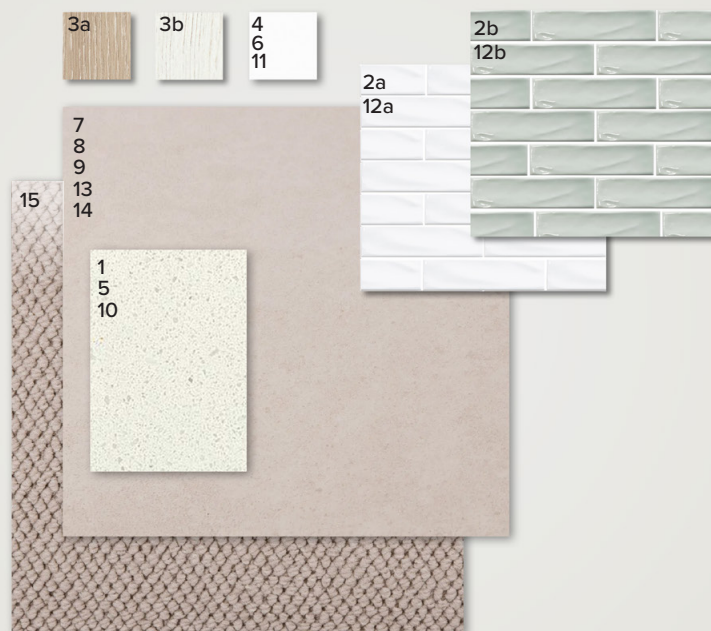
10. Benchtop	Smartstone Santorini 20mm Arris Profile Edge
11. Cupboards	Laminex Ghostgum Silk
12. Splashback	Tiles 75x300mm, brickbond lay - Option A: Whoosh White Gloss, Option B: Whoosh Smoke Grey Gloss
13. Floor tiles/skirting	Tiles Pavilion Cloud Natural 450x450mm, straight lay
Inset sink	Abey Project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

## GENERAL

Internal wall paint	Cotton Grey 18.20
14. Main floor tile	Tiles Portifino 450x450mm Shell Shine, straight lay
15. Carpet	Park Regis - Simpson

# Light

## Option A & B



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 - Option A: Whoosh White Gloss, Option B: Whoosh Sage Gloss
3. Overhead Cupboards	Option A: Laminex White Washed Oak Option B: Laminex White Painted Wood
4. Underbench & Island Cupboards	Laminex Polar White
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 Natural 450x450mm, straight lay
8. Wall tiles	Tiles Pavilion Chalk Natural 450x450mm, straight lay
9. Shower niche	Tiles Pavilion Chalk Natural 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	White Delight 7710
14. Main floor tile	Tiles Pavilion Chalk Natural 450x450mm, straight lay
15. Carpet	Park Regis - Bignell



**For more information:**  
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**SUMMERSTONE**  
MORAYFIELD



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