



LOT 865

 3  2  1

Prosecco Ave, Angle Vale

HARVEST
COLLECTION



Introducing the final release of the Harvest Collection, a range of fixed price home and land packages by Fairmont First in the heart of The Entrance, Angle Vale.

Each home has been thoughtfully designed to provide low-maintenance living with practical layouts and modern finishes.

The Harvest Collection makes it simple to step into a brand new home without compromise.

Located in one of Adelaide's fastest-growing northern suburbs, The Entrance offers an open space lifestyle that's affordable and well connected.

THE
ENTRANCE
ANGLE VALE

Fairmont*first*



Lot 865

Prosecco Ave
Angle Vale

\$690,000*

Fixed-price home & land package

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Inclusions

- Choice of four colour schemes carefully crafted by expert interior designers
- 3.32kW solar package
- Alfresco with slab and tiles
- 2700mm high ceilings throughout
- Downlights throughout entry & living (battens to remainder)
- Reverse cycle ducted air conditioning
- 2 coat paint system
- Built-in robes with mirror doors
- Fixed siteworks & footings
- Laminate & carpet flooring
- 67mm bevel skirting/arch
- Cornice 90mm Cove
- Entry door: Corinthian Madison PMAD104 with Translucent Glass
- Entry door hardware: Trilock Angular Leverset Satin Chrome/Matt Black (to match scheme)
- Internal doors: Plain flush panel

Available Upgrades

- Dishwasher
- Wet area tile upgrades to 2 meters
- Downlights throughout entire home (excluding garage)
- Solar upgrade to 6.6kW
- Hybrid (battery-ready) solar inverter
- EV charger
- Internal door height & hardware
- AC AirWAIR Controller
- Stone benchtop, undermount kitchen sink & Gooseneck Mixer

HARVEST
COLLECTION

Fairmontfirst

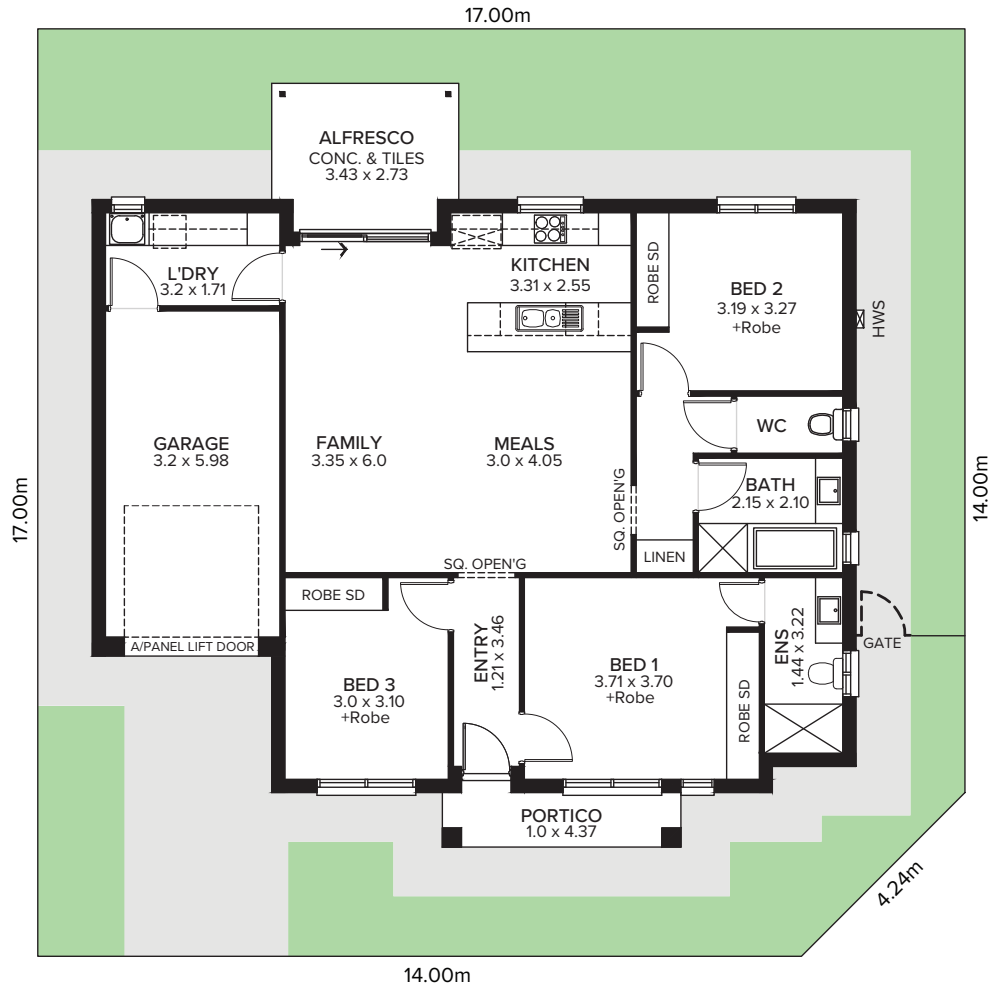
*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Lot 865

 3 bedroom

 2 bathroom

 1 garage space

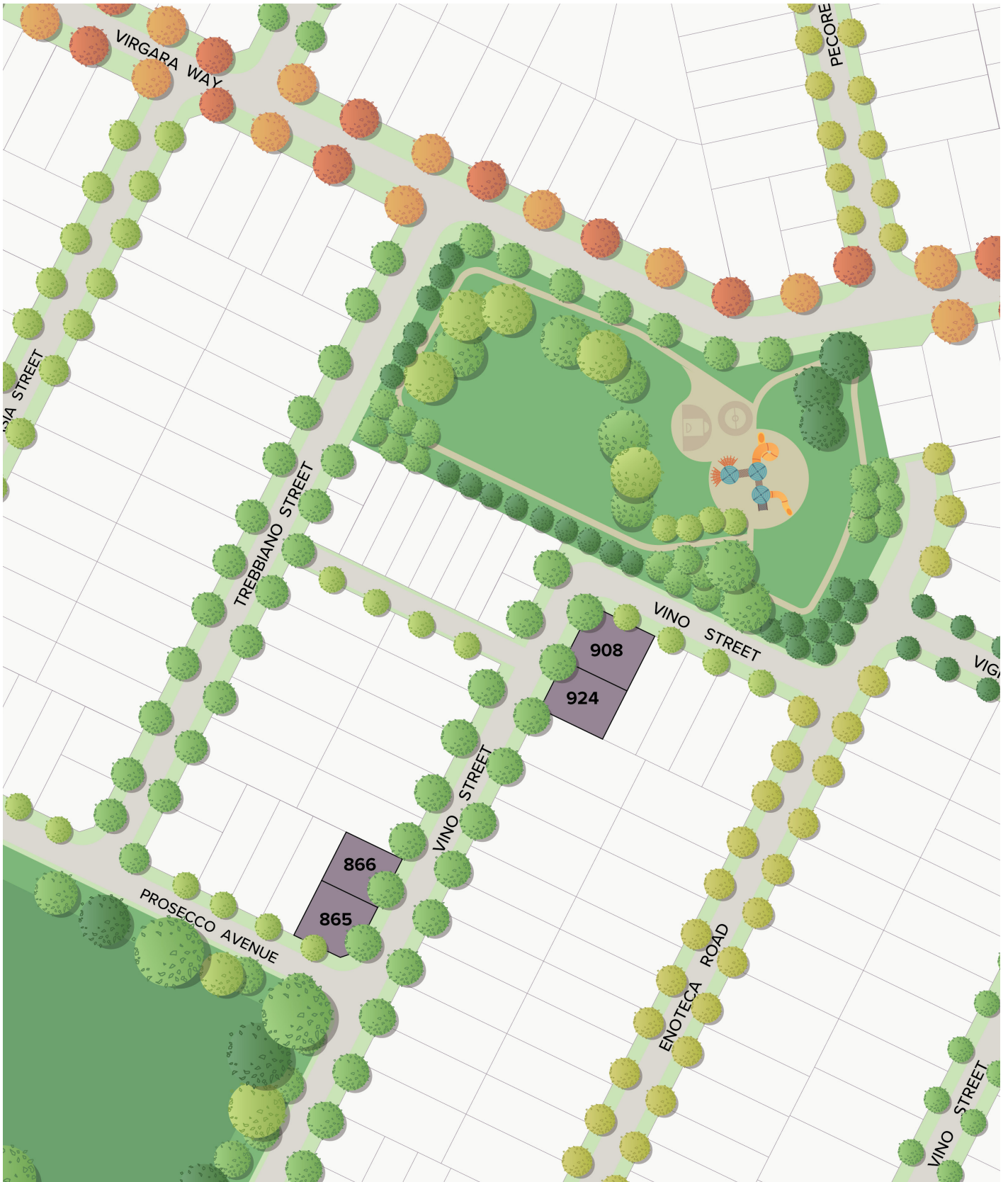


RESIDENCE	
Living	119.69m ²
Porch	4.59m ²
Alfresco	8.90m ²
Garage	21.72m ²
Total	154.90m²

LAND	
Width	17.0m
Depth	17.0m
Total	284.0m²

Please note; this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rain water tank. Talk to your consultant for more information.

Stage 8.3 Map

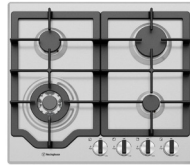


Interior Specifications

KITCHEN



Ivy Sink Mixer



Westinghouse
600mm Gas Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

Sink	Acero 1 ¾ bowl with drainer, Stainless Steel
Sink mixer	Ivy Sink Mixer, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood

BATHROOM



Semi frameless shower
screen*



Seima Chios Select Close
Coupled Toilet Suite



Phoenix Pina Wall Mixer & Vivid
High-Rise Shower Arm



Phoenix Radii accessories incl.
shower shelf, double towel rail &
toilet roll holder*



Seima Kyra 400
Square Basin

Basin	Seima Kyra 400 Square Ceramic Basin
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Vivid High-Rise Shower Arm, Chrome
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver
Toilet suite	Seima Chios Select Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite and bathroom

LAUNDRY

Laundry sink	Acero 45L S/S Inset Trough
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

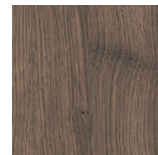


Earth

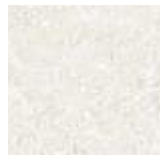
Raw, textural materials and light tones that create an edgy, refined style, provoking a casual atmosphere.



Savanna
Rivergum



Old World Oak



Coastal Bone
Matt

KITCHEN

Benchtop	Polytec Argento Stone Matt (Laminate)
Splashback	Plain White Matt Subway 100x300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Polytec Moss Grey Matt
Overhead cupboards	Polytec Moss Grey Matt
Joinery handles	New Prato Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Snow Fabrini Matt
Cupboard	Laminex Refined Walnut Natural (vertical grain)
Floor tiles	Coastal Bone Matt 450x450mm with Misty Grey grout
Wall tiles	Plain White Matt 300x450mm Horizontal Stack Lay with Ultra White grout
Joinery handle	New Prato Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Moss Grey Matt

LAUNDRY

Floor tiles	Coastal Bone Matt 450x450mm with Misty Grey grout
Wall tiles	Plain White Matt 300x450mm Horizontal Stack Lay with Ultra White grout
Benchtop	Polytec Snow Fabrini Matt
Base, overhead & broom cupboards (if applicable)	Laminex Refined Walnut Natural (vertical grain)

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Old World Oak
Carpet	Savanna Rivergum



Scandinavian

A minimalist and restrained warm colour palette with a focus on clean simple lines and functionality.



Compass
Maverick



Montana Oak
Light Beige



Kempsey
White

KITCHEN

Benchtop	Polytec Buller Stone Matt (Laminate)
Splashback	White Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handles	Dallas Chrome - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Buller Stone Matt
Cupboard	Polytec Soft Walnut Matt (vertical grain)
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome
Laundry doors & hallway joinery doors (if applicable)	Laminex Polar White Natural

LAUNDRY

Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Benchtop	Polytec Buller Stone Matt
Base, overhead & broom cupboards (if applicable)	Polytec Soft Walnut Matt (vertical grain)

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminate Montana Oak Light Beige
Carpet	Quest Compass Maverick



Organic

Fresh tones compliment subtle layered environmental elements, creating a sense of comfort and relaxation.



Savanna
Cottonwood



Montana Oak
Light Beige



Astra White
Matt

KITCHEN

Benchtop	Formica Purestone Velour (Laminate)
Splashback	White Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge & pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handles	Ferrara Lip Pull White - no handles to overhead cupboards

BATHROOMS

Benchtop	Formica Soft Oak Velour (Laminate)
Cupboard	Formica Grassland Velour
Floor tiles	Astra White Matt 300x300mm with Misty Grey grout
Wall tiles	Astra White Matt 300x300mm stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White
Laundry doors & hallway joinery doors (if applicable)	Formica Crystal White Velour

LAUNDRY

Floor tiles	Astra White Matt 300x300mm with Misty Grey grout
Wall tiles	Astra White Matt 300x300mm stackbond with Misty Grey grout
Benchtop	Formica Soft Oak Velour (laminate)
Base, overhead & broom cupboards (if applicable)	Formica Grassland Velour

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Montana Oak Light Beige
Carpet	EC Savanna Cottonwood



Urban

Strong and contemporary, with a balance of modern lines and materials, embracing elements of inner city living.



Compass
Pitch



Old Oak Grey
Brushed



Matang Mid
Grey Matt

KITCHEN	
Benchtop	Laminex Nero Grafite Natural (Laminate)
Splashback	Grey Undulated Subway 75 x 300mm Horizontal Stack Lay with Misty Grey grout
Lower cupboards (inc fridge & pantry)	Polytec Stone Grey Matt
Overhead cupboards	Polytec Stone Grey Matt
Joinery handles	Livorno Dull Brushed Nickel - no handles to overhead cupboards
BATHROOMS	
Benchtop	Laminex Grigio Grafite Natural
Cupboard	Laminex Battalion Flint
Floor tiles	Carrington Charcoal 450 x 450mm with Slate Grey grout
Wall tiles	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
Joinery handle	Livorno Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Blossom White Matt
LAUNDRY	
Floor tiles	Carrington Charcoal 450 x 450mm with Slate Grey grout
Wall tiles	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
Benchtop	Laminex Grigio Grafite Natural
Base, overhead & broom cupboards (if applicable)	Laminex Battalion Natural
GENERAL	
Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Laminate Old Oak Grey Brushed
Carpet	Quest Compass Pitch

Exterior Specifications

Vogue MK2 Facade with Dusk Colour Scheme

Cool grey tones reflecting the soft diffusion of the sun setting at twilight.

Roof	Colorbond Basalt	Garage Door	Colorbond Surfmist — Tuscan Profile
Gutter	Colorbond Basalt	Entry Door	Wattyl Colorbond Surfmist
Fascia	Colorbond Surfmist	Windows	Anodic Grey
Brick	PGH Nightfall Haze	Porch Tile	Grey Textured 300 x 300
Mortar	Natural Grey	Aluminium Cladding	Knotwood Norwegian Beech
Render to Porch	Wattyl Colorbond Surfmist		



Upgrade Option Specifications

KITCHEN

Dishwasher	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
Stone & sink	20mm stone bench tops & undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel Sink & Pina Gooseneck Mixer, Chrome) <ul style="list-style-type: none">• Earth: Lavistone, Ice Sand• Scandinavian: Zenith, Sugar Rush• Organic: Lavistone, Rock Sugar• Urban: Lavistone, Platinum Black

SOLAR

Solar System 1	Upsize to a 6.6kW Solar System
Solar System 2	Upsize to a 6.6kW Solar System (hybrid battery ready)
EV charger	GoodWe HCA 7kW AC EV Charger

BATHROOM

Tiles 2m high	Wall tiles in bathroom and ensuite to 2000mm (excluding WC/Van.)
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INTERNAL

Lighting package	Includes downlights throughout, excluding garage
Internal door height & hardware	2400mm tall internal doors TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)

AIR CONDITIONING

Reverse cycle with AirWAIR Controller	Enhance your air conditioning with AirWAIR, the controller to take care of your climate control from a touch screen, phone or tablet. Includes ducted reverse cycle heating and cooling
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Selection Confirmation

Name _____

Lot Number **865** _____

Email _____

Phone _____

INTERIOR SELECTION



Earth



Scandinavian



Organic



Urban

UPGRADE SELECTIONS

- | | | | |
|--|---------------|---|---------------|
| <input type="checkbox"/> Dishwasher inclusion | \$1124 | <input type="checkbox"/> Stone kitchen bench top, undermount sink & Gooseneck mixer | \$3716 |
| <input type="checkbox"/> Internal door height & hardware upgrade | \$1820 | <input type="checkbox"/> Solar System upgrade 1 | \$3430 |
| <input type="checkbox"/> 2m tile upgrade in bathroom & ensuite | \$1287 | <input type="checkbox"/> Solar System upgrade 2 | \$5460 |
| <input type="checkbox"/> Downlights throughout | \$1812 | <input type="checkbox"/> EV charger upgrade | \$4235 |
| <input type="checkbox"/> AC AirWAIR Controller | \$990 | | |

Lot 865 Package Price **\$690,000** _____

Upgrades _____

Total _____

Signature _____

Date _____



Stage 8

HARVEST
COLLECTION