



# LOT 866

 3  2  2

Vino Street, 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 866

Vino Street  
Angle Vale

## \$645,000\*

Fixed-price home & land package

### Daniel Smith

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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**

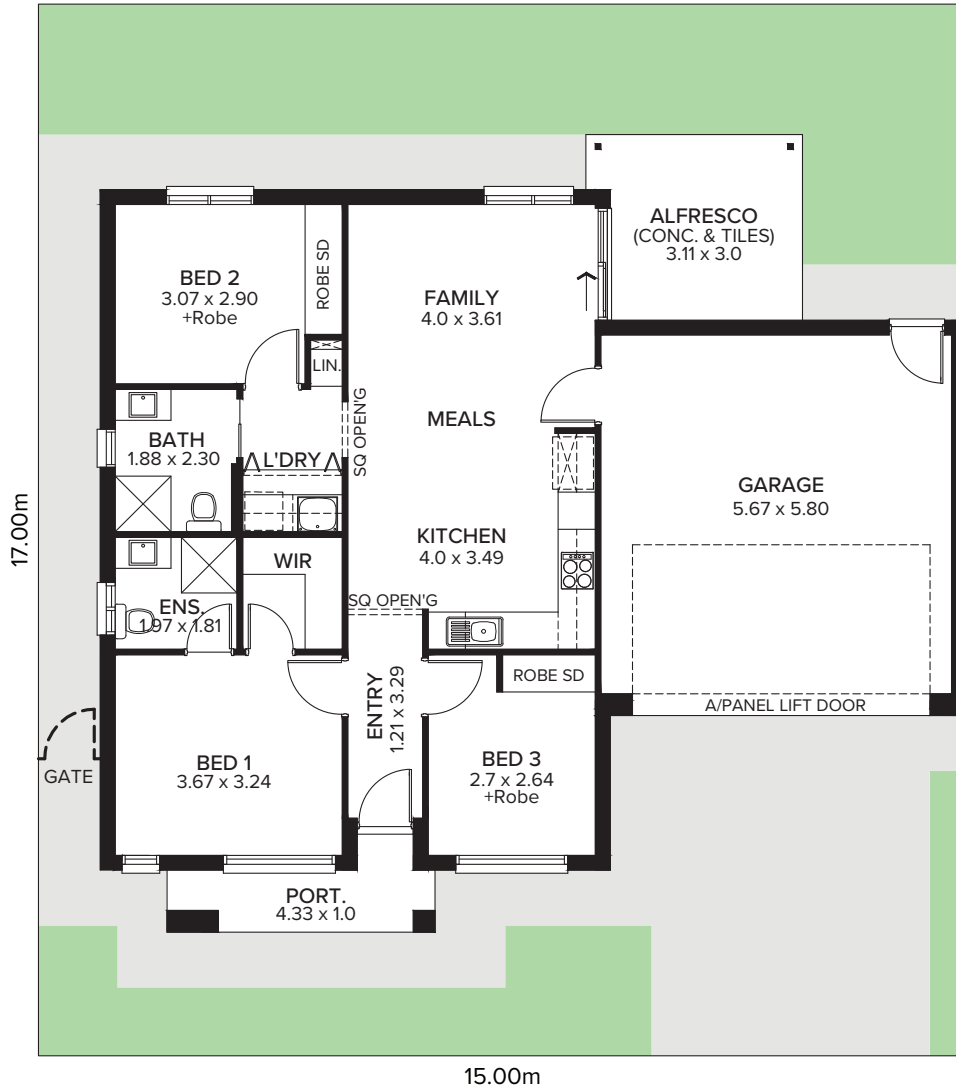
\*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

# Lot 866

 3 bedroom

 2 bathroom

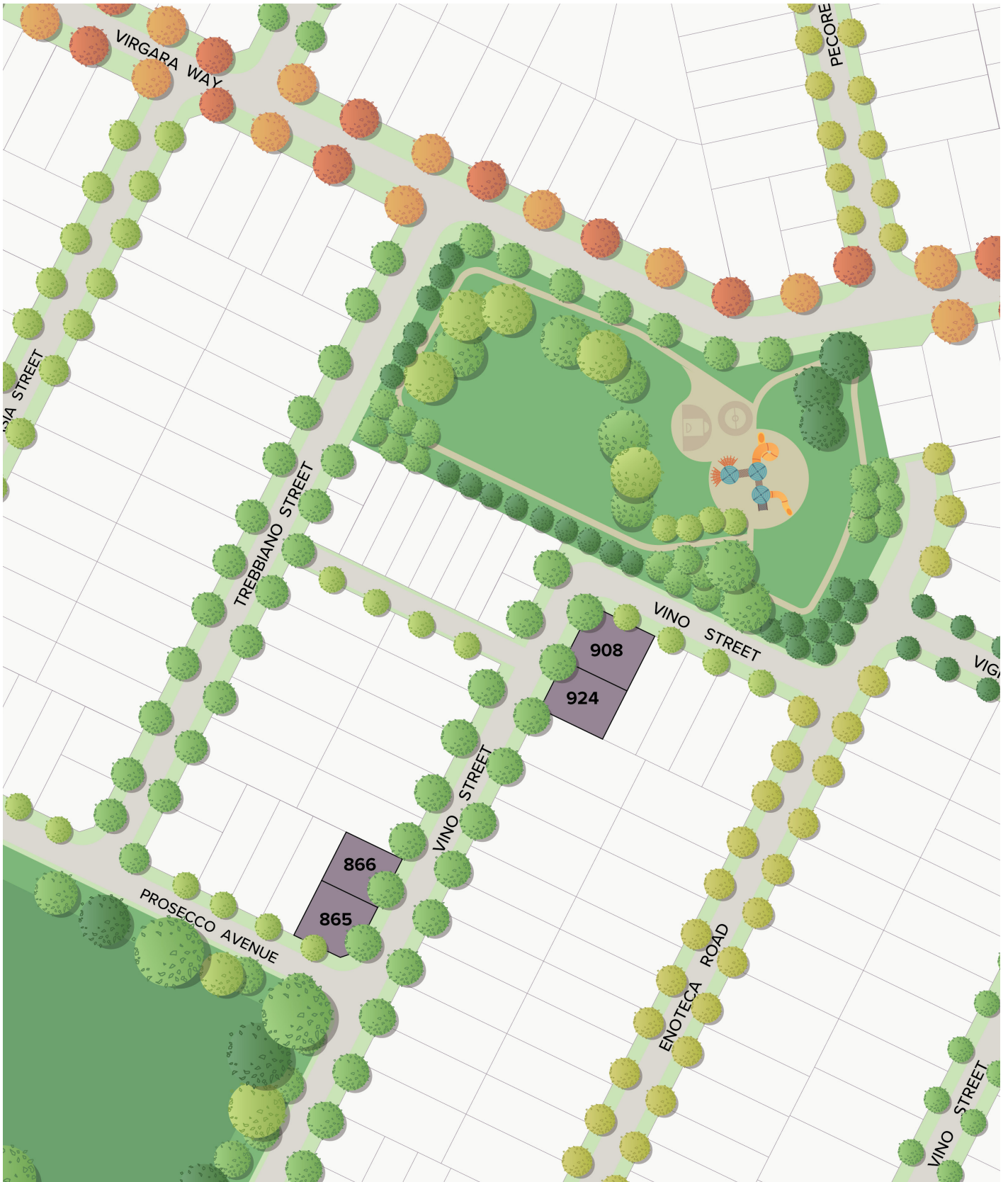
 2 garage space



RESIDENCE		LAND	
Living	89.19m <sup>2</sup>	Width	15.0m
Porch	4.87m <sup>2</sup>	Depth	17.0m
Alfresco	9.68m <sup>2</sup>	Total	255.0m <sup>2</sup>
Garage	37.71m <sup>2</sup>		
<b>Total</b>	<b>141.45m<sup>2</sup></b>		

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

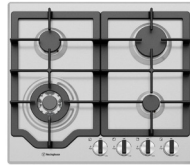


# Interior Specifications

## KITCHEN



Ivy Sink Mixer



Westinghouse  
600mm Gas Cooktop



Westinghouse  
600mm Electric Oven



Westinghouse 600mm  
Slideout Rangehood

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

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

## LAUNDRY

<b>Laundry sink</b>	Acero 45L S/S Inset Trough
<b>Sink mixer</b>	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

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

### BATHROOMS

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

### LAUNDRY

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

### GENERAL

<b>Internal wall paint</b>	Wattyl First Snow
<b>Main floor</b>	Clix 7mm Laminate Old World Oak
<b>Carpet</b>	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

<b>Benchtop</b>	Laminex Nero Grafite Natural (Laminate)
<b>Splashback</b>	Grey Undulated Subway 75 x 300mm Horizontal Stack Lay with Misty Grey grout
<b>Lower cupboards (inc fridge &amp; pantry)</b>	Polytec Stone Grey Matt
<b>Overhead cupboards</b>	Polytec Stone Grey Matt
<b>Joinery handles</b>	Livorno Dull Brushed Nickel - no handles to overhead cupboards

### BATHROOMS

<b>Benchtop</b>	Laminex Grigio Grafite Natural
<b>Cupboard</b>	Laminex Battalion Flint
<b>Floor tiles</b>	Carrington Charcoal 450 x 450mm with Slate Grey grout
<b>Wall tiles</b>	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
<b>Joinery handle</b>	Livorno Dull Brushed Nickel
<b>Laundry doors &amp; hallway joinery doors (if applicable)</b>	Polytec Blossom White Matt

### LAUNDRY

<b>Floor tiles</b>	Carrington Charcoal 450 x 450mm with Slate Grey grout
<b>Wall tiles</b>	Plain White Matt 300 x 450mm, horizontal stack bond with Ultra White grout
<b>Benchtop</b>	Laminex Grigio Grafite Natural
<b>Base, overhead &amp; broom cupboards (if applicable)</b>	Laminex Battalion Natural

### GENERAL

<b>Internal wall paint</b>	Wattyl Floral White
<b>Main floor</b>	Clix 7mm Laminate Old Oak Grey Brushed
<b>Carpet</b>	Quest Compass Pitch

# Exterior Specifications

## Classic MK2 Facade with Storm Colour Scheme

Dark, moody hues inspired by the elements of winter storm clouds.

<b>Roof</b>	Colorbond Shale Grey	<b>Render to Porch</b>	Wattyl Colorbond Shale Grey
<b>Gutter</b>	Colorbond Shale Grey	<b>Garage Door</b>	Colorbond Monument — Madison Profile
<b>Fascia</b>	Colorbond Monument	<b>Entry Door</b>	Wattyl Colorbond Shale Grey
<b>Brick</b>	PGH Midnight Nightfall	<b>Windows</b>	Monument
<b>Mortar</b>	Natural Grey	<b>Porch Tile</b>	Black Textured 300 x 300



# Upgrade Option Specifications

<b>KITCHEN</b>	
<b>Dishwasher</b>	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
<b>Stone &amp; sink</b>	20mm stone bench tops & undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel Sink & Pina Gooseneck Mixer, Chrome) <ul style="list-style-type: none"><li>• Earth: Lavistone, Ice Sand</li><li>• Scandinavian: Zenith, Sugar Rush</li><li>• Organic: Lavistone, Rock Sugar</li><li>• Urban: Lavistone, Platinum Black</li></ul>
<b>SOLAR</b>	
<b>Solar System 1</b>	Upsize to a 6.6kW Solar System
<b>Solar System 2</b>	Upsize to a 6.6kW Solar System (hybrid battery ready)
<b>EV charger</b>	GoodWe HCA 7kW AC EV Charger
<b>BATHROOM</b>	
<b>Tiles 2m high</b>	Wall tiles in bathroom and ensuite to 2000mm (excluding WC/Van.)
<b>INTERNAL</b>	
<b>Lighting package</b>	Includes downlights throughout, excluding garage
<b>Internal door height &amp; hardware</b>	2400mm tall internal doors TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)
<b>AIR CONDITIONING</b>	
<b>Reverse cycle with AirWAIR Controller</b>	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

# Selection Confirmation

Name \_\_\_\_\_

Lot Number **866** \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

## INTERIOR SELECTION



Earth



Scandinavian



Organic



Urban

## UPGRADE SELECTIONS

- |  |               |   |               |
|--|---------------|---|---------------|
| <input type="checkbox"/> Dishwasher inclusion                    | <b>\$1124</b> | <input type="checkbox"/> Stone kitchen bench top, undermount sink & Gooseneck mixer | <b>\$4665</b> |
| <input type="checkbox"/> Internal door height & hardware upgrade | <b>\$2080</b> | <input type="checkbox"/> Solar System upgrade 1                                     | <b>\$3430</b> |
| <input type="checkbox"/> 2m tile upgrade in bathroom & ensuite   | <b>\$1521</b> | <input type="checkbox"/> Solar System upgrade 2                                     | <b>\$5460</b> |
| <input type="checkbox"/> Downlights throughout                   | <b>\$1526</b> | <input type="checkbox"/> EV charger upgrade   | <b>\$4235</b> |
| <input type="checkbox"/> AC AirWAIR Controller                   | <b>\$990</b>  |   |               |

Lot 866 Package Price **\$645,000** \_\_\_\_\_

Upgrades \_\_\_\_\_

Total \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_



# Stage 8

**HARVEST**  
COLLECTION