



The Long Island

Magnificent Hamptons inspired design.

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The Long Island is unlike anything you have ever seen, delivering modern luxury living with the lifestyle to match.

The home's statement starts with its street appeal. A magnificent mix of feature stone work and full balcony with glazed doors create an instant allure that seamlessly extends from the outside in.

The interior is simply sublime with spacious open-plan family and meals areas with feature 1300mm gas fireplace with stone mantle. Take a look around and you'll discover the large and luxurious home theatre downstairs and an office located in the entry of the home. A mud room provides access from the outside in, via the garage with ample storage areas.



At the heart of the home is the luxury kitchen complete with stone island benchtop and an upright combination premium cooker with double oven. The separate scullery, with combination oven/microwave and large walk-in pantry, makes entertaining easy.

The features do not stop there with a beautifully crafted cellar with two-way privacy glass feature wall, lift in the foyer, and two powder rooms located on the ground floor.

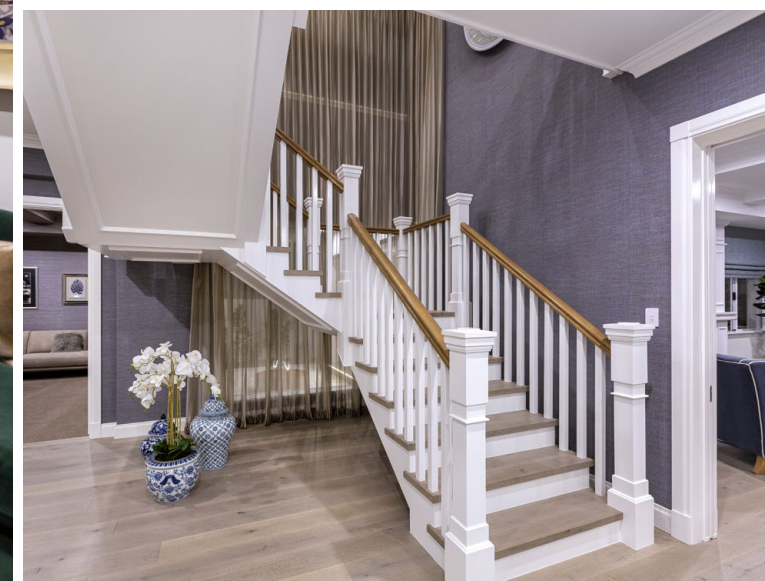
Effortlessly blending style, space and sophistication, no expense has been spared with eye-catching features both inside and out from the stone cladding, feature piers and mouldings, right through to the Hamptons style ceilings and 28-course high timber doors.



The master suite is a standout feature of this home and must be seen to fully appreciate its magnitude.

Upstairs is your very own bedroom wing, boasting four bedrooms, all with walk-in robes, including a guest room with its own private ensuite and adjacent retreat area. A second bathroom is also located on the upper floor with a feature bath, accompanied by a separate powder room.

The master suite is something to behold. As large as it is luxurious, the expansive ensuite has his and hers vanity, bath, and separate make-up and dressing areas that include extensive custom storage and shelving.

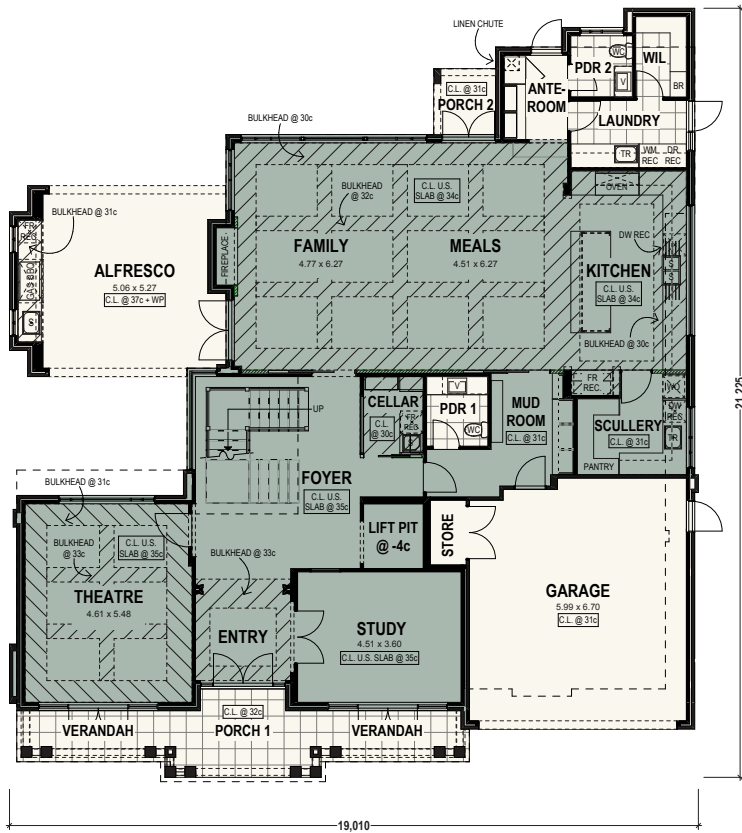


The two floors are connected via a magnificent feature staircase from the downstairs foyer to the upstairs landing area.

The design seamlessly extends the interior to the outdoors, maximising indoor/outdoor living thanks to the spacious and stylish alfresco area. Purpose-built for entertaining, with your very own outdoor kitchen with external fridge and built-in gas BBQ.

Built to the highest specifications, this modern masterpiece draws inspiration from the rich architecture of the Hamptons to create the romance and glamour of a sublime summer home. Delivering the highest standards of modern family living, across two magnificent levels, this is your very own home among the Hamptons.

GROUND FLOOR



UPPER FLOOR



The Long Island Plan

Overall Area 578.82m²

Ground Floor Area	219.32m ²
Upper Floor Area	241.93m ²
Garage Area	44.13m ²
Porch 1 / Verandah Area	20.76m ²
Porch 2 Area	3.09m ²
Alfresco	29.48m ²
Balcony	20.11m ²

Total Area 578.82m²

The Long Island Specifications

- Fixed price contract (not including PS items).
- 100mm thick engineer-designed ground floor slab.
- 2 years maintenance period.
- Six year structural guarantee.
- All standard Shire and water fees included.
- Architectural Design Service available to suit your personal requirements.
- Interior and exterior decorator service included.
- Double clay brick construction with feature weatherboard cladding as shown on plan.
- Key locked aluminium windows and sliding doors.
- Flyscreens to aluminium framed windows and sliding doors.
- 28c high hinged entry doors with clear glazed sidelights.
- Timber door frame to Garage/Entry.
- Feature panelled 28c high doors in timber frames with architrave and skirting blocks throughout.
- 3 coat system acrylic finish external render including to internal of Garage.
- External lightweight mouldings.
- Tiled roof cover including sisalation to roof frame where possible.
- Quarter round profile gutters.
- Round downpipes with stand-off clips.
- Customwood nosings to all window sills above slab level.
- External stone cladding as shown on plan.
- R5.0 batt ceiling insulation to roof space where possible, excluding to Garage, Alfresco, Porch 1, Porch 2, Verandah and eaves.
- Aquachek ceiling lining to Garage.
- Feature lined ceilings to Balcony, Verandah, Porch 1, Porch 2 and Alfresco.
- Feature raised ceilings to Bedroom 1, Void, Retreat, Landing, Theatre, Entry, Meals and Family Room.
- Feature raised ceilings with lighting trough to Ensuite 1 and Bedroom 1 dressing.
- Cavity sliding doors to the Cellar, Passage to Family Room and Mud Room to Meals.
- Auto-sectional feature painted timber panelled Garage door with fixed windows.
- 140mm painted MDF lambs tongue skirting boards to all internal walls excluding to wet areas, robes and linen cupboards.
- All shelving white-lined melamine with hardwood front rail.
- One shelf to robes and broom cupboards.
- Four shelves to Scullery and Linen.
- Custom fit-out to Bedroom 1 dressing including island cupboard and seating area to recessed area outside Bedroom 1 dressing.
- 40mm stone with palladio edge profile fascia to Kitchen cupboards.
- 60mm stone with feature antique edge profile fascia to Kitchen island cupboard.
- Draining boards grooved out of stone top to either side of the Kitchen sink.
- Thermo-laminate style 4 doors and Castella black shaker handles to all internal house cupboard door and drawers.
- In built convection microwave with oven under in a laminated stack to Scullery.
- Overhead cupboards including feature clear glazed doors and integrated rangehood as shown on plan.
- Fluted end panels to Kitchen island cupboard.
- Full height fluted panels to left side of Kitchen hotplate and oven combination unit and to both sides of Kitchen fridge and freezer recess.
- Laminated wine rack above Kitchen fridge and freezer recess.
- Fully integrated Miele fridge and Miele freezer to Kitchen with fixed cupboard doors to face of fridge and freezer.
- Cupboards with stone top and sink with overhead cupboards above to Cellar.
- Overhead cupboards with chrome hanging rail under to Laundry.
- Low cupboard with stone top to the Laundry washing machine and dryer recess.
- Wall panelling and cupboards with stone top to the Mud Room.
- Wall panelling and cupboards with stone top to the Ante Room.
- Outdoor cooking area to Alfresco including sink, BBQ and rangehood.
- Vanity cupboard with stone top, 1 drawer and overhead cupboards to Ensuite 1 WC.
- Linen chute in laminated cupboard to Ensuite 1.
- Feature island vanity cupboard with floating mirror in timber frame to Ensuite 1 with 1 bank of 2 drawers.
- Make up vanity area to Ensuite 1 with integrated stone basin and 2 banks of 2 drawers.
- Soft closers to all cupboard doors and drawers.
- Stone tops to Kitchen, Scullery, Mud Room, Powder Room 1, Cellar, Laundry, Ante Room, Powder Room 2, Alfresco, Ensuite 1, Ensuite 1 WC, Bathroom, Powder Room 3 and Ensuite 2.
- Tiled Porch and Verandah with tiled skirting.
- Feature switch electronic enabled translucent or clear glass panel in timber frame to the Cellar.
- Feature timber doors in timber frames to Theatre to Verandah, Study to Verandah, Family to Alfresco, Meals to Porch 2, Retreat to Balcony, Bedroom 2 to Balcony and Bedroom 3 to Balcony.
- Internal elevator with timber architrave surround to opening.
- Feature free standing bath to Bathroom.
- Feature free standing bath to Ensuite 1.
- Feature timber framed Hamptons themed painted timber balustrade with stained timber handrail to internal stairs.
- Quality internal and external door furniture.
- Privacy locks to Bathrooms, Toilet and Powder Rooms.
- Quality metal towel rails and toilet roll holders.
- Three phase power (no allowance for run in).
- Electric sub fuse board to inside of Garage with combination gas and electric metre box to external of home.
- Generous amount of double power points and light points.
- Structured cabling system including antenna to Builders' specification.
- Generous ceramic tile allowance of \$80/m² retail.
- Square tile insert floor wastes to wet areas.
- Floor tiles to Ensuite 1, Ensuite 1 WC, Bedroom 1 Dressing Room including passage to Dressing Room, Bathroom, Powder Room 3, Ensuite 2, Powder Room 1, Powder Room 2, Bathroom, Laundry including WIL, Porch 1, Verandah and Balcony.
- Full height wall tiling to Ensuite 1, Ensuite 1 WC, Bathroom, Powder Room 1, Ensuite 2, Powder Room 2, Powder Room 3 and Laundry.
- Composite decking on timber joists to Alfresco and Porch 2.
- Semi frameless pivot door and screen to Ensuite 2 shower recess.
- Quality tapware throughout.
- Wall faced toilet suites with ceramic cisterns and soft closing seats.
- Ceramic basins.
- Ceramic butlers style double bowl sink to Kitchen with feature flick mixer.
- Sink with flick mixer to Scullery, Cellar and Alfresco.
- Feature rectangular gas fireplace with tiled cladding surround with stone mantle and TV recess above to Family Room.
- 1200mm wide feature electric double oven with gas hotplate combination unit to Kitchen with a concealed rangehood above.
- Two gas instantaneous hot water units with one touch pad per unit.
- Fully integrated dishwasher to Kitchen with fixed cupboard door to front.
- Fully integrated dishwasher to Scullery with fixed cupboard door to front.
- Pyrolytic electric oven and convection microwave to Scullery.
- Under bench fridge to Cellar.
- Under bench fridge to Alfresco.
- Gas BBQ with roasting lid to Alfresco cupboards.
- Full painting including to internal walls.
- Exposed aggregate Porch, Drive and path to Porch (allowance to 50m²).

Price does not include: Decorator items, light fittings, built-in cabinet work, furniture, floor coverings, carpet, timber main floor coverings, window treatments, wall paper, landscaping, reticulation, air conditioning, site works, retaining walls, underground power run in, fencing, extra sewer or water run in over allowance, council crossover fee and crossover, driveway, rear pergola and timber decking to between Porch 2 and rear of Alfresco, outdoor fire pit, security system, additional structured cabling over the builders standard allowance, CCTV system and sound system. All can be priced on application. *Specifications subject to change.



Atrium Homes is a family business, with a strong commitment to personal service that prides itself on building high quality homes for the people of Perth.

Head Office

9 Willcock Street, Ardross WA 6153

Telephone 6310 8888

Builders Reg No. 13344

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atriumgroupwa.com.au