

THE HORIZON

323 BELMORE ROAD, BALWYN NORTH

OPEN SATURDAY & SUNDAY, 11AM-5PM

APPROXIMATE
BUILD COST
AS DISPLAYED

\$1,300,000*
(\$21,450 PER SQUARE)



LATITUDE 37
EVERY HOME AN ORIGINAL™





LATITUDE 37 - EVERY HOME AN ORIGINAL

At Latitude 37 we design and build unique, affordable, premium quality homes to suit your individual requirements, combining absolute luxury with practical and purposeful living.

We are passionate about design – our multiple award-winning, in-house design team can create a custom home solution for your site, lifestyle and budget, whether you prefer a pre-designed floor plan, a full bespoke custom solution or a combination of both.

Whether your budget is \$300,000, over \$2M or anywhere in between, we can provide a great value, innovative design solution. We build luxury custom homes anywhere from \$11,000 to \$25,000 per square with the majority of our client's contracting at \$13,000 to \$18,000 per square inclusive of all their selected inclusions, upgrades and site costs.

By partnering with Latitude 37, you will be able to:

- Take the stress, uncertainty and restrictions out of building a new home
- Achieve a unique, luxury home solution, that is not only beautiful but offers great value, liveability and functionality and is appropriate for your site
- Make an informed decision to build based on an all-inclusive, upfront pricing proposal that is within reach and delivered on budget
- Invest in a unique home that is designed to stand the test of time and built to the highest standards in the industry

Our emphasis on great design, value for money, client service and excellence in construction has resulted in Latitude 37 being one of Melbourne's most awarded custom home builders. We strive to deliver on our Vision with every project we undertake - **Happy Clients, Great Homes.**



THE HORIZON

Our Horizon display home is a 60.6 square bespoke, custom designed solution for a sloping 900sqm corner site with over 4m of fall.

This luxurious home is flooded in lovely Northern sun and maximises privacy, providing an urban oasis with an integrated horizon edge pool and fitted alfresco area. The soaring double height alfresco roof also forms a void over the dining area. The home has been cleverly designed to ensure that almost every room shares a view across the spectacular pool and alfresco area.

This unique home steps through 4 different ground floor levels to engage with the fall of land. This design approach masks the true amount of fall on the site and minimises unsightly and expensive earthworks and retaining walls. The changing floor levels also allow varying ceiling heights, adding visual interest and zoning of different areas.

The Horizon display home is a very specific design for the site and is intended as a striking statement of our custom design capability. It demonstrates the unique, genuine custom design solutions that we are able to provide for our clients, offering liveable luxury at a great value price.

FLOOR AREAS	M ²	SQUARES
LOWER FLOOR	37.28	4.01
GROUND FLOOR	223.18	24.02
FIRST FLOOR	205.51	22.12
TOTAL LIVING	465.97	50.16
PORCH	6.55	0.70
ALFRESCO	34.98	3.77
GARAGE	55.70	6.00
TOTAL AREA	563.19	60.62

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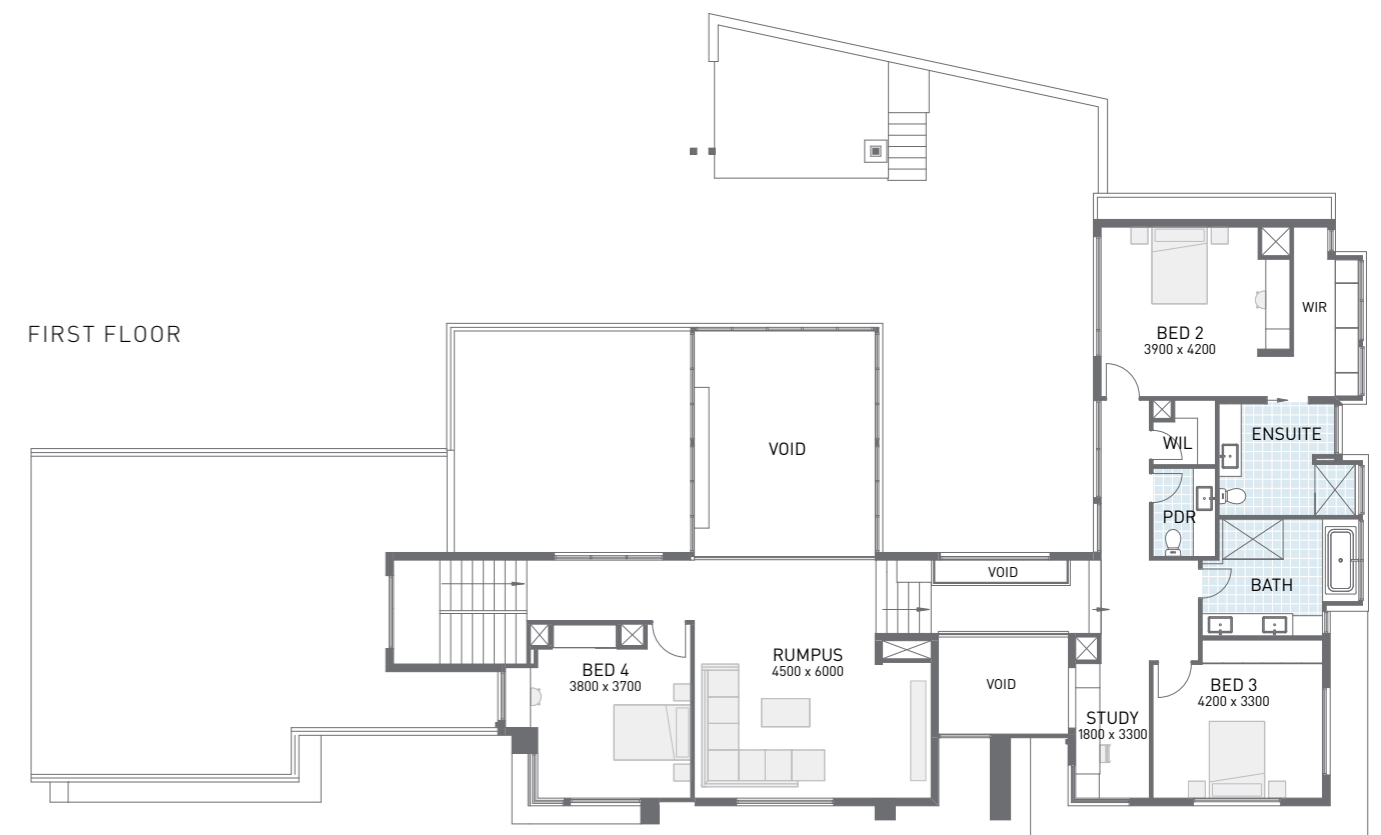
➤ HOUSE LENGTH **33.4 m**

➤ HOUSE WIDTH **15.3 m**

GROUND & LOWER FLOOR



FIRST FLOOR





THE UPGRADES

The Horizon display home is a high end, luxury home and therefore includes numerous upgrades above our Prestige Inclusions. Examples of upgrades:

- › Double glazed aluminium windows including corner-less stacking bifold doors to courtyard with recessed tracks, corner glazed windows, feature window in entry overlooking pool and aluminium framed, glazed pivot entry door. Plaster reveals throughout.
- › Cedar lining boards to double height alfresco roof and void/rumpus ceilings and eaves
- › Feature Biowood cladding to external elevations
- › CSR Monier Horizon profile roof tiles with flush capping, 900 eaves, timber fascia, Stratco Edge gutters and partly concealed downpipes
- › Feature stonework to entry wall
- › High ceilings - 3m to main living area & master bed wing, 2.7m to first floor with square set cornices. Over 6m ceiling in the entry and dining void
- › 32mm door jambs with shadowline detail and 12mm square edge skirting
- › Flush park Joey cavity sliding door units
- › Extensive custom designed joinery to all areas
- › Spotted Gum solid timber flooring and staircases (with square edge, shadowline detail to risers)
- › 900 x 450 "concrete look" floor tiles to main living and alfresco areas
- › Spotted Gum solid timber staircases with frameless glass, patch fitted balustrade
- › Double sided, floating gas log fireplace to family, gas log fireplace with porcelain tiling and feature joinery to living
- › Kitchen upgrades - custom joinery, premium stone benchtops, recessed finger pulls, soft close drawers, bulkheads, additional glass splashbacks, undermount sink, porcelain feature to island bench, appliance upgrades including dual/steam/combi microwave ovens, coffee machine, induction cooktop, integrated fridge panels
- › Pantry upgrades - custom joinery, premium benchtops, recessed finger pulls, soft close drawers, undermount sink, integrated bin & dishwasher
- › Bathroom upgrades - full height wall tiling, custom joinery, mirrored medicine cabinet, shower ledges, free standing bath, upgraded tapware, Villeroy & Boch basins and concealed cistern, wall hung toilet suites, channel grates to showers, frameless shower screens, Deluxe and Premium stone benchtops, heated towel rails
- › Brivis refrigerated air conditioning - dual systems to suit size of home
- › Category 4 carpet and upgraded underlay (to suit high traffic display use)
- › Electrical upgrades

Visit [L37.com.au](https://www.L37.com.au) to see examples of our custom home projects and our pre-designed range.