



Jakobovski  
Homes

*"By hammer and hand do all things stand"*

# WE THINK BIG





# We think big...

but are small enough to care personally about every job we do



For most of us a home is much more than a place to live – it is a place to belong. Our homes reflect something of us – our tastes, our interests, our needs and even our aspirations, a connection point in our lives for family and friends.

Jakobovski Homes understands that building your dream home is one of the biggest decisions you'll ever make and choosing the best house and land in your ideal place is important to you.

It is important to us too and that's why we make this process easier, less stressful and even a fun experience.

Jakobovski Homes is a multi-award winning, Hobart-based residential building business with a reputation for superior workmanship. Family owned and operated, by Carl and Annette Jakobovski, we pride ourselves on providing excellence in modern building practices.

We work closely with you whether you need help choosing the right block of land to build on, to design the home of your dreams - suitable to its location, renovate, help with Council approval, or building a state-of-the-art energy efficient smart home. We are happy to assist you with all or part of the process.

We think big but are small enough to care personally about every job we do. From the moment we first meet, you will be warmly welcomed and work directly with your builder, Carl, in a friendly and professional manner. We help you plan your home by assisting you to make informed decisions and to consider all the elements crucial to completing a home that really is ready to move into.

Once the construction of your home has started, Carl Jakobovski oversees every stage of the process to ensure that your home is built by some of Tasmania's best tradespeople. Our home building suppliers are the most professional, respected builder suppliers in the industry, all of whom are committed to quality and superior service.

We pay attention to the smallest detail because we firmly believe that it's the small detail that makes the difference.

Jakobovski Homes has been a member of HIA (Housing Industry Association) since 1993 and is also a qualified GreenSmart Professional Builder – this allows us to design and add features that will make your home more comfortable to live in and more cost-effective to run. We are committed to building and developing your new home to incorporate realistic and achievable environmental practices.

The Jakobovski Homes featured in this brochure are designed with family life in mind. You even have the flexibility to customise the design of the homes to suit your lifestyle and needs, block and budget. Every Jakobovski Home is built by skilled trade professionals, using quality finishes.

Being small, you can be assured that our focus is on you and your new home.

We look forward to building with you.

*Carl & Annette*



**Working with you - every step of the way**





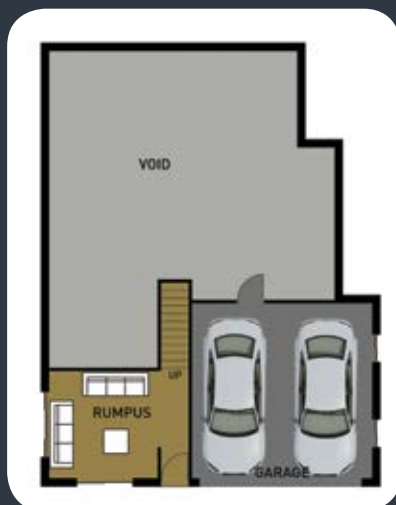


# Sorrento

Spacious Sorrento offers all the room a family needs - and more. It boasts three bedrooms, a rumpus and a large family and dining area. Bathroom traffic too is eased with two bathrooms.

The master bedroom has a private balcony overlooking the front of the house creating a wonderful retreat whilst the additional two bedrooms occupy the rear of the house.

A double lock up garage with internal access makes the grocery run a cinch and the rumpus area downstairs provides alternate living space for a growing (or grown up) family.



Dimensions	Sqm	Squares
Ground floor	55m <sup>2</sup>	5.9sq
First floor	123m <sup>2</sup>	13.2sq
Balcony	7.5m <sup>2</sup>	0.8sq
Total	185.50m <sup>2</sup>	19.9sq
Width 11770m		
Depth 16600m		



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# Arcadia

Family and friends will immediately feel at home in your Arcadia. With a single floor level, an open plan living and dining area adjoins a large kitchen area, making entertaining a breeze.

The sleeping quarters, conveniently occupy the opposing end of the home allowing for quiet and privacy particularly in the master suite.

A home where everything has its place, the master suite boasts a walk in wardrobe, whilst the remaining two bedrooms have built in robes providing adequate storage and help keep you organized.

Affording space for a possible study nook, the Arcadia is the home you have always wanted.



Dimensions	Sqm	Squares
Total	133m <sup>2</sup>	14.3sq
Width 12400m		
Depth 17150m		





# Mandalay

Mandalay. It sounds so very grown up and with two bedrooms and open plan living and dining it is the real deal. An ideal first home, or great option for the empty nesters, there will be no more renting.

The total floor area is a tidy 83 square meters square requiring a compact block of land or more room for you garden.

The choice is yours.

Dimensions	Sqm	Squares
Total	83.0m <sup>2</sup>	8.93sq
Width 9400m		
Depth 11900m		







# Everholme

Perhaps you are choosing your forever home. Look no further than the Everholme.

A large home designed specifically with families in mind, it offers three bedrooms, two bathrooms, and plenty of storage. The master bedroom includes a walk in robe and the remaining bedrooms have built in storage.

A large double garage with internal access to the house continues this trend. Never again will you trip over a bicycle or wonder where you can stash that box of things you are not quite ready to part with!

Adjoining the large open plan living, dining and kitchen areas is a spacious study allowing for plenty of natural light. Ideal even for those who work from home. You'll want to stay in this home forever and Ever.



Dimensions	Sqm	Squares
Total	234m <sup>2</sup>	25.17sq
Width 21890m		
Depth 13390m		

# Jakobovski Homes preferred suppliers:



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# Sand Field

Sandfield is a wonderful family home with an entertainer's edge.

Overlooking the undercover verandah is the entertainment area where the kitchen adjoins the dining room and the bar. The trouble here will be getting your guests to go home!

A generous separate family room sits aside a separate study, seeing that the quiet pursuits may continue even when there are guests about.

Three bedrooms with built in cupboards and two bathrooms – one an ensuite to the master bedroom - ensures that everybody has their own space. The Sand Field has something for everyone.



Dimensions	Sqm	Squares
Total	171m <sup>2</sup>	18.4sq
Width 19900m		
Depth 11400m		





# Portsea

Portsea is a spacious choice for a family home. At its heart are the kitchen and dining areas flanked either side by two separate living areas.

With three bedrooms and two bathrooms, this roomy but connected home really does provide the space a growing family needs.

The Master bedroom at the front offers an ensuite and a walk in robe with the remaining two bedrooms situated at the opposite end of the house.

An optional car port may be added with access to the house via the laundry.



Dimensions	Sqm	Squares
Total	124m <sup>2</sup>	13.3sq
Width 11680m		
Depth 15740m		





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# Rosemount

Ideal for the busy family, Rosemount offers everything in a neat package. The family zone occupies one end of the house where an open plan kitchen dining and living allows for relaxed family time and entertaining.

A separate toilet and bathroom and a good sized laundry separate the sleeping zone where the master bedroom is a hideaway. It boasts an ensuite and walk in wardrobe and the two remaining bedrooms have built in cupboards.

A single lock up garage with internal access makes coming and going simple. Getting home to your Rosemount after a busy day, will be a wonderful relief.

Dimensions	Sqm	Squares
Floor area	118.45m <sup>2</sup>	12.75sq
Garage	22.45m <sup>2</sup>	2.44sq
Porch	1.35m <sup>2</sup>	0.12sq
Total	142.25m <sup>2</sup>	15.31sq
Width 8990m		
Depth 18870m		







3  | 

# Fernbank

You will love your new Fernbank. Designed with families in mind, one end of this house is for eating, living and playing and the other, for quiet, restful sleep.

Three bedrooms with built in wardrobes ensure that each family member has their own space.

A separate toilet, bathroom and laundry with outdoor access make this home functional and ever so livable.



Dimensions	Sqm	Squares
Total	115.09m <sup>2</sup>	12.3sq
Width 15770m		
Depth 8640m		



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# Sunridge

Guests will enter your new home and marvel! Once past your elegant entryway, the ample sized kitchen, dining and living area is comfortable and inviting.

Three bedrooms, a functional laundry with access to the outside, bathroom and separate toilet make this house complete.

Whether you are entertaining or just having a family night in, the Sunridge feels wonderfully... right.



Dimensions	Sqm	Squares
Total	110m <sup>2</sup>	11.8sq
Width 9450m		
Depth 16100m		



# Lifestyle Inclusions

Listed below are our Lifestyle Inclusions when building your new home with Jakobovski Homes.

## PREBUILDING

- Plans and specifications for presentation to Council
- Soil assessment
- Engineer
- Draftsman
- Building surveyor
- Council building and plumbing application fees
- Set out of dwelling on land
- Engineer designed slab – Class S
- Energy assessment
- HIA fixed priced building contract
- Full construction insurance

## CONNECTIONS

- 20m connection to local electricity supply (underground) to metre box point
- 20m connection to town water, sewer and storm water

## FLOOR

- Concrete slab (or similar) on level site

## FRAME

- Engineered designed pine roof trusses
- Internal and external walls pine timber framing (2.4m ceiling height)

## WINDOWS

- Powder coated aluminium awning or sliding windows and window locks (builder's colour range, clear single glazed)
- Powder coated aluminium sliding door (builder's colour range, clear single glazed) (if applicable)

## ROOF

- Colorbond roof sheet, fascia and gutter (standard colour range)
- PVC downpipes (painted)

## EXTERNAL WALLS

- Choice of bricks from builders range

## DOORS

- External - powder coated aluminium door frame (builder's colour range)
- Front and rear doors from builders range with dead locks
- Internal – painted door with knob handle
- Air cushioned door stops

## INTERNAL WALLS

- 10mm plaster to walls and ceiling areas
- 10mm wet area plaster as required
- 50mm cove cornice throughout

## PAINTING

- External paint – as required including eaves lining, downpipes and meter box
- Internal paint – one colour to walls, one colour to ceilings, one colour to woodwork and doors

## INSULATION

- R2.0 to external walls and R4.1 to ceilings

## WARDROBES

- Robe doors – Sliding with flush pull handle
- White melamine shelving with one door of four shelves and hanging rail to remaining space
- Linen – four shelves

## ARCHITRAVES

- MDF 67mm x 12mm bevelled profile for painting

## WATERPROOFING

- As required

## KITCHEN

- 600mm wide laminate benchtop and laminate doors
- Pantry as per plan
- Stainless steel kitchen sink

## KITCHEN APPLIANCES

- Stainless steel under bench oven and cooktop from builders range

## LAUNDRY

- 45 Litre poly trough and cabinet
- Washing machine taps

## BATHROOM

- White vanity unit with mirror above vanity
- White acrylic bath
- Shower base with tiled walls
- Clear glass shower screen
- Double towel rail

## TOILET

- Toilet suite
- Toilet roll holder

## ENSUITE (if applicable)

- White vanity unit with mirror above vanity
- Shower base with tiled walls
- Clear glass shower screen
- Toilet suite
- Toilet roll holder
- Double towel rail

## TILING

- Generous amount of ceramic wall and floor tiles to bathroom, kitchen and laundry from builders range

## ELECTRICAL

- Ample double power points and batten holders
- 2 x TV points
- 2 x Telephone points
- Direct wired smoke detectors
- Light and fan to bathrooms
- Exhaust fan over cooktop

## FLOOR COVERINGS

- Ceramic floor tiles to wet areas and entry.
- Carpet and underlay to remainder of house

## HEATING

- Heat pump from builders range

## PLUMBING

- Electric 160L hot water cylinder with single bathroom
- Electric 250L hot water cylinder with bathroom and ensuite
- Tapware to vanities, laundry, shower, bath and bath spout and sink mixers (from builder's range)
- Front and rear garden taps

## GARAGE (if applicable)

- Electric roller door
- Plaster lined

## CONSTRUCTION SITE REQUIREMENTS

- Concrete pump
- Toilet hire
- Temporary fence hire

Jakobovski homes have a comprehensive standard builders range of quality fixtures and fittings to choose from. Other ranges are available and adjust the price accordingly. Jakobovski Homes reserve the right to alter price, list of inclusions and design without prior notification.

BASED ON 'S' CLASS SOIL CLASSIFICATION



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