

THE REGENT - DISPLAY SPECIFICATION

KITCHEN AND SCULLERY

- Essastone engineered stone benchtops 20mm Pencil Round fascia to kitchen and 40mm Pencil Round fascia to scullery
- Laminated (facings) to Kitchen cupboards
- Cupboard handles - handles as displayed
- Splashback tiling from benchtops to underside of rangehood and overhead cupboards
- Dishwasher recess with cold water supply and a single GPO
- Zoe Acero undermount double bowl sink
- Dorf Viridian Black Sink mixer tap
- Smeg 600mm stainless steel wall oven as displayed
- Smeg 900mm induction hotplate as displayed
- Smeg 900mm undermount flush rangehood as displayed
- Microwave recess in WO stack as displayed
- Banks of drawers as displayed
- Walk-in pantry, overhead cupboards as displayed
- Soft close doors and drawers
- Finger grips to overhead cupboards
- Cupboard handles to scullery - finger pulls as displayed

ENSUITE & BATHROOM

- Comprehensive range of Essastone engineered stone benchtops 20mm Pencil Round fascia from Builder's standard range
- Cupboard handles as displayed
- Frameless mirrors to bathrooms and ensuite including powder rooms
- Euro Semi-Frameless clear glass shower screens as displayed
- Caroma Carboni seamless inset. 2x basins to ensuite 2, 1x basin to bathroom, 1x basin to ensuite 1
- Caroma Carboni II Semi Recessed basin to powder
- Caroma Urbane multifunction black rail shower head
- Excellent range of wall and floor tiles up to \$60/sqm retail (from Builder's range)
- Full height tiling to basin wall and shower only in ensuite 2 as displayed
- Tiling heights to bathroom, ensuite 1 and powder as displayed
- Caroma Urbane Black solid mixers to basin, bath and shower
- Caroma Luna wall faced toilet suites
- Caroma Urbane double towel rails and toilet roll holders
- Exhaust fans to Ensuite, Bath, WC and Powder Room
- Caroma Luna 1675mm bath in bathroom
- Hobless showers with tiled inset grates to upstairs bathroom and ensuite as displayed

GARAGE

- Remote controlled sectional Garage door - Centurion Settler Door with 2 remotes and w wall button
- Ceiling to Garage lined with plasterboard
- Grano hardstand floor

LAUNDRY

- Comprehensive range of Essastone engineered stone benchtops 20mm Pencil Round fascia from Builder's standard range as displayed
- Laminated (facings) to cupboards
- Cupboard handles- finger pulls and handles as displayed
- Soft close doors
- Caroma Cubus laundry basin with Liano Nexus Black mixer as displayed
- Caroma Tasman II automatic washing machine taps
- Excellent range of wall and floor tiles up to \$60/sqm retail (from Builder's standard range).

INTERNAL FINISHES

- 31c ceiling to ground floor, 31c + plate to upper floor
- Dropped bulkheads, ceilings and niches as displayed
- Full height void over dining room
- Gainsborough internal lever door handles (from Builder's range)
- Privacy locks to Bathroom, Powder, Master Suite or Ensuite
- Mirrored sliding doors to robes and linen closets where shown
- Tile insert Bermuda floor wastes throughout
- Balustrading - semi-frameless stainless steel and glass with stainless steel horizontal flat bar handrail
- Full wall painting 1 base coat, 2 coats paint as displayed

EXTERNAL FINISHES

- Colorbond as displayed or Harmony Habitat concrete roof tiles
- Colorbond slotted Federation gutters, fascia and downpipes
- Acrylic texture coat render to entire house as displayed.
- Feature elevation with projecting rendered sections and timber cladded section and 1c feature face brick as displayed
- Corinthian 28c x 1200mm stain grade clear glazed entry door (from Builder's range)
- Semi-frameless stainless steel balustrade with handrail as displayed
- Aluminium window frames from Builder's range with vent locks to all windows and sliding doors
- Flyscreens to aluminium opening windows and sliding doors
- Ceiling to Porch and/or Verandah, Alfresco and Balcony lined with WR Plasterboard
- Corinthian paint grade clear glazed entry door (from Builder's range)
- Gainsborough Oblong pull handle set
- Excellent range of balcony floor tiling up to \$60/sqm retail (from Builder's standard range)**
- Blokpave Easipave or Vistapave paving (from Builder's standard range) including:
 - Paving allowance up to 30sqm for Driveway
 - Paving allowance up to 3sqm for path from Driveway to front entry
 - Paved Alfresco, Porch &/or Verandah area (to extent as shown on plan)
- Daiken Ducted reverse cycle air-conditioning system as displayed
- Aluminium handrails

ELECTRICAL

- LED light fittings included with colours and warm or cool light options:
 - 4x LED downlights in family, dining, theatre, retreat, study and alfresco
 - 3x LED downlights in entry passage and kitchen
 - 2x LED downlights in all bedrooms, scullery, ensuite, passage, stairwell, void and balcony
 - 1x LED downlight in powder room, passage in powder room and porch
 - 1x LED oyster light in laundry, walk in robe, bathroom and WC
 - 2x LED wall lights on the front elevation
 - 1x LED bunker light on the outside of the laundry and garage
 - 2 single tube fluoro lights in the garage
 - 1 additional double power point in the kitchen and master suite

ADDITIONAL INCLUSIONS

- Lifetime Structural Guarantee (for original owner occupier)
 - Lump Sum Building Contract
 - Costs of Plan included
 - Double clay brick construction
 - Engineer designed slab and footings
 - Floortech flooring system**
 - Choice of external clay bricks (from Builder's range) with cream rolled joints
 - Insulation - minimum R4.0 batts to house and garage
 - Metal corner beading to all high trafficable corners
 - RCD Safety Switch to all lighting circuits and power point circuits
 - 6 month maintenance period
 - Gas continuous flow hot water unit
 - Double GPOs (where shown on plan)
 - Two hard wired smoke detectors
 - Two external garden taps
 - White ant treatment
 - Blue pine roof timber treated for protection against European House Borer
 - Colour consultancy with Interior Designer
 - Electrical consultancy assistance and individual electrical prestart
 - Iconic LED light switches
 - Ample light points (positioned as shown on plan)
 - Builder's Indemnity Insurance
 - National Broadband Network (NBN) package including TV point, phone point, data point & antenna
 - Painting specification includes ceilings, doors and door frames, woodwork, eaves, fascia and gutters, downpipes, gables and meter box
- ## SITWORKS & SERVICES INCLUSIONS
- Site inspection
 - Site Contour Survey
 - Building Licence and standard Water Authority application fees (excluding headworks and planning fees)
 - 10 metre sewer run
 - 6 metre water run
 - 20 metre allowance by Alinta Gas for gas run (measured from front boundary to meter box)