

# LUXURY INCLUSIONS

## KITCHEN

- Comprehensive range of Essastone engineered stone benchtops 20mm thick from Builder's standard range
- Laminated (facings) to Kitchen cupboards
- Cupboard handles - select from our Designer range
- Splashback tiling from benchtops to underside of rangehood
- Dishwasher recess with cold water supply and a single GPO
- Zoe Acero undermount double bowl sink (single bowl if scullery included)
- Caroma Quatro Solid Gooseneck mixer tap
- Smeg 900mm stainless steel electric oven
- Smeg 900mm stainless steel gas hotplate
- Smeg 900mm canopy rangehood
- Microwave recess (where shown on plan)
- Soft close doors and drawers

## SCULLERY (IF APPLICABLE)

- Comprehensive range of Essastone engineered stone benchtops 20mm thick from Builder's standard range
- Laminated (facings) to Kitchen cupboards
- Cupboard handles - select from our Designer range
- Soft close doors and drawers
- Splashback tiling
- Zoe Acero Undermount Double bowl sink
- Caroma Quatro Solid Gooseneck mixer tap

## ENSUITE & BATHROOM

- Comprehensive range of Essastone engineered stone benchtops 20mm thick from Builder's standard range
- Cupboard handles - select from our Designer range
- Slimline framed mirrors
- Caroma Carboni seamless inset white china basin
- Caroma Tasman II rail shower
- Framed clear glass pivot door and shower screen
- Excellent range of wall and floor tiles up to \$44/sqm retail (from Builder's range)
- Tiling to shower walls 2000mm high
- Caroma Quatro soap holders to showers
- Caroma Quatro Solid mixers to basin, bath and shower
- Caroma Luna Cleanflush wall faced toilet suites
- Caroma Quatro double towel rails and toilet roll holders
- Exhaust fans to Ensuite, Bath, WC and Powder Room
- Caroma Maxton 1525mm bath (if applicable)
- Caroma Aura 1600mm freestanding bath (if applicable)
- Soft close doors

## GARAGE

- Centurion remote controlled sectional Garage door (from Builder's range)
- Ceiling to Garage lined with plasterboard
- Grano hardstand floor

## LAUNDRY

- Comprehensive range of Essastone engineered stone benchtops 20mm thick from Builder's standard range (800mm wide only)
- Laminated (facings) to cupboards (800mm wide only)
- Cupboard handles - select from our Designer range
- Soft close doors
- 45L stainless steel inset trough with Caroma Saracom sink mixer
- Caroma Tasman II automatic washing machine taps
- Excellent range of wall and floor tiles up to \$44/sqm retail (from Builder's standard range)

## INTERNAL FINISHES

- 28c ceiling (where shown on plan)
- 29c ceiling ground floor\*\*
- Gainsborough internal lever door handles (from Builder's range)
- Privacy locks to Bathroom, Powder, Master Suite or Ensuite
- Chrome floor wastes throughout
- Balustrading - low wall with MDF capping

## EXTERNAL FINISHES

- Harmony Habitat concrete roof tiles
- Colorbond slotted Federation gutters, fascia and downpipes
- Acrylic texture coat render to front elevation (as indicated on plan)
- 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 &/or Verandah lined with WR Plasterboard
- Ceiling to Alfresco lined with WR Plasterboard
- Corinthian paint grade clear glazed entry door (from Builder's range)
- Gainsborough Trilock Align Leverset single cylinder
- Excellent range of balcony floor tiling up to \$44/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)
- Aluminium handrails\*\*

## 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 Brikmakers 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
- Bosch Gas continuous flow hot water unit
- Double GPOs (where shown on plan)
- Two hard wired smoke detectors
- Three 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
- Clipsal 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 meterw box)

\*\* Applicable exclusively to the two storey range of homes

\* Design and specification are subject to compliance with Developer's covenants

\* Colour selections, design and specification are subject to a house assessment to meet minimum energy rating requirements

\* Our continuous product improvement program may result in the specification to change without notice to a product of equal or greater value