

Signature Inclusions:

External

Foundations – Conventional Engineered slab on ground for increased strength and further termite protection – OR – Bearers and Joists with ant capping and perimeter termite treatment.

Termite Control - Conforming to Australian Standards. Physical & Chemical barrier from slab edges to under wall frame. 10 years warranty providing annual inspections are adhered to.

Framing & Trusses - Quality Engineered seasoned pine frames & roof trusses. First floor in timber construction with engineered joists, beams and sheet flooring.

Roof Covering - Colourbond Custom Orb with insulation blanket or Boral concrete tiles slimline or macquarie profile with sarking, perimeter scaffold to Work Cover standards (anti flap pads an optional extra)

Fascia, Gutter & Downpipes - Colourbond steel fascia with slotted quad gutter (non standard colours an optional extra) Downpipes 90mm PVC round.

Windows - Quality aluminium windows from *Vantage*, with keyed locks where possible & fibreglass flyscreens.

Eaves - 450mm fibre flex from wall face

Entrance Doors - Corinthian front door from the exciting Madison series with clear or translucent glass. Gainsborough Tri-Lock Lever series.

Garage Door - Colourbond double panel-glide with motor & 3 remotes.

Hot Water System - Solarhart 342 SLV twin panel split system. (gas booster optional extra)

External Painting - 2 colours 2 coats to eaves, gables & cladding

Electrical Allowances –

24 Fluorescent Downlights

7 light battens

2 x 2 way switches

20 double power points

heat/fan/light to each bathroom

Exhaust fan to powder room if no natural ventilation

Smoke detectors x 2

Phone x 2

Digital TV x 2

Kitchen

Custom Joinery - by Grasco Custom Joinery. Caesar Stone benchtops (mid range stone) with 2 pack gloss doors & a wide range of colours.



Appliances - German designed appliances from Blanco.
Cooktop – Blanco CG705WXC, 70cm gas cooktop including wok burner. OR
- Blanco BCCT 75N 4 Zone touch control cooktop

Rangehood – Blanco BWCG90X, 90cm wall canopy, glass & stainless steel rangehood.



Oven – Blanco OE608TX, 60cm, 60 litre, 8 function built-in oven. Touch control with LED display.



Sink – Cubeline 1¾ bowl, under-mounted sink 854mm S/Steel



Dishwasher – Blanco DWIN7 fully integrated dishwasher. Digital controls, 3 stage filtration and 3.5 star energy rating.



Tapware - Mizu 1550 Sink Mixer, 4 star



Splashback - Ceramic tiles supplied & installed by Choice Tiles & Plumbing PC value up to \$35/m2 excl GST 600 high over splash back

Bathroom, Ensuite

Tiling - Ceramic tiles to Floor & Walls supplied & installed by Choice Tiles & Plumbing walls to 2.0m high both standard laying (borders etc an optional extra) up to \$35/m2 excl. GST

Vanities - ADP Desire, 1200mm to main 900mm to Ensuite single bowl on legs

Tapware - Posh Solus MkII basin mixer - chrome. Includes Gen Y basin set.

Powder Room - Adp Essence vanity, wall hung, 1 drawer, 500mm
Posh Solus MkII basin mixer, chrome.
Tiles to floor, 1200mm to all walls allowance as above.

Toilet Suites - Posh Dominique CC Btw Pan: White
Posh Dominique Cistern: White
Posh Dominique soft close seat: White

Shower Screens - Nova semi framed clear glass with chrome frame 2.0m high with clear glass to all, pivot & sliding doors.

Bath - Divine rectangular 1735 x 790 x 500mm: White. Includes Gen Y bath set.

Tapware - Gen Y bath set, curved, chrome.

Mirror - Main: Alto bevelled edge 1200mm x 750mm
Ensuite/Powder: Alto bevelled edge 900mm x 750mm

Accessories - Nickles Pure Eco wall shower set, including;

- Nickles Pure Eco Shower head, 3 star
- Nickles Pure Eco 140mm o/head shower arm

Mizu 1700 accessories, including;

- Double towel bar 760mm to main, chrome
- Towel ring to powder room, chrome
- Towel bar 760mm to ensuite, chrome



Laundry

Sink - Posh Solus 45 litre S/S tub.
Gen Y wall sink set.
Posh Bristol sink mixer, chrome



Cabinet and Benchtop - Laminate top and laminate hard form doors.



Tiling - 200mm skirt and 300mm splashback and as per other specs.



Floor wastes - chrome



Living Areas

Wall Linings - 10mm Plasterboard to walls, 10mm supacel 600 to ceilings. 10mm wet area gyprock to bottom sheet behind laundry tub kitchen sink and toilet pan. 6mm Villaboard to bathroom & ensuite walls. 90mm cove to ceiling wall junctions 55mm cove to all robes.



Mouldings - 70mm splayed finger jointed pine to skirtings & architraves, paint grade finish



Shelving - Single 450mm melamine shelf to robes with single 18mm chrome rod to each. Single shelf only to store room. 4 shelves to linen



Internal Doors & Handles - Corinthian Impression & Flush range a choice of 6 styles (paint grade) to all doors. Gainsborough series 100& 700 Modern Lever handles



Painting - Taubmans 3 coat system to all walls (one colour). 2 coats white to all ceilings and cove.



BLANCO