

## Schedule of Finishes & Inclusions

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### Living, Dining & Family

#### Floor

- Choice of either ceramic tiles or laminate timber flooring

#### Walls

- Painted plasterboard

#### Ceiling

- Painted plasterboard

#### Staircase

- MDF tread and risers with carpet finish

### Kitchen Finishes

#### Floor

- Choice of either ceramic tiles or laminate timber flooring

#### Walls

- Painted plasterboard

#### Ceiling

- Painted plasterboard

#### Cupboards

- Laminate doors with melamine interiors

#### Benchtops

- 20mm reconstituted stone benchtop with waterfall edge where applicable

#### Splashback

- Ceramic tile splashback

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## **Kitchen Fixtures, Fittings & Equipment**

### Sink & Tapware

- Stainless steel double under mount bowl with gooseneck sink mixer

### Cooktop

- Miele gas cooktop

### Oven

- Miele built-in electric oven

### Range hood

- Miele rangehood, external ducted

### Dishwasher

- Miele freestanding dishwasher

## **Bedrooms**

### Carpet

- 100% nylon first grade quality carpet

### Walls

- Painted plasterboard

### Ceiling

- Painted plasterboard

### Built-in Robes

- Mirrored doors with melamine interiors

### Walk-in Robe

- Melamine interiors

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**Main Bathroom & Ensuite**

Vanity Unit & Benchtop

- 20mm reconstituted stone benchtop with wall hung mirror

Vanity Basin & Tapware

- Semi inset ceramic bowl with chrome finished fixtures & fittings

Shower

- Semi-frameless glass shower with shower rose & mixer tap

WC

- Toilet with back to wall pan with soft close seat and close coupled cistern

Bath

- Built-in acrylic bath or semi-freestanding back to wall as nominated on floorplan

Floor

- Ceramic tiles

Walls

- Floor to ceiling ceramic tiles in bathroom & ensuite
- Skirting tiles to WC

Ceiling

- Painted plasterboard

Accessories

- Chrome finished towel rail, toilet roll holder and shower shelf

**Laundry**

Floor

- Ceramic tiles

Walls

- Painted plasterboard & skirting tiles

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Ceiling

- Painted plasterboard

Laundry Tub & Tapware

- Stainless steel laundry tub & tapware

**Lighting & Power**

- LED downlights in satin chrome finish, fluorescent to garage
- Double power points throughout

**Communication**

- Hills Home hub
- Telephone / data & TV outlets
- NBN compatible

**Air-conditioning**

- Full ducted reverse cycle air-conditioning

**General**

Entry Door

- Timber stained or painted finish with clear glazing (as nominated on floorplan / renders)

Internal Doors

- Paint finish

Ceiling Height

- 2590mm to ground floor and 2440 to first floor

Internal Skirting

- Pine skirting with paint finish

Flyscreens

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version August 2018.

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- Black fibreglass mesh to all openable windows

## External

### Fencing

- Treated pine, lapped & capped to side and rear boundaries where applicable  
\*Subject to estate guidelines

### Acoustic Walls

- Acoustic wall to rear boundary of lots immediately adjacent Windsor Road & Memorial Avenue

### Walls

- Combination of face brickwork, cement and acrylic render and painted cladding systems

### Roofing

- Concrete tile roofing

### Windows

- Aluminium awning or sliding windows
- Obscure glazing to ensuite, bathroom & WC. All other windows with clear glazing.

### Fascia & Gutters

- Colorbond® gutters, box gutters, rain heads and PVC downpipes

### Entry Porch & Rear Terrace / Alfresco

- External first quality ceramic tiles to floor with lined FC sheet to ceiling

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Driveway

- Coloured concrete with cove finish

Letter Box

- Rendered and painted pillar style to match home

Garage Door

- Sectional overhead Colorbond® door with auto opener

Landscaping

- To front and rear yards with a combination of turf, mulched garden beds and planting including trees and shrubs

Clothesline

- Wall or ground mounted folding clothes line

Hot Water System

- Instantaneous gas hot water system

Rainwater Tank

- 3000L rainwater tank