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# SANA

Altrove

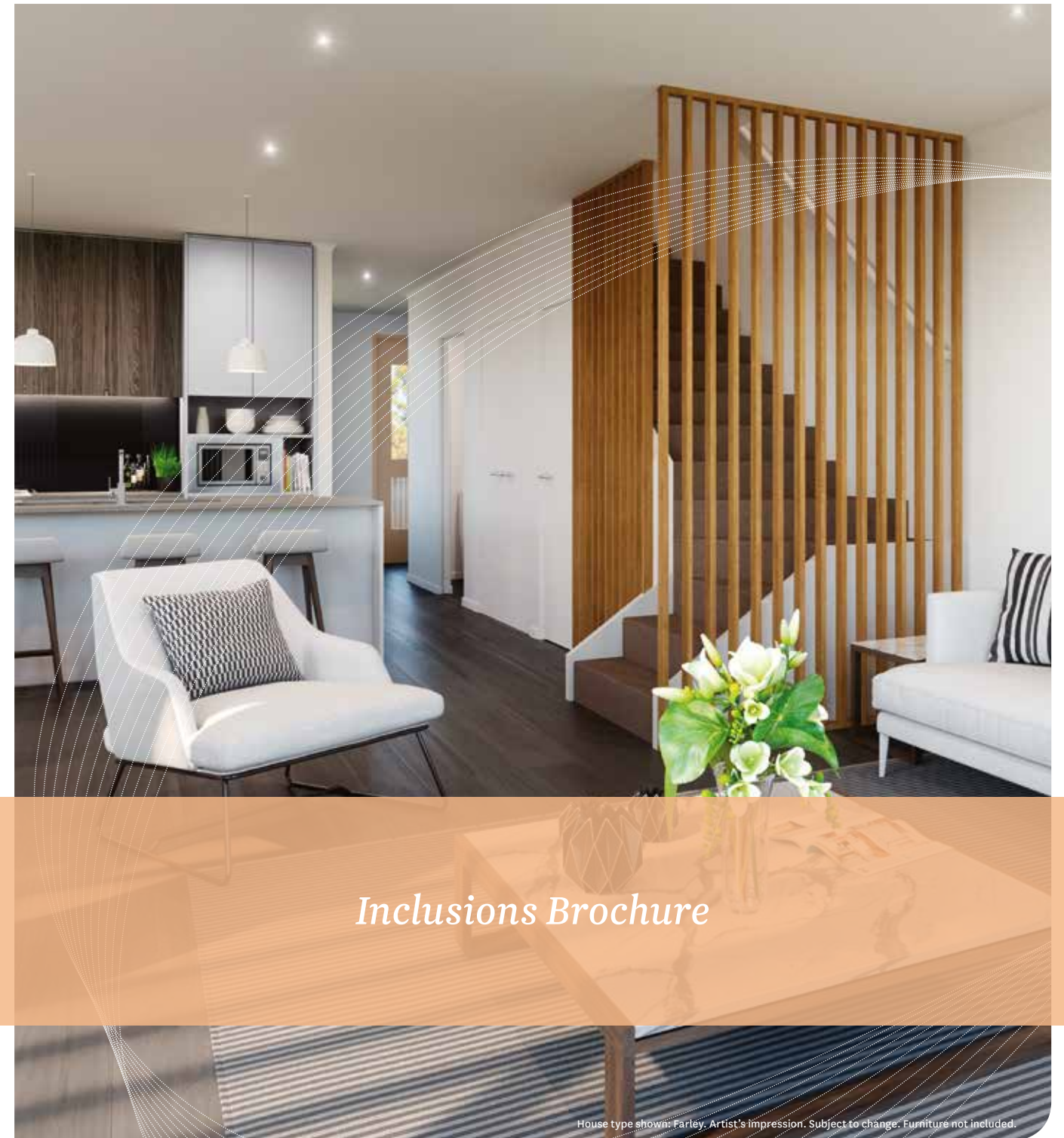
Modern Exteriors

Stylish Kitchens

Designer Bathrooms

Contemporary Living

Fixtures, Fittings & Finishes Schedule



*Inclusions Brochure*

House type shown: Farley. Artist's impression. Subject to change. Furniture not included.



WELL APPOINTED

## Modern Exteriors

1. Brick veneer

2. Powder coated aluminium windows with roller blinds

3. Stained hinged front door

4. Garden bed with basic planting and turf

5. LED external wall light

6. Timber-look fencing

7. Letterbox

8. Lightweight painted cladding

9. Concrete blockwork wall



Artist's impression. Subject to change. Furniture not included. Landscaping such as trees, hedges, turf and flora may vary in final design. Indicative only.



WELL STYLED

# Kitchens



House type: Farley. Blue Mountains dark colour scheme.

Artist's impression. Subject to change. Furniture not included (excluding pendant lights).

- 1. Timber laminate/engineered flooring
- 2. 20mm reconstituted stone benchtop
- 3. Double bowl undermount sink with chrome sink mixer
- 4. Timber-look laminate feature joinery
- 5. Overhead cupboards for extra storage
- 6. Glass splashback
- 7. 600mm European-style stainless steel 4 burner gas cooktop

- 8. 600mm European-style stainless steel undermount rangehood
- 9. Ceiling-mounted pendant hanging lights
- 10. Convenient nook to island bench to neatly store stools (stools not included)
- 11. Matching microwave and trim kit
- 12. Under stair storage
- 13. European-style laundry

**Not shown:**

European-style stainless steel dishwasher

WELL DESIGNED

# Bathrooms



House type: Glade. Cumberland Plains light colour scheme.

Artist's impression. Subject to change. Furniture not included.

- 1. Tiled flooring
- 2. Designer toilet suite
- 3. 20mm reconstituted stone benchtop
- 4. Chrome finish single lever basin and mixer
- 5. Semi-frameless glass shower screen with pivot door
- 6. Chrome finish shower rail with wall mixer & shower head
- 7. Storage space below basin
- 8. Wall hung mirror

- 9. LED downlights
- 10. Full height feature wall
- 11. Single robe hook
- 12. Toilet roll holder
- 13. Chrome finish shower shelf
- 14. Sky light (solar tube)

**Not shown:**

Chrome towel rail

# Living Room



- 1. Timber laminate/engineered flooring
- 2. LED downlights
- 3. Ceiling-mounted pendant hanging lights

- 4. Reconstituted stone benchtop
- 5. Nylon carpet
- 6. Paved alfresco area

# Fixtures, Fittings & Finishes Schedule

## General

Design	Combination of brick veneer and lightweight construction Termite protection to Australian Standards
Energy Rating	Batts and sisalation foil to walls and batts to ceilings Foil wrapping and insulation to external walls
Heating/Cooling	Reverse-cycle split system heating/cooling to living and main bedroom
Windows	Powder coated aluminium with window locks and keyed locks to all external patio sliding doors Flyscreens on openable windows Roller blinds on key windows
Front Entry Door	Stained hinged front door with closer
External Doors	Weather seals to be provided to external doors
Hot Water Unit	Continuous flow instantaneous gas hot water unit
Rainwater Tank	Poly tank with pump plumbed to toilet suites, laundry & rear external tap
Ceiling Height	2600mm approximately to ground floor 2400mm approximately to first floor

## Interior Finishes

Walls/Ceilings	Bathroom and Ensuite – board with low sheen (paint finish) All other rooms – plasterboard with low sheen (paint finish) Ceilings – plasterboard with flat paint finish in ceiling white Cornice – cove cornice to all areas Architrave and skirting – MDF in gloss enamel paint finish
Internal Doors	High flush panel door in gloss enamel paint finish
Door Furniture	Internal – lever door handles in satin chrome finish with fixed latches Bathroom/Ensuite/WC – privacy lever handles in satin chrome finish Entry door – chrome finish pull handle, ball catch and double cylinder deadbolt
Floor Coverings	Bedrooms, stairs and upstairs hallway – nylon carpet with underlay Bathrooms – tiling Living areas and kitchen – timber laminate/engineered flooring

## Kitchen

Cabinets	External – laminated cabinets and cabinet doors Internal – melamine carcass and shelves
Drawers	Cutlery tray to top drawer Soft close drawers and cupboards in kitchen & bathrooms
Benchtops	20mm reconstituted stone – non-waterfall
Splashback	Glass splashback
Sink	Double bowl undermount sink
Tapware	Chrome sink mixer
Appliances	600mm European-style stainless steel built-in oven 600mm European-style stainless steel 4 burner cooktop 600mm European-style stainless steel undermount rangehood 600mm European-style stainless steel door dishwasher Matching microwave and trim kit

Laundry

Trough	Metal cabinet with stainless steel bowl
Tapware	Mixer tap Washing machine taps
Splashback	Tiles

Bathroom / Ensuite

Vanity	20mm reconstituted stone top Basin – vitreous china Cabinet – laminated external, melamine internal
Mirror	Wall hung mirror
Shower Screen	Glass, semi-frameless
Toilet Suite	White vitreous china cistern and pan
Tapware	Chrome extended basin mixer Chrome wall bath spout with wall mixer Chrome shower rail with wall mixer & shower head
Walls	Full height wall tiles All showers have full height tiling Feature tiles
Bath	White acrylic (where applicable)
Other	Chrome towel rail Chrome toilet roll holder Chrome shower shelf Feature strip drain to shower (only in ensuite and certain townhomes) Robe hook behind door

Powder Room

Vanity	Wall basin Chrome bottle trap
Toilet Suite	White vitreous china cistern and pan
Tapware	Hand basin mixer
Tiling	Tiled splashback
Other	Towel holder

Bedroom 1

Walk-in Robe	Drawer unit, adjustable shelves and two sections of hanging space
Robe Doors	No doors to walk-in robes

Bedroom 2, 3

Robe	Sliding floor to ceiling built-in robes Adjustable shelves and two sections of hanging space (where applicable)
Robe Doors	Floor-to-ceiling sliding mirrored doors (where applicable)

Electrical

Double Power Points	Bedroom 1 x 2 Bedrooms 2 & 3 x 2 Living areas x 3 Kitchen x 3 Wet areas x 1
Single Power Points	Microwave space x 1 Rangehood x 1 Fridge space x 1 Dishwasher x 1
Smoke Alarm	Hard-wired smoke alarms with battery back-up
Telephone	Kitchen x 1
Data	TV point Living area Kitchen Bedroom 1
TV Antenna	Digital TV antenna calibrated to receive local free-to-air TV signal
Free-to-air TV Points	Living x 1 Bedroom x 1
NBN	Provisions for installation of NBN hub and wired connections
Pay TV Points	Pay TV point to living room with cables bundled in roof space for future connection by purchaser
Light Fittings	Internal – LED downlights External front – LED up/down light External rear – flood light with motion detector Garage – fluorescent light Kitchen: Feature 3 pendant light fittings over island bench
Exhaust Fan	Ducted ceiling mounted to bathroom, ensuite and laundry & powder room where no external ventilation is available

Stairwell

Stairs	Nylon carpet with underlay (continuation of hallway)
Balustrade	Generally 1100mm high plaster wall on to the landing with a timber handrail on one wall

Garage

Garage Door	Double garage Colorbond sectional garage door with remote
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External

Garden Taps	Two outdoor garden taps (one front, one rear)
TV Antenna	TV antenna for free-to-air TV channels
Front Porch & Balcony	External tiles/paving
Alfresco Area	Pavers
Driveway	Concrete (non-colour)
Clothes Line	Fold-down clothes line
Letterbox	Letterbox with street number
Landscaping	Rear (basic) – turf and garden bed with planting Front (basic) – paving, garden bed with planting, turf (where applicable)



## *Low maintenance, high lifestyle*



Artist's impression. Subject to change. Furniture not included. Landscaping such as trees, hedges, turf and flora may vary in final design. Indicative only.

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