

# LOT 739 HARVEST STREET

## "EDENS CROSSING" REDBANK PLAINS QLD 4301

### BARAMBAH 208 URBAN



#### DESIGNER RANGE - PREMIER INCLUSIONS

- Fixed Price Site Costs
- **1200mm Wide Front Entry Door**
- Split System Air Conditioner to Living Room and Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- "Mizu Soothe" Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Electric Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom & Ensuite
- Wall Mounted Vanity Unit With Square Basin
- Ceiling Fan to Alfresco
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



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# PREMIER INCLUSIONS

## PRE-CONSTRUCTION

- ♦ Engineers soil report & slab design
- ♦ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

## SITE WORKS, FOUNDATIONS & CONNECTIONS

- ♦ Fixed price site works including cut/fill and retaining walls as required.
- ♦ Engineer designed concrete slab & footings with control joints where applicable
- ♦ Termite treatment to slab penetrations and physical perimeter barrier
- ♦ Sewer & Storm water connections to existing serviceable connection points
- ♦ Water connection from pre-tapped water main

## ENERGY EFFICIENCY

- ♦ 6 Star Rated as per government regulations.
- ♦ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ♦ R1.5 walls batts to external walls (where required)
- ♦ Double sided foil "Wall-wrap" to external stud walls
- ♦ 250L Electric Storage HWS
- ♦ Weather seals fitted to external hinged doors
- ♦ Wall mounted split system reverse cycle air conditioner to living room and master bedroom
- ♦ 500 KPA water pressure limiting device
- ♦ Energy efficient down lights to dwelling, fluorescent lights to garage

## BRICKS, WINDOWS, ROOFING & GARAGE

- ♦ Select range of clay bricks from the Builders standard range with natural mortar.
- ♦ Natural mortar with raked joints
- ♦ Feature render finish to front façade where required (Refer plan for details)
- ♦ Powder coated aluminium windows in the standard Builders range of colours
- ♦ Powder coated aluminium framed security screens to all openable windows and external doors
- ♦ Keyed window locks to all opening sashes and sliding doors
- ♦ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ♦ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ♦ Metal fascia & gutter in the standard Builders range of colours
- ♦ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ♦ Obscure glass to Bathroom, Ensuite and WC windows

## KITCHEN

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & handles
- ♦ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ♦ Technika 900mm wide stainless steel freestanding electric cooker
- ♦ Technika 900mm wide glass canopy rangehood
- ♦ Technika freestanding stainless steel dishwasher
- ♦ Inset stainless steel kitchen sink
- ♦ Chrome sink mixer
- ♦ 2 X Pendant lights to island bench (if applicable)
- ♦ Kitchen sink mixer tap Mizu Soothe with pull out spray
- ♦ Cold water point to fridge space

## BATHROOM, ENSUITE & TOILET

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish wall hung vanities in the standard Builders range of laminates & door handles
- ♦ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ♦ White acrylic bath (1500-1675mm – design specific)
- ♦ 1050mm high aluminium frameless mirrors fitted to the same width as the vanity unit
- ♦ Chrome mixer tapware
- ♦ Chrome metal double towel rails and toilet roll holders
- ♦ Dual flush vitreous china suite with soft close seat
- ♦ White ceramic basins
- ♦ Hand shower on rail



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# PREMIER INCLUSIONS



## CERAMIC TILING & FLOOR COVERING

- ♦ Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and single row of skirting tiles to wet areas
- ♦ Kitchen 600mm tiled splash back
- ♦ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ♦ Ceramic tiles to Kitchen, Meals and Family area as per plan
- ♦ Builders range carpet to Bedrooms, and Lounge as per plan

## ELECTRICAL

- ♦ Earth leakage safety switch & circuit breakers
- ♦ Single phase underground power connection from existing supply point.
- ♦ Meter box will be installed on the side nearest mains connection point
- ♦ Double power point to each room as per electrical plan.
- ♦ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ♦ Smoke detectors (hard wired with battery backup)
- ♦ Pre-wiring for two (2) Telstra phone points
- ♦ Weatherproof external light fittings (where applicable)
- ♦ Ceiling fans to living/lounge, bedrooms and alfresco

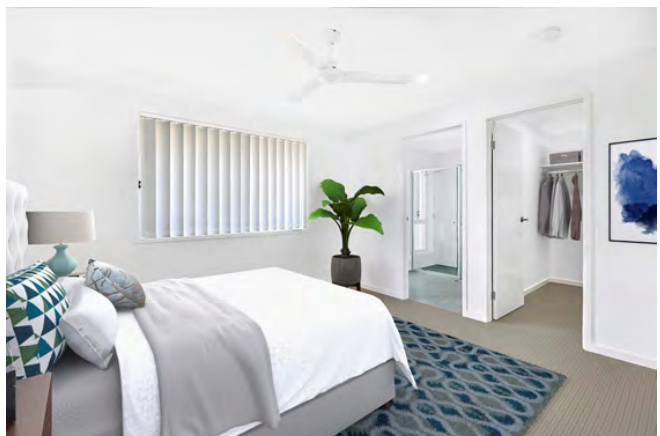
## STANDARD INTERNAL & EXTERNAL FEATURES

- ♦ 2440mm nominal Ceiling height
- ♦ 2040 x 820 feature external front door with clear glazing
- ♦ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ♦ Paint grade flush panel internal passage doors
- ♦ Gainsborough Ambassador Lever Set to front entry door
- ♦ Internal lever door furniture

- ♦ Door stops and catches throughout
- ♦ Deadlock to all external hinged doors
- ♦ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ♦ Three (3) coat internal paint system to Manufacturers standard specifications
- ♦ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ♦ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ♦ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ♦ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ♦ 45 litre freestanding stainless Laundry tub
- ♦ Two (2) external garden hose taps
- ♦ AAA Rated hand shower rail and tapware
- ♦ Exposed aggregate (unsealed) concrete driveway and paths
- ♦ Landscaping including A grade turf to front and rear yard and garden bed to front garden with garden edging (refer landscape plan)
- ♦ Timber fencing to side and rear boundaries including returns and gate
- ♦ Fold down clothesline
- ♦ Render finish painted letterbox and metal insert

## WARRANTIES

- ♦ Twelve months maintenance period
- ♦ 6 Year structural guarantee



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Our homes are beautiful yet practical and are designed to meet the needs of the modern Australian family. We build futures and offer a range of quality homes which provide wonderful living spaces for our residents. Whether you are building your first home, you are an experienced investor or completing a residential community of in demand house and land packages, we can design and construct homes which are timely and affordable and meet the complexities of any budget, size, shape or covenant.

All our homes are built on a fixed priced contract set prior to execution so there are no hidden fees for peace of mind.

## **WORKING WITH FRD GROUP**

FRD Homes is part of the FRD Group which, since 2005, has been involved in the development, sales and management of more than 40 residential communities across southeast Queensland. We are an integrated property company with interests in finance, real estate and development. Our people have significant experience in property investment, development and construction and understand the stringent requirements of our strategic partners across our markets. We appreciate your need for full disclosure, open communication and expert response.

Our directors alongside all our team, invite you to do business with FRD and welcome you to discover more in a FRD Home today.



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