



ELANTE HOMES



SITE INCLUSIONS

KITCHEN

LAUNDRY

BATHROOM & ENSUITE

INTERIOR

EXTERIOR

SERVICES & SUSTAINABILITY



SITE INCLUSIONS

Slab	Up to "H1" Australian standard engineered slab	Sewer Connection	Sewer connection to junction at front / rear within boundary
Frame	90 mm treated structural timber wall framing and pine truss roof	Stormwater Connection	Provide 100mm stormwater connection to street / easement*
Basix	Standard BASIX requirements with up to 3000L slimline water tank.	Power Connection	Underground power - 3 phase provision included (where applicable).
Council	Standard CDC fees and requirements	Site Fencing	Standard security fencing
Earthworks	Provide balanced cut and fill up to 1.0m to achieve a level building platform.	Planning	<ul style="list-style-type: none"> - 10.7 Certificate. - Waste management Plan - Erosion and Sediment Control Plan - Neighbour Notification Plan
Piering	Concrete pier up to 70 linear meter.		
Pump	Concrete pump		



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KITCHEN

Oven	600 mm electric oven
Cooktop	600 mm gas cooktop
Rangehood	600 mm canopy rangehood
Microwave	Provision for power connection - design specific
Dishwasher	600 mm Kleenmaid Dishwasher
Tapware	Chrome sink mixer
Sink	1 & 1/2 bowl stainless steel sink

Splashback	Tiles to underside of rangehood only
Benchtops	Laminated benchtop
Joinery & Handles	Laminate joinery in two colours with designer handles
Soft Closers	To all kitchens and bathrooms drawers and doors
Pantry	Four shelves in white melamine - design specific



BATHROOM & ENSUITE

Tapware	Chrome finish tapware
Mirrors	Full vanity width frameless mirror
Tiling	Wall tiles to shower recess, with floor tiles and skirting tiles throughout
Vanity & Handles	Floating designer vanity in one colour only with designer handles
Bath	Free standing bathtub

Shower	Semi-framed clear glass pivot shower doors
Toilet Suite	Close coupled - soft close seat
Exhaust	Externally ducted exhaust fans including self-cleaning air flow draft stoppers
Accessories	600 mm chrome double towel rail and toilet roll holder

LAUNDRY

Tapware	Chrome laundry mixer
Tub	45L stainless steel tub and coated metal cabinet with concealed by-pass
Splashback	Tiles to two tile height over laundry tub

Tiling	Tiles to floor with skirting tiling to perimeter
Floor Waste	Floor waste to wet area



INTERIOR

Front Entry	Choice of 5 obscure glass entry doors with obscure sidelights - design specific	Robes Other Bedrooms	Mirror sliding doors with 1 white melamine shelf & hanging rail
Door to Laundry	Fully glazed hinged door or aluminium sliding door - design specific	Linen	4 white melamine shelves
Door Furniture to External	Lever lockset in brushed satin chrome with deadbolt	Skirting & Architraves	Profiled 67mm architrave and skirting with paint finish
Doors	2040 mm flush panel internal doors including linen, laundry and pantry with smooth paint finish - design specific	Cornice	90 mm Cove cornice
Door Furniture	Lever set to internal passage & robe doors in brushed satin chrome	Ceiling Height	2450 mm
Robes Master Suite	1 shelf rail in white melamine & hanging rail	Paint	Two coat system to all internal walls and woodwork
		Staircase	MDF treads and MDF risers Balusters from the standard builder's range



EXTERNAL

Facade	Standard range facade
Roof Pitch	22.5° roof pitch - design specific
Roof Tiles	Boral concrete colour applied roof tile from builder's range including medium duty sarking
Fascia & Gutters	Colorbond fascia and slotted quad gutters
Cladding	Standard fiber cement cladding
Garage Door	Panelift Colorbond motorized sectional door, incl 2 remote control units
Bricks	Face bricks with off-white mortar
Windows & External Doors	Trend sliding aluminium windows including keyed window locks Hume entry door in paint-grade finish with translucent glazing

Alfresco	Plasterboard ceiling with splayed timber moulding. Waffle pod concrete slab. 2 light points.
Wall Insulation	R2.0 batts to external walls incl. internal garage wall
Ceiling Insulation	R3.0 batts to under roof excl. garage & alfresco
Termite Protection	Perimeter pest control system
Porch	Concrete slab
Taps	Garden taps to front and rear



SERVICES & SUSTAINABILITY

Hot Water	26L continuous flow system
Electrical	Double power points throughout. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box. Smoke detectors interlinked to comply with AS3786
Lighting	Internal light points with light fittings, external light points to entry & laundry area - design specific.
Exhaust Fan	Exhaust fan provided where required for ventilation purposes
TV & Phone	Single storey home with 2 TV points & 1 Data point Double storey homes with 3 TV points & 1 Data point

Gas	Single gas connection. (subject to availability)
Certificates	Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, setout survey and identification survey
Fees & Requirements	Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 10.7 certificate. Soil test by engineer
Others	90-day maintenance period Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions



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Price including site costs are subject to Bore Hole, Contour, Bushfire, RMS, Hydraulic Engineers or other statutory reports as required by your 10.7 Certificate, 88B or Site Manager.

Display items such as furniture, light fittings, security systems, fire places, air conditioning, carpets and floor tiling (to areas other than wet areas); landscaping, fencing, driveway and paving are not included. Elante Homes reserves the right to substitute the make, model or type of any of the above products in the event that Elante Homes changes suppliers or due to product unavailability or non-compliance. To be read in conjunction with standard house design plans.