

KITCHEN INCLUSIONS

- ◆ **Alder Star Flick Mixer** to kitchen sink 3A RATED
- ◆ Contemporary melamine kitchen with laminate bench tops
- ◆ Laminate overhead cupboards
- ◆ Door handles from Firststyle range
- ◆ Fully lined interior kitchen cupboards
- ◆ 800mm wide laminated breakfast bar (DESIGN SPECIFIC)
- ◆ Tiling to kitchen splash back bench area
- ◆ Large walk-in pantry (DESIGN SPECIFIC)
- ◆ Double bowl stainless steel sink; SINGLE BOWL TO DUAL LIVING (DESIGN SPECIFIC)
- ◆ Westinghouse 600mm stainless steel gas cooktop & electric under bench oven
- ◆ Westinghouse 600mm recirculating stainless steel slide out range hood

BATHROOM, ENSUITE & LAUNDRY INCLUSIONS

- ◆ **Alder Star Flick Mixers** to bathroom, ensuite, powder room, laundry and separate WC with **Alder Zen Accessories** 3A RATED (DESIGN SPECIFIC)
- ◆ **Stylus Prima II Dual Flush**, concealed link, vitreous china toilet suites 3A RATED
- ◆ **Chrome Floor Wastes** to all wet areas
- ◆ Bathroom vanities: Max. 900mm (DESIGN SPECIFIC) melamine semi wall hung with 20mm pencil edge Caesarstone or Essastone stone top from Firststyle range
- ◆ Ensuite vanities: 750mm melamine semi wall hung with 20mm pencil edge Caesarstone or Essastone stone top from Firststyle range
- ◆ Vanity mirrors full width with polished edge
- ◆ Tiles to bathroom, ensuite, powder room, laundry and separate WC, standard skirting tile height 2.0m high to shower, choice from Firststyle range (DESIGN SPECIFIC)
- ◆ Aluminium framed clear glass shower screens, sliding or pivot door (DESIGN SPECIFIC)
- ◆ Waterproof seal to all wet areas
- ◆ Hobless shower recess
- ◆ Caroma Maxton acrylic bath to bathroom (DESIGN SPECIFIC)
- ◆ Freestanding laundry tub: 45L stainless steel with rinse bypass
- ◆ Ceramic tiled splash back to laundry tub
- ◆ Hot and cold washing machine connections

INTERNAL INCLUSIONS

- ◆ **Lane Lever Door Furniture** to internal doors throughout from Buckingham or Manchester Profile
- ◆ **67mm Pencil Round Skirting & Architraves**
- ◆ **90mm Cove Cornices**
- ◆ **Taubmans Endure** paint to all walls and Taubmans paint finish to doors and timberwork
- ◆ 2.4m Ceilings
- ◆ Wall insulation 1.5
- ◆ Ceiling insulation 2.5
- ◆ Spacious linen cupboards
- ◆ Storage under stairs APPLICABLE TO 2 STOREY HOMES ONLY (DESIGN SPECIFIC)
- ◆ Melamine shelving to wardrobes, linen cupboards and pantry
- ◆ Hume Redicote internal flush doors throughout
- ◆ Balustrade to stairs with choice of black wrought iron or timber paint finish with timber posts APPLICABLE TO 2 STOREY HOMES ONLY (DESIGN SPECIFIC)
- ◆ Door stops to all doors

EXTERNAL INCLUSIONS

- ◆ **B & D Remote Control Panel Lift Garage Door** from Nullarbor, Seville, Grange and Statesman profiles (DESIGN SPECIFIC)
- ◆ **Lane Keyed Lever and Deadlock** entrance set to external hinged doors
- ◆ Roof tile selection from Bristle: Designer and Classic profiles or Boral: Macquarie and Slimline profiles
- ◆ Quality sliding aluminum powder coated sliding keyed windows & doors throughout (DESIGN SPECIFIC)
- ◆ Balustrade to front Facades from Firststyle Range
APPLIES TO 2 STOREY DWELLINGS ONLY (DESIGN SPECIFIC)
- ◆ Colorbond Fascia/Gutter/Barge from Firststyle range of colours
- ◆ Down Pipes PVC 90mm Painted finish
- ◆ Front entry door from Hume Vaucluse range
- ◆ Garden taps to front and rear
- ◆ 450mm Eaves (DESIGN SPECIFIC)
- ◆ 22.5 Degree roof pitch

ELECTRICAL & SAFETY INCLUSIONS

- ◆ Earth leakage safety switch protecting all power points
- ◆ Safety circuit breakers to sub-board
- ◆ Smoke detector complete with backup battery
- ◆ Double power point to each room and single power point to fridge space, D/W space, M/W space, oven, cooktop and H/W service
- ◆ Bayonet light point to each room
- ◆ 1 x T.V point to living area
- ◆ 1 x Telephone point ADDITIONAL POINT APPLICABLE TO 2 STOREY HOMES ONLY
- ◆ Instantaneous HWS

CONTRACT & TECHNICAL INCLUSIONS

- ◆ Payment of standard single dwelling local government application fees, water and building authority fees
- ◆ Preparation of contracts for lending institution and building authority requirements
- ◆ Preparation and approval of building plans and specifications
- ◆ Colour and inclusions selection with our experienced colour consultants
- ◆ Concrete waffle pod slab to suit moderately reactive sites
- ◆ Structural guarantee: 6 Years
- ◆ Structural engineer certification of piers and concrete slab
- ◆ Home owner warranty and construction risk insurance
- ◆ Safety scaffolding for building with blocks up to 1m fall
- ◆ Roof rail as required by authorities
- ◆ Firm quotation: 180 Days
- ◆ Maintenance warranty period: 3 Months
- ◆ Contour Survey
- ◆ Site Analysis Report
- ◆ House Peg Out Survey
- ◆ Edge Board Survey

DISCLAIMER: Offer provides for the "Living Inclusions" as listed to all Contract Homes. The "Style Upgrades" are only available for home designs listed on the current Firststyle Homes Price List. This offer is subject to the client entering into a Building agreement within the specified period stated in their Firststyle Homes Quotation. Offer applies to single dwelling contract homes to standard Firststyle design. Images & items shown are indicative only and are not redeemable for cash or other alternative items. All images & items shown are subject to amendment without notice at the discretion of the builder. This offer is not available in conjunction with any other offer and is only available to clients requesting a written quotation from April 2017. Photographs & images are representative only to finishes available and may not reflect the true finish. Standard designs & photographs may also depict fixtures, finishes & features not supplied by Firststyle Homes such as, but not limited to, landscaping & outdoor features, furnishing, decorative items and window furnishings. Firststyle Homes reserves the right to revise specifications, inclusions, materials and suppliers without notice. Firststyle Homes Pty Ltd ABN 59 087 773 779 B.L. 113412C