

DESIGNER LIVING HOMES

designed for life

ASSET PACKAGE

TERMITE PROTECTION

- T2 termite treated frame in combination with Termite Barrier compliant with AS3660.1

EXTERNAL

- Selection of Face bricks from Various PGH & Boral Ranges

CONCRETE

- Class H concrete slab including integrated concrete slab to front porch and Alfresco Area
- Sand Cement bed and Builder Range tiling to Porch and Alfresco area

FRAME

- Prefabricated Residential Timber Frame made and installed to Australian Standard 1684

WINDOWS

- Aluminum Windows with lockable sashes (styled to suit selected facade and plan)
- Flyscreens to all opening windows

GARAGE DOOR

- Double lock up with remote controlled double panel lift garage door inclusive of all colorbond colours

NATURAL GAS

- Natural gas to cooktop, hot water system with one internal gas point and one external gas point for bbq

ROOF

- Monier Atura/Traditional concrete roof tiles and caulked butt ridge finish
- Colorbond fascia & gutter with PVC painted downpipes (square colourbond to recycled areas or where tanks are not needed)

CEILINGS & CORNICE

- 2600mm high ceilings throughout with a selection of feature cornices including 'Boral SHEETROCK® Cove 75 Cornice throughout

DOORS

- Front Entry: Corinthian Madison PMAD 104 Primed finish with Translucent Glass (Size up 2340 x 1200) ** subject to design
- Laundry: Corinthian 2040 x 820 x 40 'Backdoor no. 7' with clear glass
- Internal: Corinthian Motive Range Internal feature doors throughout
- Built in Robes Custom Made Aluminum Mirrored robes up to 2100 high (includes architrave around) frame finish white, satin or bright chrome

DOOR FURNITURE

- G4 Series Oblong 450mm Pull Handle Entrance Set (OBL450PHENTSS)
- Round Chrome Entrance set and deadbolt to laundry entry (subject to door selection)
- Gainsborough G4 series Liana Door handles to all hinged doors (105LIA)
- Privacy adaptors to Main Bathroom & Bedroom 1
- Chrome door stops to hinged doors

PAINT

- Taubmans Endure 3 coat paint system

TILING AND FLOORING

- Selection of Builder Range tiles to main living areas and halls
- Selection of Builder Range tiles to wet area floors
- Gloss ceramic white 600 x 300 tiles from floor to ceiling in Bathroom/ Ensuite and W.C/ Powder (if applicable) Selected feature tile shower niche
- Laundry 150-200mm skirting tile to perimeter
- Builder Range Carpet to all bedrooms, theatre and study inc standard underlay

SKIRTING/ARCHITRAVES AND SHELVING

- Half splayed 67 x 18 Architrave to all window and door surrounds
- Half splayed 67 x 18 skirting to all floor and wall junctions
- Provide White Timber Melamine shelving with hanging rod to each robe area
- 4no. White Timber Melamine Evenly spaced shelves to Linen and pantry area

APPLIANCES

- Omega 900mm upright cooker OF916FX
- Omega 900mm fixed rangehood ORF90X
- Omega 600mm Freestanding Dishwasher S/S ODW700X

KITCHEN INCLUSIONS

- 1 x Clark PUI207 'PUNCH' 1.75 Bowl sink with Pheonix Arlo 200mm gooseneck sink mixer
- Pre-selected colour to match tile selection including 20mm stone benchtops, Laminate doors and end panels with white melamine lined cabinetry, overhead cupboards with bulkhead and flyover to fixed rangehood, Soft close doors and drawers
- Matching colour glass splashback

BATHROOM INCLUSIONS

- Laminated vanity unit with Standard range 20mm stone top and Soft close doors and Drawers to match selected tiles
- Semi frameless shower screens
- Pheonix Arlo Wall shower mixer with matching Pina Rail shower (153-6810-00)
- Harmony Grezzana 1500mm freestanding bath with Pheonix Arlo Wall mixer and 200mm spout
- Caroma Carboni 2 Vanity inset basin with Pheonix Arlo Basin mixer
- Clark Round wall faced close coupled toilet suite with rear entry Forme 1490
- 6mm polished Edge mirrors to width of vanity
- Pheonix Raddii Accessories
- Tile insert floor wastes

LAUNDRY

- Everhard Nugleam™ 45L Soft Close Laundry Unit 71S01 with harmony meno sink mixer with tiled laundry splashback

ELECTRICAL

- LED Downlights to nominated living areas and hallway (allowance subject to design)
- 2 TV points
- 2 Phone points
- 1 Double power point per bedroom
- 2 double power points per nominated living
- 1 LED Light fitting per bedroom/ study area
- 2 Data points
- IXL heat/fan/2 light combo to showers with 1 downlight over vanity
- If applicable 1 downlight and fan to powder room
- Standard Alarm System
- Bunker Light to outside Laundry door
- LED Downlights external Porch, Alfresco ceiling and Garage eave (allowance subject to design)
- 1 sensor light positioned as per client's request
- All points needed for services

ADDITIONAL FEATURES

- Full ducted Fugitsu Air conditioning system to suit dwelling 2 zones
- Rheem Instantaneous hot water system

EXTERNAL FINISHES

- 2 Garden Taps
- Colour on concrete driveway with cove finish to suit plan