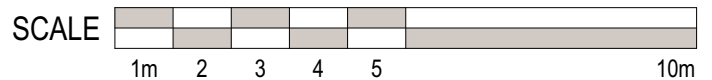


GROUND FLOOR PLAN



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VERMONT TRADITIONAL

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3 2 2	
Living	117.11m ²
Garage	32.91m ²
Alfresco	10.003m ²
Porch	3.05m ²
Total	163.07m²
Total Width	9.910m
Total Depth	17.950m

EXTERIOR FINISHES

Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Timber

Roofing

- Colorbond® sheet roof cover

Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

Front Door

- Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

- Painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Lined with FC Sheet

Garage Doors

- Roller Colorbond® door with auto opener, two hand held and one wall mounted transmitter

Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

Entry Porch

- External first quality ceramic tiles

Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Driveway

- Colour through concrete with broom finish

Fencing

- Boundary Fence Colorbond®

Letterbox

- Brick pillar finish to match home

Rear Terrace / Alfresco

- Concrete (broom finished)

Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs to front yard and turf only to rear yard (plant species are season dependent)

INTERIOR FINISHES

Floor coverings

- First quality ceramic tiles to entry, kitchen and to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

- Plasterboard with low sheen 3 coat paint finish

Ceilings

- Plasterboard with 3 coat paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- Splashback in laundry
- Skirting tiles to laundry & powder room

Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping where applicable

Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)

Thermal Insulation

- As required to meet thermal rating

Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

Ceiling Height

- 2740mm (nominal) to ground floors and 2440 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

Splashback

- Ceramic tile splashback in accordance with selected colour scheme

Sink

- Stainless steel double bowl under-mount sink

Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

Dishwasher space

- 650mm wide space provided for dishwasher

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Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design OR
1 x 900mm stainless steel electric ovens where applicable

Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

Rangehood

- 900mm wide externally ducted canopy rangehood

Laundry

****House specific****

Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

Cupboard

- Fully lined melamine carcass

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Laminate finish

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Towel Ring

- Chrome finish

Powder Room

Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Basin

****House specific****

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

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Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Tapware

- Chrome finish to basin mixer

Towel Ring

- Chrome finish

Mirror

- Polished edges

Exhaust Fan

- Ceiling mounted

Toilet roll holder

- Chrome finish

Bathroom

Shower Screen

- 2000mm high semi-frameless with clear glass

Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Shower base

- Tiled with chrome floor to waste

Mirror

- Polished edges

Exhaust Fan

- Fan/light/heater combination unit

Vanity

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish with in accordance with selected colour scheme

Benchtops

- Laminate finish

Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Basin

****House specific****

- Vitreous china inset basin

Bath

- Acrylic

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

Towel Rail

- Double rail in chrome finish

Toilet roll holder

- Chrome finish

Shower Shelf

- Chrome finish

Ensuite

Shower Screen

- 2000mm high semi-frameless with clear glass

Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Shower base

- Tiled with chrome floor waste

Mirror

- Polished edges

Exhaust Fan

- Fan/light/heater combination unit

Vanity

- Fully lined melamine carcass

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Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

Basin

- Vitreous china inset basin

Bath

- Acrylic (where applicable)

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

Towel Rail

- Double in chrome finish

Toilet roll holder

- Chrome finish

Shower shelf

- Chrome finish
-

Bedrooms

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

GENERAL

Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

Door Bell

- Hard wired door bell

Entry Door Handle

- Lockwood Mechanical Key Lockset

External sliding doors

- Latch and deadlock

Internal door furniture

- Chrome finish lever passage set

Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

Internal Light Fittings

- LED downlights to kitchen in white finish, oyster light fittings to remaining areas
- 2 x Fluorescent light fitting to Garage

Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish or similar

Hot Water Unit

- Instantaneous gas hot water system

Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

Site Works

- Earthworks including levelling of building platform over home area

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Turnkey Specification & Inclusions Schedule

THE CREATION COLLECTION - ELARA



- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

STANDARD UPGRADE OPTION – PRICE ON APPLICATION

- Dual Zone Actron ducted reverse cycle heating / cooling system or split system air-conditioning to living area and main bedroom
- Reconstituted stone – 20mm thick with 20mm edges with square ends to kitchen benchtop
- Reconstituted stone – 20mm thick with square edges to main bathroom & ensuite vanities
- Reconstituted stone – 20mm thick with square edges to laundry
- LED downlights throughout
- Optical smart wire system
- First quality ceramic tiles, solid timber floor or laminate timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- Soft close drawers to kitchen and main bathroom and ensuite vanities
- Main bathroom and ensuite – all walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Alarm system
- Polyurethane kitchen cupboards and drawers
- Glass splashback to kitchen
- Flyscreens black fibreglass mesh to all openable windows
- Sliding screen doors and external sliding doors
- Water point to fridge
- Additional power and light points
- Additional gas points

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