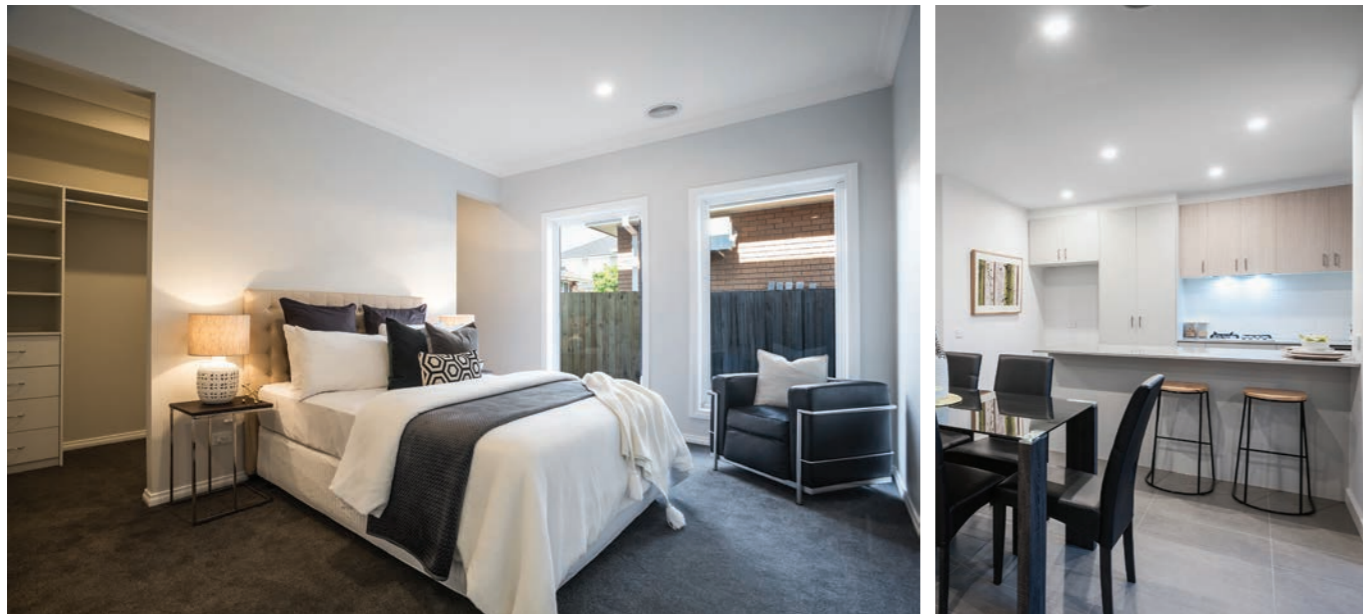


MID RANGE

10 Year Structural Guarantee
Public Liability Insurance
Construction Insurance
Warranty Insurance

10
YEAR
GUARANTEE



KITCHEN

- 40mm Deluxe range Caesarstone to all benches within kitchen
- 1x set of 4 cutlery drawers and 3x pot drawers and overheads cabinets (design dependant) with a choice of D Pull handles in Laminate Matt material or vinyl wrap with finger pull handles 300x600mm porcelain gold range tiles to splashback
- Phoenix Gooseneck pull out kitchen mixer

APPLIANCES

- Smeg '60cm' range appliances - includes cooktop, rangehood, oven & dishwasher

BATHROOM & ENSUITE

- 20mm Standard range Caesarstone benchtops with Laminate Matt cupboard doors - choice of floor mounted or floating vanities
- Polished edge mirrors 1m high and to width of vanity
- Phoenix Pina range tapware to bathrooms & ensuite - includes Pina twin shower rail to showers
- Phoenix Raddi bathroom accessories in chrome
- Choice of 1500mm 1700mm (design dependant) inset or freestanding baths
- T-MONROE' toilet
- Mirage' corner frameless showerscreens 2m high throughout with tiled shower bases and chrome centre wastes
- 300x600mm wall tiles from gold range to wet areas - choice of floor to ceiling tiles OR minimum tiles (which includes splashback, shower & bath)

FLOOR COVERINGS

- Engineered flooring in 'Urban Range' floating with trims throughout excluding wet areas, bedrooms
- Choice of Category 3 or Category 4 Solution Dye Nylon Carpet to bedrooms & robes (double storeys to have carpet to first floor throughout excl. wet areas)
- 300x600mm tiles from gold range to floors to include 100mm skirting tile to wet areas if minimum tiles being supplied

CEILINGS

- Square set cornice to single storey homes throughout (excluding robes & garages) and to second storey homes ground floor throughout (excluding robes & garages) and 90mm cover cornice to second storey

BRICKWORK & EXTERNAL CLADDING

- Bricks - Indulgence, Industrial or Startos range with natural mortar rolled joints
- Brick infills above all windows, passage doors & garage door
- Foam & Render to first storey of double storey homes (design dependant)

FRAMING

- MGPI0 Grade wall frames
- 450mm Stud wall spacing
- Engineered designed roof trusses

GARAGE

- Sectional Slimline Garage door with 2x remotes- Colorbond Colours

ELECTRICAL

- Clipsal 2000 range electrical switch plates throughout with Phillips downlights as per supplied electrical plan included - with provisions included for client supplied pendant lights
- 1x Exhaust fans to bathroom & ensuite
- Direct hard wired smoke detectors
- Two TV & Data points

LAUNDRY

- 20mm standard caesarstone bench top with laminate matt cabinetry (overhead cabinets are design dependant) with D Pull handles or finger pull handles
- 35L-SS-A23 trough with Vibe-KITMIX mixer 300x600mm porcelain gold range tiles to splashback

SECURITY

- Keyed locks to all windows
- choice of 'Rnd Lever set 1' door handle or 'Nexion Trilock' door handle to entry
- Internal privacy locks to bathrooms & ensuites

DOORS & FINISHES

- Choice of Solidcore Door or MDF Madison Range front doors - size is dependant on plans with choice of 'Rnd Lever set 1' door handle or 'Nexion Trilock' door handle
- External doors - solidcore door with keyed knob door handles
- Flat panel internal doors 2100mm high with Chrome door furniture choice of 'carmichael' or 'Artemis' range
- Flat panel smart robe doors

SKIRTING & ARCHITRAVES

- 100mm tiled skirtings to wet areas -
- if minimum tiles are being provided
- 67x18mm MDF architraves and skirting throughout - single bevelled edge profile

STAIRS - FLOOR PLAN SPECIFIC

- Closed MDF Vic Ash Hardwood staircase with Vic Ash, painted stringer & painted Vic Ash handrail with stainless steel tubing balustrade

SHELVING

- 4x fixed shelves to linen cupboards shelf and hanging rail to robes to bedrooms and 1 bank of drawers, shelf & hanging rods to Master bedroom robe
- 4x fixed shelves to pantries

HEATING & COOLING

- 1x 5kw Panasonic split system to living room & 1x 2.0kw system to Master Bedroom

HOT WATER SYSTEM

- Rinnai 26B Gas Continuous system

RAINWATER TANK

- 2000lt Watertank Slimline

PAINT

- Dulux 3 coat low sheen acrylic to all walls
- Dulux 3 coat flat acrylic to all ceilings
- Dulux 3 coat semi gloss to all interior woodwork and doors
- Dulux Weathershield to external woodwork

WINDOWS

- Aluminium windows & door frames - 'Domestic Comet' Range with flyscreens to all openable windows
- Clear glazing throughout - unless specified otherwise on plans or town planning
- Keyed locks to all windows

PAVING - DRIVEWAYS, FRONT PATHS, PORCHES & ALFRESCOS

- Coloured concrete driveways, porches, paths & alfresco

BALCONIES - PLAN DEPENDANT

- External balconies (design dependant) to have 300x600mm gold range porcelain tiles with chrome waste

ROOF COVER - PLAN DEPENDANT

- Concrete Tile Roof - Designer Range (design dependant)
- Corrugated Colorbond Roof - standard finish
- Roof Plumbing
- Colorbond fascia
- Colorbond downpipes

- Colorbond gutters
- Colorbond Cappings

INSULATION

- Sisalation wall wrap
- R1.5 wall batts to external walls
- R2.5 wool batts to ceiling cavity

CONNECTIONS

- "2 garden taps provided - 1 to front boundary and 1 attached to rear of dwelling"
- "Connections to stormwater, sewer, mains gas and mains water (excludes customer connection fees)"