

# Specification list.

## KITCHEN

- Stainless steel 900mm gas hotplate
- Stainless steel 900mm or 600mm oven (as per plan)
- Stainless steel 900mm canopy rangehood
- 20mm stone bench tops
- Undermount double bowl sink
- Choice of premium mixers in a range of colours
- Soft close drawer and cupboard door system
- ABS edging and stylish handles to cupboards and drawers, with option of textured or sheen finished fronts
- Dishwasher recess with cold water and power connection
- Choice of tiled or glass splash back to rear of bench top, including to underside of range hood not including returns
- Built-in or walk-in pantry (as per plan) with 4 white lined shelves

## BATHROOM / ENSUITE / POWDER ROOM

- Vanity cupboards with quality basins and chrome pop-up waste
- 20mm stone bench tops
- Choice of premium tap mixers
- Anti-scald tempering valve from hot water supply
- Quality back to wall toilet suites with soft close seats
- Slimline mirrors, the width of the vanity or Polished edge on clips
- Freestanding acrylic bath (size as per plan)
- Hobless showers
- Choice of quality wall and floor tiles within builders specification
- 2m high tiling to showers with clear glazed semi frameless pivot doors
- Range of premium shower heads and shower rails
- Double towel rails with matching toilet roll holders
- Soap holders in showers
- Square tile insert floor wastes

## EXTERNAL

- 2c brick construction
- Cream mortar with rolled joints
- Cavity wall insulation included to all cavity walls

- Jason Windows Sentry single glazed front entry door
- Two external garden taps
- 25 degree roof pitch - Colorbond® steel frame with Thermatech technology
- Entry door handle with double deadlocks
- Weather seals to all external doors
- Brick paved driveway, portico/porch/verandah and alfresco
- Rectangular downpipes to face brickwork, round downpipes to render
- H2 treated pine roof frame
- Jason Windows residential sliding doors and windows with flyscreens
- Low E glazing throughout (excludes wet areas)
- Recessed plasterboard to raised ceiling in alfresco (as per plan)
- Electric heat pump hot water system

## FACADE

- Feature facade with painted sand finish render to front with 2c face brickwork to remainder
- Colorbond® fascia and slotted quarter round gutters

## GARAGE

- Double garage with grano hardstand
- Fibre cement sheeting to ceiling
- Colorbond® sectional garage door with quiet motor (two remote handsets)
- Flush fit pelmet to garage door

## INTERNAL - GENERAL

- Full painted ceilings, doors, door frames, timberwork, eaves and meterbox
- Daikin ducted reverse cycle air conditioning and MyAir controller
- High 31c ceilings to kitchen, living and dining\*
- Flush panel redicote doors
- Designer leverset handles
- Privacy lock to bathrooms and toilet doors
- Slimline mirrored sliding robe doors
- Protective metal corner beading strips to trafficable internal walls
- Cove cornice to ceiling

## LAUNDRY

- 20mm stone bench tops
- 300x300mm tiled floors and skirtings
- Washing machine recess and tap set
- Stainless steel inset laundry trough and laminated cupboard
- Gooseneck mixer to laundry trough
- Four shelves to linen storage where applicable
- Square tile insert floor wastes

## ELECTRICAL

- Neutral wiring throughout
- 4 x LED lights in major rooms (primary bedroom, theatre, living, dining and alfresco)
- 2 x LED lights in minor bedrooms, study and/or activity
- RCD safety switches
- Two hard-wired smoke detectors with battery back-up
- 2 x Double power points to every room
- 1 x Waterproof GPO to alfresco
- Clipsal Iconic electrical switch plate covers and GPOs
- External light points
- Three-phase power supply

\*Ceiling height as per plan.

This specification is applicable at time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. Block location and developer guidelines may require additional items to be added to the specification (including BAL and noise requirements), talk to your New Homes Consultant for more information. South West specification may differ. The builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. February 2025. BC5409.



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## VISION SERIES ONLY - SINGLE STOREY (IF APPLICABLE)

- Choice of facades (3+ styles to choose from)
- High 30c ceilings throughout entire home on single storey designs. Garage to remain at 27c
- Provide 27c high external sliding doors throughout
- 1000mm wide island bench (where applicable)

## DESIGNER SPECIFICATION (IF APPLICABLE)

- High 31c ceilings throughout entire home. Garage at 28c.
- Provide 28c high external sliding doors throughout
- 28c internal door height
- Overhead cupboards to kitchen
- One contrast colour to cabinetry
- Provisions for fridge plumbing installed
- Stainless steel 900m integrated rangehood
- T-bar pelmet to garage
- Choice from range of floor options in entry, hallways, kitchen, living and dining. Choice from range of carpets to remainder of home

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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