

Specification list.

FACADE

- Range of Premium facades to choose from
- Acrylic texture render to front facade
- Colorbond® fascia and slotted quarter round gutters

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
- Colorbond® roof cover with 25 degree roof pitch
- Entry door handle with double deadlocks
- Weather seals to all external doors
- Brick paved driveway, portico/porch/verandah and alfresco
- Round downpipes to front facade, rectangular downpipes to remainder of house
- H2 treated pine roof frame
- Jason Windows residential sliding doors and windows with flyscreens
- 28c high external sliding doors throughout
- Recessed plasterboard to raised ceiling in alfresco (as per plan)
- Electric heat pump hot water system

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
- Ducted reverse cycle air conditioning and smart controller
- High 31c ceilings throughout entire home. Garage at 28c (as per plan)
- 28c high internal doors throughout (as per plan)
- 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
- R4.1 ceiling insulation batts

KITCHEN

- Stainless steel 900mm gas hotplate
- 900mm wide built in oven (as per plan)
- 900mm canopy rangehood
- 1000mm wide island bench (as per plan)
- 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 rangehood 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 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 tiles and 300x300mm floor tiles within builders specification
- 2m high tiling to showers with clear glazed semi frameless pivot doors
- Mitred tiling to wet areas (if applicable)

- Range of premium shower heads and shower rails
- Double towel rails with matching toilet roll holders
- Square tile insert floor wastes to shower recess

LAUNDRY

- 20mm stone bench tops (as per plan)
- 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

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
- 1 x LED light to kitchen and remaining rooms
- RCD safety switches
- Two hard-wired smoke detectors with battery back-up
- 2 x Double power points to bedrooms, kitchen, living, theatre, garage, office/study (if applicable)
- 1 x Waterproof GPO to alfresco
- Modern electrical switch plate covers and GPOs
- External light points x 3
- Three-phase power supply