

# PREMIUM INCLUSIONS

## Facade

Stylish Modern facade with minimum 30% rendered feature, 450mm eaves with minimum 1500mm return (singles), 450mm eaves to entire top floor (doubles).

Minimum 4m<sup>2</sup> Porch with integrated concrete slab and slim line awning windows (design specific).

## Building and construction

25-year structural warranty.

12-month service warranty.

Site levelling of all blocks with up to 300mm of fall over the building platform.

Minimum 90mm stabilised MGP10 or above (superior machine grade pine included used to reduce frame movement and ensure straighter walls).

**Concrete waffle pod slab** - Engineered designed class "M" concrete slab with Min. SL72 fabric reinforcement. 310mm overall height. 300mm wide perimeter beams with 3-L11 trench mesh. 110mm wide internal ribs with one N12 bar.

100mm sewer grade PVC storm water system.

Connection of services within the property boundaries to underground power, water, sewer and gas if available with blocks up to 650m<sup>2</sup> with a maximum 6m front setback.

**Termite Management System Part A** - including termite shields to all plumbing penetrations provided in line with any local authority requirements

## Energy Efficiency

Six Star energy efficiency based on any orientation or equivalent NCC Verification method V2.6.2.2 (standard floor plan).

Premium insulation for all external walls with a minimum of R1.5 batts with foil wrap.

Premium insulation for all ceilings with minimum R3.5 batts for year round comfort.

Draught weather seals to all external house accessed hinged doors.

Solar hot water system with ground mounted (split) 160L storage tank and 24L booster, two roof mounted collectors and continuous mains pressure gas booster (design and solar orientation specific).

### Benefits include:

- Capture the sun's clean, FREE energy to pre-heat your water.
- Reduce your energy consumption and carbon footprint.
- Reduce your power bills and minimize the impact of rising energy costs.
- Reliable supply of hot water in any weather or time of day.
- Enhanced frost protection (electronically controlled circulation of water to prevent frost damage).

## Staircase

Enclosed staircase with MDF tread and risers (for carpet finish), painted MDF handrail from builder's range to first flight and dwarf wall to first floor and painted stringers (design specific). Four recessed stair lights and under stair storage.

## Heating and cooling

3 Star gas ducted heating with programmable thermostat heating entire home.

## Roof

Min 22.5 Degree roof pitch on all homes (facade specific).

Quality concrete roof tiles - selected from builders standard category 1 range.

## External

Coloured metal fascia and barge, quad gutter and rectangular downpipes.

## Garage

Double Colorbond sectional panel lift garage door with two remotes.

Hinged external door to rear of garage.

Hinged internal access door from garage to home.

## Windows and external doors

Modern feature front entry door.

Brickwork or rendered lightweight cladding (flush with rendered brick wall) above all garage door (design specific).

Brickwork or lightweight cladding with render above all external doors and windows (design specific).

Key window locks to all openable windows.

Up to 3588mm wide (design specific) double glazed aluminium stacking entertainer doors with high performance roller system and quality seals for improved weather proofing performance to outdoor living or backyard.

Double glazed awning windows throughout the home (standard floor plan).

Deadlocks on all external doors.

Obscure glazing to all WC, powder, bathroom and ensuite windows (design specific).

Aluminium clear glazed external sliding door to laundry.

## Internal

2550mm high ceilings to ground floor of all homes and 2440mm high ceilings to first floor of double storey homes.

Quality Watty paint to ceilings, walls, doors, door frames, woodwork, eaves and meter box. 3 coat system included to internal walls only (including garage).

75mm Scotia cornice internally, timber quad cornice externally and 67mm skirting and architrave (single bevelled MDF).

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Page 1 of 2. Premium Inclusions are to be selected from builders category 1 range unless otherwise stated. This list is correct at time of printing March 2019.

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## Internal robes, doors and linen

75mm air cushion door stops to external and internal doors.

2040mm high flush panel hinged interior doors throughout.

Designer chrome lever passage set.

Walk in robe with melamine shelf and double hanging rail, or built in robe with 2040mm high vinyl sliding doors, melamine shelf and single hanging rail.

Privacy locks to all bathroom, WC and Ensuite doors.

## Flooring

Quality carpet to all rooms as per standard flooring layout.

Quality timber look flooring to all living areas as per standard flooring layout.

Includes selected floor covering to understairs (where applicable).

Includes timber quad beading to the perimeter of the floor boards.

## Kitchen

**Italian made Ilve 900mm in-built oven featuring:**

- 102Lt capacity.
- Nine functions (pizza, fan forced, fan grill, static grill, half static grill, bottom element, fan assisted, convection, light).
- Ultra-Clean interior enamel.
- Dual timer with sensor controls.
- 0-250°C thermostat.
- Five cooking levels.
- Double fan for even cooking.
- Easy clean inner glass door.
- Oven baking tray, metal grill tray.

**900mm Ilve in-built cooktop featuring:**

- Single-press, seamless stainless steel unit.
- Six gas burners (one wok).
- Automatic electronic ignition.
- Flame failure device fitted to each burner.

**900mm Ilve Rangehood featuring:**

- Electric push button.
- Variable speed.
- LED light.

Provisions for future microwave and dishwasher.

40mm Caesarstone benchtops to both kitchen rear and island bench.

Soft Closer - soft closers to all Kitchen, Laundry and vanity drawers and doors.

Two banks of pot drawers to kitchen rear bench.

Deluxe double bowl stainless steel sink.

Tiled kitchen splashback.

Designer chrome sink mixer to kitchen.

Designer cabinetry handles.

Portrait style laminate overhead cabinets adjacent to rangehood.

Laminate overhead cabinet above fridge space.

Walk in pantry with hinged door and four melamine shelves (design specific).

## Bathroom, ensuite and powder room (design specific)

20mm Caesarstone benchtops.

Double vanity to ensuite (design specific).

Designer range insert vitreous china basins throughout.

2000mm high semi frameless glass shower screen with two-way pivot door to ensuite.

2000mm high framed glass shower screen to bathroom.

2100mm high wall and floor tiling to bathroom and ensuite showers.

Tiled hebel shower hob to all showers.

Ceramic floor tiling with 100mm tiled skirting.

Polished edge mirrors above all vanity benchtops at 2100mm height.

White vitreous china toilet pan and cistern with soft close seats to all WC.

Caroma chrome mixer tapware to all basins and bath.

AAA water rated deluxe hand held slide rail shower heads to ensuite and bathroom.

Caroma chrome towel rail to bathroom, ensuite and powder rooms (design specific).

Caroma chrome toilet roll holders to all WC.

## Laundry

Ceramic floor tiling with 100mm tiled skirting.

800mm laminate base cabinet (including bench top) with 45L stainless steel inset trough and concealed washing machine taps.

400mm high wall tiling to full width of cabinet.

## Electrical (design specific)

Light points as per plan.

LED downlights to Entry, Living Room, Dining and Kitchen and batten lights to the remainder of the home

Hardwired electronic smoke detectors.

One telephone point located in kitchen.

Double power points throughout home (design specific).

One TV point including 7m of coaxial cable in roof space.

Approved electrical safety switch and circuit breakers to meter box.

Ceiling exhaust fans to bathroom, ensuite and powder room (design specific).

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