

# Standard Inclusions

## Kitchen Inclusions

- ILVE 900mm wide oven and cooktop
- ILVE canopy rangehood
- 40mm Caesarstone benchtops
- Soft closers to all kitchen, laundry and vanity drawers and doors
- Deluxe double bowl inset stainless steel sink
- Oversize kitchen island bench with overhang
- Overhead kitchen cupboards either side of rangehood and above fridge space
- 2 x banks of pot drawers
- Dishwasher and microwave provision
- Tiled splashback under overhead cupboards
- Quality flick mixer
- White lined kitchen cupboards and drawers
- Designer cupboard handles
- Laminated kickrail
- Pantry and four white rows of melamine shelves

## Bathroom Inclusions

- Single vanity with 20mm Caesarstone benchtop to main bathroom and ensuite
- Ceramic tiling to floors of ensuite, bathroom, WC, powder room and laundry
- Exhaust fan to bathroom and ensuite over shower
- Polished edge mirror above vanity benchtops to match height of shower screen
- Caroma acrylic bath to main bathroom
- Obscure privacy glazing to bathroom, WC and ensuite
- Showers with 2100mm high tiling, tiled shower base with tiled hob. Semi frameless shower screen with clear laminated safety glass
- Designer range insert vitreous china basins throughout
- Quality chrome tapware, included throughout
- Quality vitreous china toilet pan and cistern
- Caroma chrome towel rail to bathroom
- Caroma chrome toilet roll holder to WC & ensuite
- 100mm tiled skirting to ensuite, bathroom, WC and laundry
- White lined cupboards with designer handles

## Laundry Inclusions

- 45L stainless steel inset trough
- 800mm laminate base cabinet including benchtop
- Concealed washing machine taps
- 400mm high wall tiling to full length of cabinet

## Living Inclusions

- Quality floor coverings throughout. Carpet to bedrooms, tiles to wet areas and timber look laminate flooring to entry and living areas.
- 2550mm high ceilings to ground floor
- LED downlights to entry, living, dining and kitchen and batten lights to the remainder of the home
- 2040mm flush panel internal doors
- Aluminium sliding door to backyard or outdoor living (design specific)
- 67mm skirtings and architraves throughout
- Gas ducted heating with programmable thermostat
- Linen cupboard with door and four white rows of melamine shelves
- Ample lights and double power points
- Hard wired electronic smoke detectors
- Designer chrome lever passage handles throughout

## External Inclusions

- Double glazed awning windows and sliding doors throughout the home (standard floor plan)
- Concrete roof tiles
- Coloured metal fascia and barge, quad gutter and rectangular downpipes
- Stylish modern facade with rendered feature
- Modern feature front entry door
- Key window locks to all openable windows
- Porch with integrated concrete slab
- Two external garden taps - front and rear
- Remote sectional garage door - includes two remotes
- Brick infills over ground floor windows
- Deadlocks to all sliding doors, windows and front door
- Solar hot water system with storage tank, two roof mounted collectors (orientation specific) and continuous mains pressure gas booster
- Quality clay bricks
- Quality aluminium windows with locks and energy efficient weather seals to all openings

## Building and Construction Inclusions

- 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
- 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