

Domainehomes

# Home Inclusions

13 64 69 or [Domainehomes.com.au](http://Domainehomes.com.au)

# Home Inclusions

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Your new inclusions begin here





## Bathroom & Ensuite

### Tapware

Chrome moveable spray handset on shower rail, Chrome basin mixer, Chrome bath/shower mixer, Chrome swivel bath spout.

### Mirrors

Frameless polished edge mirror to full width of vanity

### Benchtops

33mm laminate square edge\*

### Vanity & Handles

Floating designer vanity in one colour only\* and designer handles.

### Bath

1650mm rectangular bath - design specific.

### Shower

Semi-framed shower screen with pivot door and chrome frame.

### Accessories

600mm chrome double towel rail and toilet roll holder

### Toilet Suite

Close coupled.

### Tiling

Tiles\* to floor and wall up to 2100mm high in shower recess, up to 2m high from floor over bath and a single row splashback to mar of vanity. Single row of skirting to remainder - design specific.

## Kitchen

### Oven

Artusi by Ilve Italian made 600mm electric oven.

### Cooktop

Artusi by Ilve Italian made 600mm gas cooktop.

### Rangehood

Artusi by Ilve Italian made 600mm canopy rangehood.

### Microwave

Provision for power connection - design specific.

### Dishwasher

Provision for cold water and power connection.

### Tapware

Chrome sink mixer with U-shaped swivel spout.

### Sink

1 & 1/2 bowl stainless steel sink.

### Splashback

Tiles to underside of rangehood only and two row above benchtop.

### Benchtops

33mm laminate square edge\*

### Joinery & Handles

Laminate joinery with kickboard in two colours\* and designer handles.

### Soft Closers

To all drawers and doors

### Pantry

Four shelves in white melamine - design specific.

## Services & Sustainability

### Hot Water

26L continuous flow system.

### Electrical

Double power points throughout with single power points to appliance positions. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box.

### Lighting

Internal light points with light fittings External light points to entry & laundry area - design specific.

### Exhaust Fan

Exhaust fan provided where required for ventilation purposes.

### TV & Phone

1 TV point. 1 Phone point.

### Gas

Gas connection (subject to availability)

### Certificates

Pest Control certification. Structural engineer's certificate for concrete slab. Site contour survey and plan and identification survey.

### Fees & Requirements

Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 149 certificate. Initial Surveyor's and Engineer's fees.

### Others

- 90 day maintenance period.
- Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions.
- Site security fencing as per OH&S requirements (subject to site conditions).
- Soil test by engineer.
- Trade waste compound as required by council.
- Waste Management Plan.
- Erosion and Sediment Control Plan.
- Neighbour Notification Plan.

## Laundry

### Tapware

Chrome laundry mixer.

### Tub

45L stainless steel tub and coated metal cabinet with concealed by-pass.

### Splashback

Tiles to two tile height over laundry tub\*

### Tiling

Tiles to floor with skirt tile to perimeter\*

## Interior

### Doors

2040mm flush panel internal doors incl. linen, laundry and pantry with smooth paint finish\* - design specific.

### Door Stops

Cushion doorstop to internal doors.

### Door Furniture

Lever set to internal passage & robe doors in brushed satin chrome.

### Robes Master Suite

1 ventilated shelf & hanging rail.

### Robes Other Bedrooms

Mirror sliding doors. 1 ventilated shelf & hanging rail.

### Linen

4 ventilated shelves.

### Skirting & Architraves

Profiled 67mm architrave and skirting for paint finish 90mm Cove cornice.

### Cornice

90mm Cove cornice.

### Ceiling Height

2450mm.

### Paint

Two coat system to all internal walls and woodwork\*

### Staircase

Choice of 3 balustrades, handrails and post tops. Choices of 2 posts. Carpet finish to stair treads.

## Your Complete Home

### Earthworks

Excavation up to 1m balance cut & fill.

### Piering

Inclusive.

### Connections

Underground power, water, stormwater & sewerage connections with a maximum 8m allowance

### Basix

Standard basix requirements with up to 3000L slimline water tank.

### Others

- Sewer connection to junction at front/ rear within boundary.
- Provide 100mm stormwater connection to street easement.
- Underground Power 3 phase provision included (where available).

## Exterior

### Front Entry

Choice of 4 obscure glass entry doors with sidelights - design specific.

### Door to Laundry

Half height glazed door or aluminium sliding door - design specific.

### Door Furniture to External

Lever lockset in brushed satin chrome with deadbolt

### Roof Pitch

22.5° roof pitch - design specific.

### Roof Tiles

Quality concrete roof tiles\*

### Fascia & Gutters

Colorbond fascia and slotted quad gutters\*

### Cladding

170mm Primeline Newport weatherboard cladding - design specific.

### Garage Door

Sectional overhead garage door.

### Slab

Engineered 'M' Class waffle pod concrete slab.

### Bricks

Face bricks with off-white mortar\*

### Windows

Aluminium lockable windows & sliding doors\*

### Alfresco

Ceiling with timber spray moulding. Engineered waffle pod concrete slab. 1 light point.

### Wall Insulation

R1.5 batts to external walls Incl. internal garage wall.

### Ceiling Insulation

R3.5 batts to under roof excl. garage & alfresco.

### Termite Protection

Granitgard pest control system.

### Porch

Waffle pod concrete slab and tiles.

### Taps

Garden taps to front and rear.

(\*) From Pre-Determined Colour Scheme Boards

# Domainehomes

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[\*] Effective 1st September 2017. Quoted prices are based on Traditional facade plan in plain brick and relevant inclusions. Complete package price includes Traditional facade in face brick only and does not include any applied finishes such as render, tiles, bag and paint or brick upgrades. Standard site costs include: excavation up to 1m (balanced cut and fill) near side water connection, up to H Class slab, storm water connection to 8m from rain water tank (subject to hydraulic requirements), sewer connection to 8m from dwelling, piling to 60m, site security fencing up to 80m subject to site conditions, underground 3 phase power if available to mains within 8m. Standard site costs do not allow for rock removal, import / export fill, dropped edge beams, slab upgrades, additional concrete pumps, sewer junctions, BAS, BOS or sewer peg outs, zone allowances, difficult site access fees, council, statutory or developer requirements. Images are for illustrate purposes only and may contain items that are not included in the standard specification or supplied by Domaine Homes. Plans, prices, specifications, product model numbers and suppliers may change without notice. Changed items may vary slightly in colour, style and finish to the display home. Homes on display feature optional extras. Ask a Sales Consultant as to which items on display incur an additional charge to the price of the home. E&OE. Domaine Homes (NSW) Pty Ltd ABN 19 080 788 969, Licence Number 91387C

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