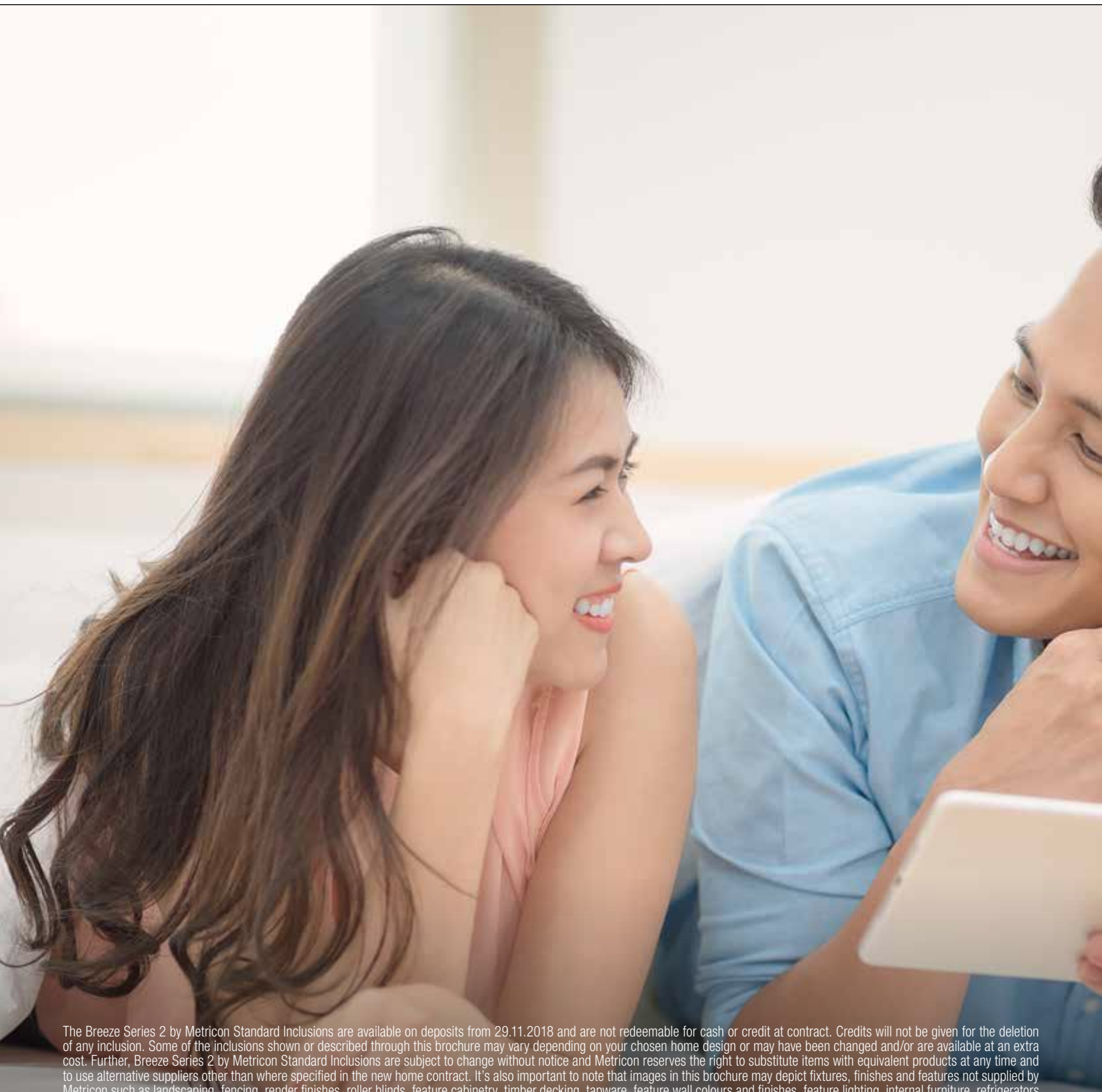


STANDARD INCLUSIONS

The Breeze Series 2





The Breeze Series 2 by Metricon Standard Inclusions are available on deposits from 29.11.2018 and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Some of the inclusions shown or described through this brochure may vary depending on your chosen home design or may have been changed and/or are available at an extra cost. Further, Breeze Series 2 by Metricon Standard Inclusions are subject to change without notice and Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. It's also important to note that images in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping, fencing, render finishes, roller blinds, feature cabinetry, timber decking, tapware, feature wall colours and finishes, feature lighting, internal furniture, refrigerators and decor items. Images are for illustrative purposes only and while every effort has been made to correctly represent colours, actual colours may vary. The following items, unless otherwise noted, are upgrade items and are not included in the Breeze Series 2 Standard Inclusion specifications: feature doors, 900mm appliances, square basins, caesarstone®, timber flooring, paving and flyscreens. NSW Builders License 174699C. For more information and full terms and conditions please visit www.metricon.com.au/terms. 20181129



Everything you need to bring your new dream home to life.

Every Metricon home is designed to offer you a stylish, contemporary residence that represents outstanding value for money.

We put more into these homes, so you don't have to compromise on lifestyle. Every home comes with a range of superb inclusions – little luxuries that some other builders call extras.

We work with Australia's leading building suppliers to ensure all the items in your new home are of the best quality. Everywhere you look. Everywhere you touch. Inside and out.

So you can truly say, *"We love where we live"*.

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External Features

We've taken care of selecting all features for the exterior of your home so you can achieve the facade you've fallen in love with. All you need to do now is select a colour scheme.

Front Entry and External Doors

- A. Hume "Trend" series 2040mm x 820mm painted external front entry hinged door
 - Hume "Solicore" series 2040mm x 820mm flush panel external garage door (where applicable)

Door Furniture

- C. Lane Caletta entry door set (where applicable)

Entry Frame (*Design Specific*)

- Painted timber entry door frames – sidelights in clear glass (where applicable)

Brickwork

- C. Extensive range of clay bricks from the builder's standard range
 - Off white coloured mortar with ironed joints

Roof Tiles

- D. Concrete roof tiles in the standard builder's range of colours and profiles

Paint

- Two (2) coat external paint system to external trim and doors using Dulux paints to paint manufacturer's standard specifications

Windows and Sliding Doors

- E. Powder coated aluminium windows and sliding doors in the standard builder's range of colours with clear glass
- F. Keyed window locks to all opening sashes and sliding doors

Garage Door

- G. Colorbond® panelift door to the front facade of the garage in the standard builder's colour range
- H. Two (2) remote handsets

Roof Plumbing

- I. Colorbond® fascia, gutter and downpipes in the standard builder's range of profiles and colours

Garden Taps

- Two external garden hose taps



A. Hume Trend Front Entry Door



E. POWDER COATED ALUMINIUM WINDOWS AND SLIDING DOORS

**B. Lane Caletta
Entry Door Set**



**H. Automatic Garage Door
with Two (2) Remote Handsets**



F. Keyed Window Locks



**D. MONIER CONCRETE
ROOF TILES**

**I. COLORBOND® FASCIA,
GUTTER AND DOWNPIPES**

**G. COLORBOND® AUTOMATIC
PANELIFT DOOR**

C. CLAY BRICKS

External Standard Inclusions as listed. Images depict items not supplied by Metricon including landscaping, fencing, decorative pendant light, door handle, overhead cupboards above refrigerator, roller blinds, timber decking and refrigerator. Images feature upgrade items not included in the Breeze Series 2 Standard Inclusions namely driveway.

Internal Features

Your floors, walls and doors have been selected. All that's left now is the fun part, choosing the colour scheme that suits your personal style.

Doors + Door Furniture

- A. Hume 2040mm high flush panel hardboard internal passage doors including door stops
- B. Lane Caletta lever door handles
 - Aluminium framed Polytec melamine 2065mm high sliding robe doors to all built in robes (*WIR excluded, design specific*)

Floor Coverings

- C. 400mm x 400mm square floor tiles with matching grout, to main living, family and hallway as per floor covering plan
- D. Carpet from standard builder's range including standard foam underlay as per floor covering plan

Paint

- E. Three (3) coats to internal paint system using Dulux® Professional paints – two (2) colours allowed (*i.e. one (1) colour to walls and one (1) colour to timber work*) to paint manufacturer's standard specifications
- F. Two (2) coats to ceiling using Dulux® Professional ceiling white paint to paint manufacturer's standard specifications

Ceiling Height

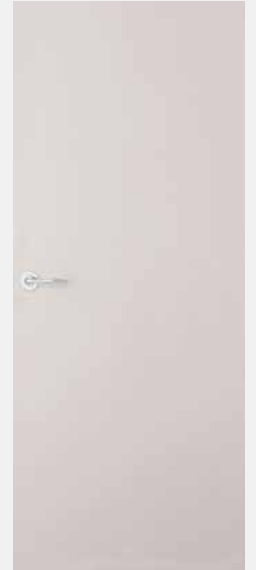
- 2400mm nominal ceiling height

Mouldings

- G. 90mm paint grade covered cornice
- H. 66mm paint grade splayed skirting and architraves

Shelving

- I. White melamine shelving to pantry, linen, broom and robes (*Design specific*)



A. Hume Flush Internal Door



D. CARPET TO ALL BEDROOMS

**B. Lane Caletta
Internal Door Handle**



I. Melamine Shelving



C. Main Floor Tile



**H. Splayed Skirting
and Architraves**



G. 90MM COVED CORNICE

**F. TWO (2) COATS OF DULUX
PAINT TO CEILING**

**E. THREE (3) COATS OF DULUX
PAINT TO INTERNAL WALLS**



Kitchen Features

You'll love preparing meals and entertaining in your new kitchen. From appliances through to cabinetry we've included features we know you'll appreciate.

Appliances

- A. Technika 600mm electric under bench stainless steel oven [BG8SS-5]
- B. Technika 600mm gas cooktop with 4 burner zones including wok burner, and cast iron trivets [H640STXFPRO-3]
- C. Technika stainless steel canopy rangehood [CHEM52C6S-2]

Sink

- D. Base Mk3 1200mm 1.75 end bowl stainless steel kitchen sink

Tapware

- E. Base Mk2 upswept kitchen sink mixer tap

Cabinetry

- F. Overhead cupboard to either side of rangehood
 - Laminate finish cupboards with microwave provision and pot draw underneath
 - Dishwasher provision to kitchen with cold water connection
- G. Builder's range of handles

Benchtops

- H. Laminate post formed benchtops

Splashback

- I. Ceramic tiled splashback (*as per standard plan*)



A. Technika Under Bench Oven



B. Technika Cooktop



C. Technika Stainless Steel Rangehood



D. Base Mk3 Stainless Steel Kitchen Sink



E. Base Mk2 Upswept Mixer Tap



G. BUILDER'S RANGE OF HANDLES

F. OVERHEAD CUPBOARDS

I. CERAMIC TILED SPLASHBACK

H. LAMINATE BENCHTOPS

Bathroom Features

All bathrooms include contemporary finishes and accessories to ensure a consistent style throughout your new home.

Vanity

A. Laminate finish vanities with post formed bench tops in standard builder's range of laminates and door handles

Mirror

B. 1100mm high mirrors with powder coated aluminium frames seated on vanity as per plans

Shower Screens

C. Clear toughened glass shower screens with powder coated aluminium frames

Basins

D. Base 540 oval inset basin, white vitreous china with chrome waste

Bath

E. Base 1560mm freestanding bath with chrome waste

Toilet Suite

F. Posh Domaine white vitreous china close coupled toilet suite with soft close quick release seat

Tap and Outlet

G. Base Mk2 basin mixer taps

H. Base Mk2 bath mixer with Posh Solus 220mm wall spout

I. Base Mk2 shower mixer with Base all directional shower rose

Accessories

J. Phoenix GenX range towel rails, rings and toilet roll holders

Ceramic Tiles

K. Ceramic tiles to standard wet areas as nominated on the master plan, including shower base, select from standard builder's range

- Bathroom and ensuite showers 2000mm high and 1200mm high adjacent to bath
- Bathroom skirting tiles as per standard working drawings
- Square chrome floor wastes where required

Note: No allowance has been made for frieze or decorator tiles, laying of border tiles, 45 degree patterns or floor feature tile layouts.

D. Base 540 Oval Basin



E. Base Freestanding Bath



F. Posh Domaine Close Coupled Toilet Suite



G. Base Mk2 Mixer Taps



H. Base Mk2 Bath Mixer and Posh Solus Bath Spout



I. Base MK2 All Directional Shower and Wall Mixer



J. Phoenix GenX Accessories



Bathroom Standard Inclusions as listed. Image depicts items not supplied by Metricon including landscaping, fencing and roller blinds. Image features upgrade items not included in the Breeze Series 2 Standard Inclusions namely square basin.

Laundry Features

Style and function are both equally important in the laundry. We've designed this space to work for you.

Trough and Cabinet

A. Base laundry trough and cabinet

Tapware

B. Posh Solus wall top assembly with Posh Solus Swivel Outlet

Ceramic Wall Tiles

- Splashback over tub and skirting tiles as per standard working drawings



A. Base Laundry
Trough & Cabinet



B. Posh Solus
Laundry Tapware



Electrical and Energy Efficiency Features

Every part of your new home has been considered when it comes to power points, lighting, electrical connection and insulation.

Power Points (*Design Specific*)

- Single and double outlets throughout including dishwasher and microwave provision (*refer to working drawings*)

A. One (1) double power point to each room

- One (1) phone point
- Two (2) TV points

Internal Light Points

B. LED downlights throughout

- Strip fluorescent light with diffuser to garage

External Light Points

- LED downlights to portico / porch and alfresco areas

Smoke Detector

- Smoke detectors (*hardwired with battery backup*)

Safety Switch

- Earth leakage safety switch and circuit breakers

Electrical Connection

- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point

Ceiling Insulation

- Ceiling insulation batts rating R4.1 to ceiling area as required

External Wall Insulation

- Sisalation wall-wrap and R2.0 insulation batts to external stud walls

Energy Efficiency

- Energy efficient aluminium windows and sliding door units

Hot Water Unit

- C. Thermann 6 star 26 litre continuous flow hot water system pre-set to 50 degrees celsius (*subject to availability of natural gas*)
- 500 KPA water pressure limiting device



A. Double Power Point



C. Thermann 26L Continuous Flow Hot Water Unit



Electrical and Energy Efficiency Standard Inclusions as listed. Image depicts items not supplied by Metricon including refrigerator and cupboards above, feature pendant lights, roller blinds and feature colour paint to wall. Image features upgrade items not included in the Breeze Series 2 Standard Inclusions namely 900mm upright cooker and rangehood.

Site Works and Construction

Your new home will get underway without a hitch with our site and construction inspections.

Pre-Construction

- HIA fixed price contract
- Plans and specifications
- Engineer's soil report and slab design
- Contour survey
- Pre-selected external and internal colour schemes by our Interior Designer Team

Site Works, Foundations and Connections

- Balanced cut and fill excavation for up to 1000mm site fall over the building platform
- Concrete slab to be 'M' classification constructed in accordance with AS2870, designed and certified by engineer
- Piering (*if required*) to suit balanced cut and fill excavation for up to 1000mm site fall over building platform
- Termite treatment
- Sewer and stormwater connections to existing serviceable connection points for sites up to 800m² in size (*battle axe blocks may incur extra service costs*)
- Electrical mains run in up to eight (8) metres plan length
- Water connection from pre-tapped water main up to and including eight (8) metre setback to house
- House constructed for wind rating conditions up to N2 (W33)
- 3000L Slimline rainwater tank, including concrete slab, pump, connections & recycled water plumbing to WC's, (1No.) external tap and Laundry.
- Internal and external builder's house clean
- Site clean after construction
- No allowance for retaining walls

Warranties

- Six month maintenance period
- Statutory structural guarantee period
- Builder's 25 year structural guarantee*

**For details on our 25 year structural guarantee visit metricon.com.au/terms/structural-guarantee.*





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