

# Provide 'INSPIRE ESSENTIALS PACKAGE' Inclusions:

## CHEFS KITCHEN PACKAGE

- \* 40mm Caesarstone benchtop to Kitchen (Standard Range colours)
- \* 40mm Caesarstone waterfall panel(s) to Island Bench (Standard Range Colours)
- \* Decorative tiled splashback to Kitchen
- \* Polyurethane Base Cupboards to Kitchen
- \* Laminated overhead Kitchen cupboards including Laminated under soffits (No handles)
- \* Bulkhead over top cupboards
- \* Franke Seville Double bowl undermount stainless steel sink (SSX120-2400630)
- \* Laminated overhead cupboard above fridge space
- \* Set of pot drawers
- \* Designer Caroma Quatro mixer tap to Kitchen sink
- \* Soft Close doors and drawers
- \* ILVE 900mm stainless steel programmable freestanding cooker (Model CJK90CSV-I9)
- \* ILVE feature undermount stainless steel rangehood to Kitchen (Model IVUM90)
- \* ILVE stainless steel dishwasher (Model IVFSD60)
- \* ILVE stainless steel microwave including trim kit (Model IV600BIM)
- \* Dropped Ceiling over Kitchen

## BATHROOM INDULGENCE PACKAGE

- \* Frameless Shower Screen to Main Ensuite Only
- \* Semi-frameless shower screens to remainder of showers
- \* Full height tiling to all wet areas. Excluding Laundry – 600mm splashback tiling
- \* Set down floors to Wet Areas on ground floor for flush tile floor finish
- \* Designer vitreous china toilet suites with square style Cistern and soft close seats
- \* Designer floating vanity units with 40mm Caesarstone vanity tops throughout
- \* Axa H10 500 vanity basins to all vanity units
- \* Caroma Quatro wall basin mixers to all vanities
- \* Tiled shower niches to all shower recesses
- \* Tiled niche over bath
- \* Upgrade to floor and wall tiling allowance to \$35m<sup>2</sup>
- \* Polished edge frameless mirrors to all Bathrooms – Maximum Width
- \* Caroma Quatro handheld shower & rail kits to all shower recesses
- \* Caroma Quatro bath & shower mixer sets to all bathrooms
- \* Caroma Quatro towel rails and accessories to Bathrooms and Ensuite
- \* Posh Solus Freestanding 1700mm Bath tub
- \* Smart Tile floor wastes to wet areas
- \* Chrome push plugs to vanity basins
- \* 3 in 1 fan light heater to Bathrooms
- \* Privacy Adaptor to Powder Room, WC and Bathroom

## INTERNAL LUXURY FINISHES PACKAGE

- \* 2590mm ceilings to the ground floor (8'6") in lieu of 2440mm ceilings (8')
- \* Square set cornices to ground floor and first floor (excludes garage, WIR's and outdoor areas) - garage and WIRs have 90mm cove cornice
- \* Decorative Tempo cornices to Alfresco if applicable
- \* Decorative half splayed 90mm high skirting boards and 67mm wide architraves
- \* Designer kitchen cupboard and vanity door handles

## DOORS & DOOR FURNITURE

- \* 2340 high stacker door in lieu of 2100mm
- \* Hume "Savoy" XS Range 2340mm high front door (clear glazed and clear timber finish) and designer Bar Handle
- \* Flush 2340mm high internal doors to ground floor (excluding robes)
- \* Slimline glazed sliding doors to robes and linen where applicable
- \* Translucent laminated white glass to all bathroom windows (unless they face the street)
- \* Lane Cambridge internal door lever handles
- \* Bar handles to Kitchen Pantry, Linen and hung Robe doors in lieu of knobs
- \* Lane Stainless Steel Tri lock
- \* Door stops to internal access doors
- \* Large sliding doors and windows for outside vistas and access
- \* 2340mm high fixed windows to rear elevation of Ground floor where applicable

## LAUNDRY

- \* Built in laminated laundry unit with Stainless steel drop in tub, mixer set and 20mm Caesarastone Top

## PAINT

- \* Taubmans three coat paint system to walls throughout in lieu of two coat system

## STAIRS

- \* Designer Stair upgrade to stainless steel balusters and squared mitred handrail . Black stain. Refer to detail.

## ROBES & PANTRY

- \* Melamine Colourboard or white shelving to Pantry
- \* Built In Colourboard WIR fitout including 2No. Drawer and Shelf Set to Master Suite WIR
- \* Melamine white shelving to linen and robes throughout

## ELECTRICAL

- \* Security alarm system including LCD code pad
- \* Clipsal Iconic double powerpoints and switches throughout
- \* 3 x Television points to your preferred location
- \* 2 x Telephone points to your preferred location
- \* LED Downlights to designated areas
- \* Doorbell
- \* Alarm

## AIR CONDITIONING

- \* Ducted Reverse Cycle Air Conditioning
- \* 1 x 1200mm linear air con grill to kitchen dropped ceiling only
- \* Split System to studio apartment if applicable.

## FLOORING

- \* Ceramic Tiles to Entry, Foyer, Kitchen, Dining and Leisure Rooms (\$35m2 Tile Allowance)
- \* 50/50 Wool Blend Carpet to remainder of the home (excluding wet areas)

## EXTERNAL FINISHES

- \* 450mm wide eaves including eaves soffit lining (Note - May exclude minor areas subject to design)
- \* Blue Hyne T2 termite resistant timber frames
- \* Trend aluminium stacker door to Outdoor Leisure area
- \* 22.5 degree roof pitch
- \* Bristle flat profile Classic range roof tiles in lieu of Traditional range roof tiles
- \* Granit guard termite treatment to the home
- \* Keyed window and external door locks throughout
- \* Off white mortar to brickwork
- \* 3 x exterior garden taps
- \* Colorbond Fascia and Gutter
- \* Concrete slab to front Porch including ceramic tiles over (\$35m2 tile allowance)
- \* Brickwork above Garage doors
- \* Glass Balcony railing 12mm semi frameless

## ALFRESCO

- \* Concrete to the Outdoor Leisure Room incorporated with main house slab (selected designs)
- \* Outdoor Leisure Rooms to selected designs under the main roof with lined ceiling, set joints and decorative cornices
- \* Tiling outdoor leisure room

## GARAGE

- \* Plasterboard lined interior to Garage
- \* Auto garage door opener including 2No. transmitter Units and wall Switch
- \* Sectional overhead Colorbond Garage Door

## BASIX & HOT WATER

- \* BASIX Assessment and fees
- \* Fire retardant sarking to underside of roof tiles
- \* Recycled Water
- \* Upgrade of Ceiling Insulation to R3.5
- \* Upgraded of Wall Insulation to R2.0
- \* Whirlybird roof ventilator for better cooling and efficiency
- \* Gas bayonet point to Living area
- \* Rheem 6 Star rated gas instantaneous hot water system
- \* Recess box for gas instantaneous hot water system

LANDSCAING PACKAGE - INCLUDED

## SITE COSTS & COUNCIL REQUIREMENTS

- \* Standard Site Costs (Up to 1m of fall over block & M class slab. Excludes deepened edge beams and Garage step down if required)
- \* Standard Council, Environmental Management, Work Health & Safety Requirements (note: extras may apply)
- \* Scaffolding & temporary site safety fencing as required
- \* Site establishment requirements including sediment control, waste separation and garbage disposal areas
- \* Standard Development Application and Construction Certificate Fees

## THE FINER POINTS All Included

- \* Professional Tender and Home Building Agreement Presentation with qualified staff
- \* Professional interior and exterior colour selection appointment with experienced Colour Consultant
- \* Tiles, Flooring, Stairs and Electrical consultations as required direct with supplier
- \* All Construction Liability Insurance
- \* Home Owners Warranty Insurance
- \* Standard Waterboard plumbing and drainage Fees
- \* Contour Survey and Bore Hole report by qualified Surveyor and Engineer
- \* Professional Interior and Exterior house clean post construction completion
- \* Detailed Quality Control Program during construction and 13 week Maintenance period
- \* Extensive Selection of Homes on Display
- \* Stable and Financially Secure Family owned and operated Company
- \* Professional Major Builder with Excellence in Customer Service Commitment