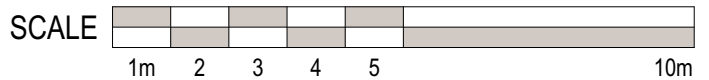


### GROUND FLOOR PLAN



Creation Homes Pty Ltd  
 Level 9, 77 Pacific Highway,  
 North Sydney NSW, 2060.  
 (P) 02 8912 9216 (F) 02 8912 9299

## CARINA MKII

### TRADITIONAL

© The plan & design of this house is owned by Creation Homes & under the copyright act of 1968 cannot be reproduced in any shape or form without prior written authorisation. Any doing so will be liable for action under the act.

3  2  1	
Living	132.29m <sup>2</sup>
Garage	20.40m <sup>2</sup>
Alfresco	10.45m <sup>2</sup>
Porch	2.61m <sup>2</sup>
<b>Total</b>	<b>165.75m<sup>2</sup></b>
Total Width	8.630m
Main Dwelling Depth	20.630m
Total Depth	21.470m

### EXTERIOR FINISHES

---

#### Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- Timber

#### Roofing

- Colorbond® sheet roof cover

#### Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

#### Front Door

- Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

#### Front Door Frame

- Painted finish with clear glazing to sidelight (where applicable)

#### Front Porch Ceiling

- Lined with FC Sheet

#### Garage Doors

- Roller Colorbond® door with auto opener, two hand held and one wall mounted transmitter

#### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

#### Entry Porch

- External first quality ceramic tiles

### Driveway

- Colour through concrete with broom finish

### Fencing

- Boundary Fence Colorbond®

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- Concrete (broom finished)

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers and shrubs to front yard and turf only to rear yard (plant species are season dependent)

## INTERIOR FINISHES

---

### Floor coverings

- First quality ceramic tiles to entry, kitchen and to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- Splashback in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)

### Thermal Insulation

- As required to meet thermal rating

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2740mm (nominal) to ground floors and 2440 (nominal) to first floors

## FIXTURES & FITTINGS

---

### Kitchen

#### *Cabinets*

- Fully lined melamine carcass

#### *Doors and Drawers*

- Laminated finish in accordance with selected colour scheme

#### *Benchtops*

- Laminate finish

#### *Splashback*

- Ceramic tile splashback in accordance with selected colour scheme

#### *Sink*

- Stainless steel double bowl under-mount sink

#### *Tapware*

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### *Dishwasher space*

- 650mm wide space provided for dishwasher

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - ELARA



### *Oven*

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design OR  
1 x 900mm stainless steel electric ovens where applicable

### *Cooktop*

- 900mm gas stainless steel with wok-burner & cast iron trivets

### *Rangehood*

- 900mm wide externally ducted canopy rangehood

### **Laundry**

**\*\*House specific\*\***

### *Trough*

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

### *Cupboard*

- Fully lined melamine carcass

### *Doors and Drawers*

- Laminated with 1.5mm edge

### *Benchtop*

- Laminate finish

### *Tapware*

- Chrome finish sink mixer
- Chrome finish washing machine stops

### *Towel Ring*

- Chrome finish

### **Powder Room**

### *Toilet Suite*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### *Basin*

**\*\*House specific\*\***

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version May 2019.

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - ELARA



### *Tapware*

- Chrome finish to basin mixer

### *Towel Ring*

- Chrome finish

### *Mirror*

- Polished edges

### *Exhaust Fan*

- Ceiling mounted

### *Toilet roll holder*

- Chrome finish

## **Bathroom**

### *Shower Screen*

- 2000mm high semi-frameless with clear glass

### *Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### *Shower base*

- Tiled with chrome floor to waste

### *Mirror*

- Polished edges

### *Exhaust Fan*

- Fan/light/heater combination unit

### *Vanity*

- Fully lined melamine carcass

### *Doors and Drawers*

- Laminated finish with in accordance with selected colour scheme

### *Benchtops*

- Laminate finish

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - ELARA



### *Basin*

**\*\*House specific\*\***

- Vitreous china inset basin

### *Bath*

- Acrylic

### *Tapware*

- Chrome finish mixer to basin and shower

### *Shower Rose*

- Hand held adjustable shower on rail with integrated soap dish

### *Towel Rail*

- Double rail in chrome finish

### *Toilet roll holder*

- Chrome finish

### *Shower Shelf*

- Chrome finish

## **Ensuite**

### *Shower Screen*

- 2000mm high semi-frameless with clear glass

### *Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

### *Shower base*

- Tiled with chrome floor waste

### *Mirror*

- Polished edges

### *Exhaust Fan*

- Fan/light/heater combination unit

### *Vanity*

- Fully lined melamine carcass

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version May 2019.



# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - ELARA



### *Doors and Drawers*

- Laminated finish in accordance with selected colour scheme

### *Benchtops*

- Laminate finish

### *Basin*

- Vitreous china inset basin

### *Bath*

- Acrylic (where applicable)

### *Tapware*

- Chrome finish mixer to basin and shower

### *Shower Rose*

- Shower with hand held adjustable shower on rail and integrated soap dish

### *Towel Rail*

- Double in chrome finish

### *Toilet roll holder*

- Chrome finish

### *Shower shelf*

- Chrome finish
- 

## **Bedrooms**

### *Wardrobe*

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

### *Main Bedroom*

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

### GENERAL

---

#### **Clothes Line**

- Wall or ground mounted folding clothes line including concrete pad

#### **Door Bell**

- Hard wired door bell

#### **Entry Door Handle**

- Lockwood Mechanical Key Lockset

#### **External sliding doors**

- Latch and deadlock

#### **Internal door furniture**

- Chrome finish lever passage set

#### **Bathroom, Ensuite, Powder Room**

- Passage set with privacy latches

#### **Internal Light Fittings**

- LED downlights to kitchen in white finish, oyster light fittings to remaining areas
- 2 x Fluorescent light fitting to Garage

#### **Electrical Switch Plates**

- Clipsal Slimline SC2000 in white finish or similar

#### **Hot Water Unit**

- Instantaneous gas hot water system

#### **Preliminary Works**

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

#### **Site Works**

- Earthworks including levelling of building platform over home area

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version May 2019.

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - ELARA



- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

### Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

### STANDARD UPGRADE OPTION – PRICE ON APPLICATION

---

- Dual Zone Actron ducted reverse cycle heating / cooling system or split system air-conditioning to living area and main bedroom
- Reconstituted stone – 20mm thick with 20mm edges with square ends to kitchen benchtop
- Reconstituted stone – 20mm thick with square edges to main bathroom & ensuite vanities
- Reconstituted stone – 20mm thick with square edges to laundry
- LED downlights throughout
- Optical smart wire system
- First quality ceramic tiles, solid timber floor or laminate timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- Soft close drawers to kitchen and main bathroom and ensuite vanities
- Main bathroom and ensuite – all walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Alarm system
- Polyurethane kitchen cupboards and drawers
- Glass splashback to kitchen
- Flyscreens black fibreglass mesh to all openable windows
- Sliding screen doors and external sliding doors
- Water point to fridge
- Additional power and light points
- Additional gas points