

EXTERNAL FEATURES

Termite Protection	T2 termite treated frame in combination with Termite Barrier compliant with AS3660.1
Bricks	Selection of Face bricks from Various PGH & Boral Ranges.
Concrete	Class H concrete slab including integrated concrete slab to front porch and alfresco area. Sand Cement bed and Builder Range tiling to Porch and Alfresco area.
Frame	Prefabricated residential timber frame made and installed to Australian Standard 1684.
Windows	Aluminum Windows with lockable sashes (styled to suit selected facade and plan). Flyscreens to all opening windows.
Garage Door	Lock up with remote controlled double panel lift garage door inclusive of all Colorbond colours.
Roof	Monier Atura/Traditional concrete roof tiles and caulked butt ridge finish. Colorbond fascia & gutter with PVC painted downpipes (square Colorbond to recycled areas or where tanks are not needed).
Natural Gas	Natural gas to cooktop, hot water system with one internal gas point and one external gas point for bbq.

INTERNAL FEATURES

Ceilings & Cornice	2600mm high ceilings throughout with a selection of feature cornices including 'Boral SHEETROC® Cove 75 Cornice throughout.
Paint	Taubmans Endure 3 coat paint system.

Doors

Front Entry: Corinthian Madison PMAD 104 Primed finish with Translucent Glass (Size up 2340 x 1200)
*subject to design.

Laundry: Corinthian 2040 x 820 x 40 'Backdoor no. 7' with clear glass.

Internal: Corinthian Motive Range Internal feature doors throughout.

Built in Robes Custom Made Aluminum Mirrored robes up to 2100 high (includes architrave around) frame finish white, satin or bright chrome.

Door Accessories

G4 Series Oblong 450mm Pull Handle Entrance Set (OBL450PHENTSS).

Round Chrome Entrance set and deadbolt to laundry entry (subject to door selection).

Gainsborough G4 series Liana Door handles to all hinged doors (105LIA).

Privacy adaptors to Main Bathroom & Bedroom 1.

Chrome Door stops to hinged doors.

Tiling & Flooring

Selection of Builder Range tiles to main living areas and halls.

Selection Builder Range tiles to wet area floors.

Gloss ceramic white 600 x 300 tiles from floor to ceiling in Bathroom/ Ensuite and W.C/ Powder (if applicable)
Selected feature tile shower niche.

Laundry 150-200mm skirting tile to perimeter.

Builder Range Carpet to all bedrooms, theatre and study inc standard underlay.

Skirting

Half splayed 67 x 18 skirting to all floor and wall junctions

Architraves

Half splayed 67 x 18 Architrave to all window and door surrounds.

Shelving

White Timber Melamine shelving with hanging rod to each robe area.

4no. White Timber Melamine Evenly spaced shelves to Linen and pantry area.

KITCHEN

Appliances	Omega 900mm upright cooker OF916FX Omega 900mm fixed rangehood ORF90X Omega 600mm Freestanding Dishwasher S/S ODW700X
Cabinetry	Pre-selected colour to match tile selection. Laminate doors and end panels with white melamine lined cabinetry, overhead cupboards with bulkhead and flyover to fixed rangehood, Soft close doors and drawers.
Benchtop	20mm stone benchtop
Splashback	Matching colour glass splashback
Sink	1 x Clark PUI207 'PUNCH' 1.75 Bowl sink with Phoenix Arlo 200mm gooseneck sink mixer.

BATHROOM

Vanity	Laminated vanity unit with Standard range 20mm stone top and Soft close doors and Drawers to match selected tiles. Caroma Carboni 2 Vanity inset basin with Pheonix Arlo Basin mixer
Shower	Semi frameless shower screens Pheonix Arlo Wall shower mixer with matching Pina Rail shower (153-6810-00).
Bath	Harmony Grezzana 1500mm freestanding bath with Pheonix Arlo Wall mixer and 200mm spout.
Toilet Suite	Clark Round wall faced close coupled toilet suite with rear entry Forme 1490.
Mirrors	6mm polished Edge mirrors to width of vanity.
Wastes	Tile insert floor wastes.
Accessories	Pheonix Raddii Accessories.

ELECTRICAL

Lighting	LED Downlights to nominated living areas and hallway (allowance subject to design) 1 LED Light fitting per bedroom/ study area Bunker Light to outside Laundry door LED Downlights external Porch, Alfresco ceiling and Garage eave (allowance subject to design) 1 sensor light positioned as per client's request
Points	2 TV points 2 Phone Points 2 Data Points All points needed for services
Powerpoints	1 Double power point per bedroom 2 double power points per nominated living
Bathroom Lighting	IXL heat/fan/2 light combo to showers with 1 downlight over vanity If applicable 1 downlight and fan to powder room
Alarm	Standard Alarm System

LAUNDRY

Laundry Unit	Everhard Nugleam™ 45L Soft Close Laundry Unit 71S01
Splashback	Tiled splashback.
Mixer	Harmony meno sink mixer

ADDITIONAL FEATURES

Ducted Air Conditioning	Full ducted Fujitsu Air conditioning system to suit dwelling 2 zones
Instantaneous Hot Water	Rheem Instantaneous hot water system