

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 SHEETROCK® Cove 75 Cornice throughout.
Paint	Taubmans Endure 3 coat paint system.

Doors

Front Entry: Corinthian Madison PMAD 104 Primed finish with Translucent Glass 2040 x 820 x 40mm

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

Internal: Internal flush 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

Trilock Contemporary Angular Leverset Double cylinder 8951ANGSC

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.

Selection of Builder Range tiles to main living areas

Selection Builder Range tiles to wet area floors.

Gloss ceramic white skirting 150-200mm tiles Bathroom/ Ensuite and W.C/ Powder (if applicable) perimeter, 2000mm high to shower area and 1500mm to bathed are Selected feature tile shower niche.

Laundry 150-200mm skirting tile to perimeter.

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

Tiling & Flooring

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	FRANKE URBAN 5 Function Oven 600mmFCE60M5B , FRANKE URBAN 600MM Gas cooktop FCG604S1, FRANKE 600mm slideout rangehood FTC632XSAU, FRANKE URBAN Freestanding Dishwasher FCDW60FS
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	FIENZA wall hung finger pull vanity with ceramic moulded top (choice of 3 colours).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 600mm wide x 1150 high
Wastes	Tile insert floor wastes.
Accessories	Pheonix Raddii Accessories.

ELECTRICAL

Lighting	1 LED Light fitting per area inc alfresco Bunker Light to outside Laundry door 4 LED downlights to porch/ front eave 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	IXL heat/fan/2 light combo to wet areas with showers If applicable 1 downlight and fan to powder room
Alarm	Standard Alarm System

LAUNDRY

Laundry Unit	Everhard Classic Laundry tub and unit Unit 71C4500
Splashback	Tiled splashback.
Mixer	Harmony meno sink mixer