

## Inclusions

For more sustainable homes

## Common price with Uncommon Inclusion

- Quality Face Brick
- H2 Treated pine framing
- Concrete tiled roof
- Colorbond panel lift garage door, roof, fence, fascia and gutter
- Reinforced plain concrete cross over driveway
- Full tiles to all bathrooms
- Roller Blinds to windows from builders range



## Common price with Uncommon Inclusion

- Kitchen Appliances
- Free standing stainless steel dishwasher
- Free standing acrylic Bath tub
- Ducted Air Conditioning
- Rainwater tank to suit BASIX requirements
- 3 in 1 Bathroom Heater with exhaust fan to all bath room



## Kitchen

- Kleenmaid 600 mm stainless steel slide out range hood
- Kleenmaid 600 mm stainless steel gas cooktop(subject to availability of natural gas)
- Kleenmaid 600 mm 75 liter multifunction oven
- Free standing stainless steel dishwasher



## Bathroom

- Free standing acrylic bath to sui bathroom layout from standard builder's range. Full tiles to all bathrooms
- Semi Frameless Shower screen
- 3 in 1 bathroom heater with exhaust fan to all bathroom
- White acrylic top with one tap hole to vanity
- Selected chrome finish tapware \& accessories from standard builder's range (single towel rail, toilet roll holder, soap holder, towel ring)
- Frameless mirror with polished edge over vanity



## Kitchen

- 20 mm stone benchtop ( 40 mm for upgrade)
- Stainless steel double bowl sink
- Chrome sink mixer from standard builder's range
- Top drawer with cutlery tray



## Living Finishes

- 2500 mm ceiling height to the ground floor and first floor ( 2700 mm for upgrade)
- Roller blinds to windows from standard builder's range
- Internal staircase with carpet grade treads \& risers, painted finished newel posts and handrails



## Living Finishes

- Full tiles to all bathrooms and skirting to toilet and laundry
- Quality carpet to all bedrooms area
- Laminated timber floor to ground floor
- 600mm high splashback tiling over kitchen benchtop



## Laundry \& Utilities

- Ducted Air Conditioning, position of vents will be determined on site due to design constraints
- 45L stainless steel classic laundry unit with chrome mixer
- Washing machine tapware set wall mounted to laundry
- 20 L hot water gas system (subject to availability of natural gas)



## Electrical

- 10 LED Lights to Living Area only
- One "two way" light switch for 2 storey homes
- $1 \times$ Waterproof External Power Point to be nominated on the Electrical Plan
- One Oyster light per room
- Double power points to bedrooms and living (one per room)
- with single points to dedicated appliances


## Electrical

- One television outlet to living room
- One telephone outlet to kitchen
- Hard wired smoke detectors with battery backup as required.
- External lights to Porch, Alfresco
- RCD safety switch in meter box
- Standard Security Alarm system


## External Finishes

- Engineer designed concrete slab to suit M classification
- H2 treated pine framing
- Quality face brick external wall
- Colorbond auto open panel lift garage door with 2 remote controllers, Colorbond roof, fence, fascia and gutter
- Reinforced plain concrete cross over Driveway

stonewall

gunmetal

twilght


DARK CHOCOLATE



OCHRE


## External Finishes

- Aluminium windows with keyed locks throughout (Window fly screen provided)
- Rainwater tank to meet BASIX requirements
- Two external mains water taps (one front and one rear)
- Garden Turf to front \& rear yard to suite design
- Free standing letter Box (street number by Owner)
- Clothes Line from standard builders range



## Warranty \& Certificates

- 90 days maintenance period
- Construction, public liability and home owners' warranty insurance premiums
- BASIX certificate
- Compliance certificates for slab, frames, trusses, beams, waterproofing, glazing and smoke detectors
- Home owners user manuals for appliances, selected fixtures and fittings, compliance certificates and warranties
- Obtain final occupational certificate

