



Brolen Homes

THE MODERN INCLUSIONS

EXTERNAL

Foundation	M class waffle pod concrete slab, designed and certified by structural engineer (includes concrete pump for slab only).
Foundation	Integrated concrete slab to porch (subject to design).
Structural	90mm thick stabilised pine timber frame, roof trusses and 300mm high engineered floor joists in accordance with AS 1684.
Structural	22.5 degree roof pitch (subject to design). 450mm wide perimeter eaves (subject to design).
Garden Taps	2 x garden taps (one to front and one to rear of home).
Bricks	Face bricks from builder's standard range with off white mortar.
Lightweight Cladding	Modern weatherboard cladding or feature timber cladding to partial façade and rear elevation (subject to design).
Termite Protection	Termite barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
Main Roof	Concrete roof tiles from builder's standard range (subject to design).
Secondary Roof	Colorbond® metal sheet roofing (subject to design).
Fascia & Gutter	Colorbond® fascia, gutter and barge.
Downpipes	90mm PVC painted round downpipes (to accommodate charged systems).
Hot Water System	Gas continuous flow 26L hot water system (subject to gas availability).
Windows	Aluminium awning windows to front façade and aluminium sliding windows to remainder with standard powdercoat finish colours (subject to design).

INTERNAL

Gas	1 x Internal gas bayonet heating point (subject to gas availability).
Insulation	R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (including internal dividing wall between house and garage). Excludes garage external walls and garage ceiling.
Cornice	90mm cove cornice throughout home.
Ceiling Height	2440mm ceiling height to ground and first floor.
Built-in Robes / Walk-in Robes	1 x white ventilated wire shelf and single hanging rail (as per standard plan).
Linen	4 x white ventilated wire shelves (as per standard plan).
Broom Cupboard	1 x white melamine shelf (subject to design).
Under Stairs Storage	Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
Skirting/ Architraves	42mm high MDF half splayed skirting and architrave mouldings.
Staircase	Decorative stainless steel balustrades with maple timber handrail and newel posts. MDF closed treads and risers suitable for carpet (double storey designs).

KITCHEN

Cabinetry	Laminated doors and end panels white melamine lined interior (subject to design).
Benchtop	Laminated squareform benchtop and white melamine lined interior (subject to design).
Sink	1 and a half bowl stainless steel sink with basket waste.
Tap	Chrome finish single lever mixer tap.
Handles	Stainless steel handles from builder's Modern Range.
Dishwasher	Provision including connection points.
Cooktop	600mm stainless steel gas cooktop (subject to gas availability).
Oven	600mm stainless steel underbench oven.
Rangehood	600mm stainless steel undermount/ slide-out rangehood.