



*Where quality meets affordability*

# GOLD INCLUSIONS LIST



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**SITE INCLUSIONS • KITCHEN • LAUNDRY • BATHROOM & ENSUITE**

**INTERIOR • EXTERIOR • SERVICES & SUSTAINABILITY • FLOOR COVERINGS**

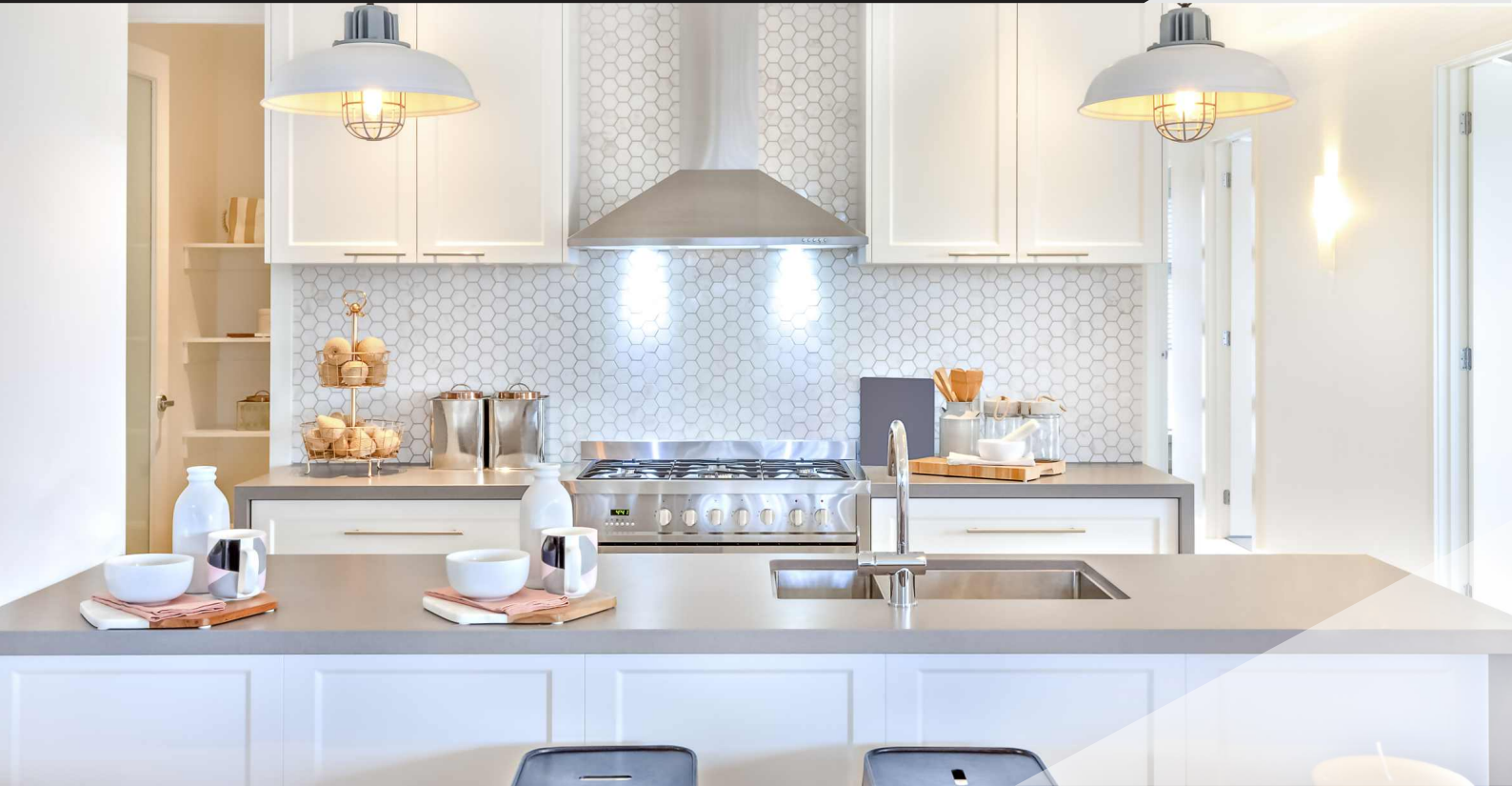


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<b>Slab</b>	Up to "H1" Australian standard engineered slab
<b>Frame</b>	90mm treated structural timber wall framing and pine truss roof
<b>Basix</b>	Standard <b>BASIX</b> requirements with up to 2000L slimline water tank
<b>Council</b>	Standard CDC fees and requirements
<b>Earthworks</b>	Provide balanced cut and fill up to 600mm to achieve a level building platform.
<b>Piering</b>	Concrete pier up to 70 linear meter.
<b>Pump</b>	Concrete pump
<b>Sewer Connection</b>	Sewer connection to junction at front / rear within boundary
<b>Stormwater Connection</b>	Provide 100mm stormwater connection to street / easement*
<b>Power Connection</b>	Underground power - 3 phase provision included (where applicable)
<b>Site Fencing</b>	Standard security fencing
<b>Planning</b>	<ul style="list-style-type: none"> <li>- 10.7 Certificate</li> <li>- Waste management Plan</li> <li>- Erosion and Sediment Control Plan</li> <li>- Neighbour Notification Plan</li> </ul>

## SITE INCLUSIONS





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## KITCHEN

<b>Oven</b>	600mm electric oven
<b>Cooktop</b>	600mm gas cooktop
<b>Cabinets</b>	Fully lined melamine carcass
<b>Cupboards</b>	Bulkhead overhead cupboards
<b>Rangehood</b>	600mm Canopy rangehood
<b>Microwave</b>	Provision for power connection - design specific
<b>Dishwasher</b>	600mm Dishwasher
<b>Refrigerator</b>	Water point to refrigerator
<b>Tapware</b>	Chrome sink mixer
<b>Splashback</b>	Ceramic tile splashback in accordance with selected colour scheme
<b>Doors &amp; Drawers</b>	Laminated finish in accordance with selected colour scheme
<b>Benchtops</b>	20 mm stone benchtop
<b>Sink</b>	Stainless steel double bowl sink
<b>Tapware</b>	Chrome finish sink mixer
<b>Joinery &amp; Handles</b>	Polytec joinery with designer handles
<b>Pantry</b>	Four shelves in white melamine - design specific





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<b>Tapware</b>	Chrome finish to basin mixer
<b>Mirrors</b>	Polished edges
<b>Tiling</b>	Wall tiles to shower recess, with floor tiles and skirting tiles throughout
<b>Vanity</b>	Fully lined melamine carcass
<b>Bath</b>	Free standing bathtub – design specific
<b>Shower Screen</b>	2000mm high semi-frameless with clear glass
<b>Towel Ring</b>	Chrome finish
<b>Toilet Suite</b>	Back to wall pan with soft close seat and close coupled cistern
<b>Exhaust Fan</b>	Ceiling mounted
<b>Accessories</b>	600mm chrome double towel rail and toilet roll holder

## BATHROOM & ENSUITE



## LAUNDRY



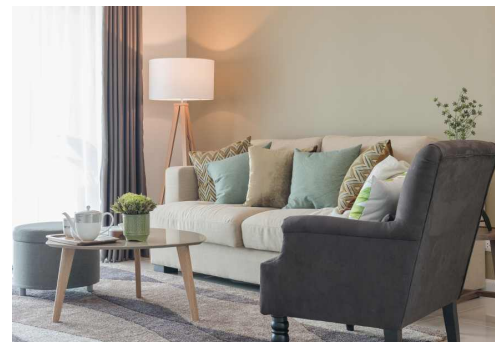
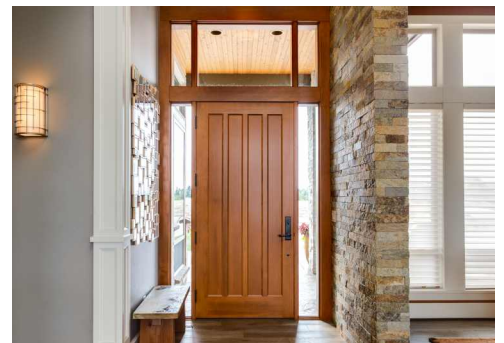
<b>Tapware</b>	Chrome laundry mixer
<b>Tub</b>	40L stainless steel tub and coated metal cabinet with concealed by-pass
<b>Splashback</b>	Tiles to splashback over laundry tub
<b>Tiling</b>	Tiles to floor with skirting tiling to perimeter
<b>Floor Waste</b>	Floor waste to wet area



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## INTERIOR

<b>Front Door</b>	Painted finish 920mm wide x 2040mm high hinged door with clear glazing
<b>Door to Laundry</b>	Fully glazed hinged door or aluminium sliding door - design specific
<b>Door Furniture to External</b>	Lever lockset in brushed satin chrome with deadbolt
<b>Doors</b>	2040mm flush panel internal doors including linen, laundry & pantry with smooth paint finish - design specific
<b>Door Furniture</b>	Lever set to internal passage & robe doors in brushed satin chrome
<b>Robes Master Suite</b>	<ul style="list-style-type: none"> <li>• Walk-in robe where applicable</li> <li>• Set of 3 drawers – melamine</li> <li>• Melamine shelf with hanging rail</li> </ul>
<b>Robes Other Bedrooms</b>	<ul style="list-style-type: none"> <li>• Mirror sliding doors</li> <li>• Set of 3 drawers – melamine</li> <li>• Melamine shelf with hanging rail</li> </ul>
<b>Linen</b>	4 white melamine shelves
<b>Skirting &amp; Architraves</b>	Profiled 67mm architrave and skirting with paint finish
<b>Cornice</b>	90mm Cove cornice
<b>Ceiling Height</b>	2600mm ground floor, 2450mm first floor
<b>Paint</b>	Two coat system to all internal walls and woodwork
<b>Staircase</b>	<ul style="list-style-type: none"> <li>• MDF treads and MDF risers (carpet finish)</li> <li>• Balustrades – stainless steel</li> <li>• Railings – stainless steel</li> </ul>





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## EXTERNAL

<b>Facade</b>	Standard range facade
<b>Roof Pitch</b>	22.5° roof pitch - design specific
<b>Roof Tiles</b>	Boral concrete colour applied roof tile from builder's range including medium duty sarking
<b>Fascia &amp; Gutters</b>	Colorbond fascia and slotted quad gutters
<b>Cladding</b>	Design specific
<b>Garage Door</b>	Panelift Colorbond motorized sectional door, incl 2 remote control units
<b>Bricks</b>	Face bricks with off-white mortar
<b>Windows</b>	Aluminium awning and/or sliding with keyed alike locks to each opening sash Obscure glaze to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements
<b>Alfresco</b>	Plasterboard ceiling with timber moulding. Waffle pod concrete slab.
<b>Wall Insulation</b>	R2.0 batts to external walls incl. internal garage wall
<b>Ceiling Insulation</b>	R3.0 batts to under roof excl. garage & alfresco
<b>Termite Protection</b>	Perimeter pest control system
<b>Porch</b>	Concrete slab
<b>Taps</b>	Garden taps to front and rear

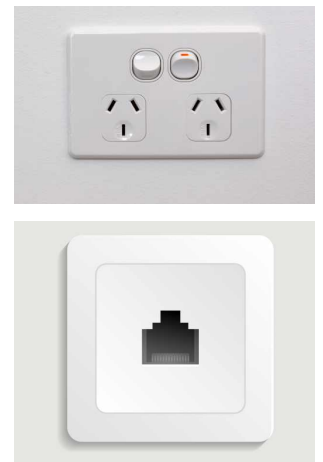




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## SERVICES & SUSTAINABILITY

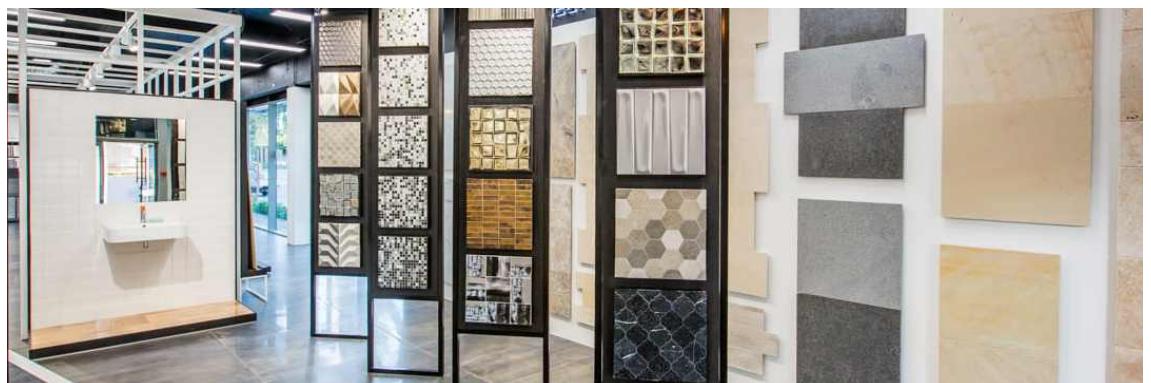
<b>Hot Water</b>	26L continuous flow system
<b>Electrical</b>	Double power points throughout. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box. Smoke detectors interlinked to comply with As3786
<b>Lighting</b>	Internal light points with light fittings. 15 Downlights included. External light points to entry & laundry area - design specific.
<b>Exhaust Fan</b>	Exhaust fan provided where required for ventilation purposes
<b>TV &amp; Phone</b>	Single storey home with 2 TV points & 1 Data point Double storey homes with 3 TV points & 1 Data point
<b>Gas</b>	Single gas connection (subject to availability)
<b>Air Conditioning</b>	Ducted air conditioning



## FLOOR COVERINGS

First quality ceramic tiles to entry, kitchen living, dining and to all wet areas

100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas



## Certificates

Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, setout survey and identification survey

## Fees & Requirements

Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 10.7 certificate. Soil test by engineer

## Others

90-day maintenance period. Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions



6 Wallingat Road, North Kellyville NSW 2155 • 1300ELANTE

Price including site costs are subject to Bore Hole, Contour, Bushfire, RMS, Hydraulic Engineers or other statutory reports as required by your 10.7 Certificate, 88B or Site Manager.

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 deletion of any inclusion. Display items such as furniture, light fittings, security systems, fire places, air conditioning, carpets and floor tiling (to areas other than wet areas); landscaping, fencing, driveway and paving are not included. Elante Homes reserves the right to substitute the make, model or type of any of the above products in the event that Elante Homes changes suppliers or due to product unavailability or non-compliance. To be read in conjunction with standard house design plans.