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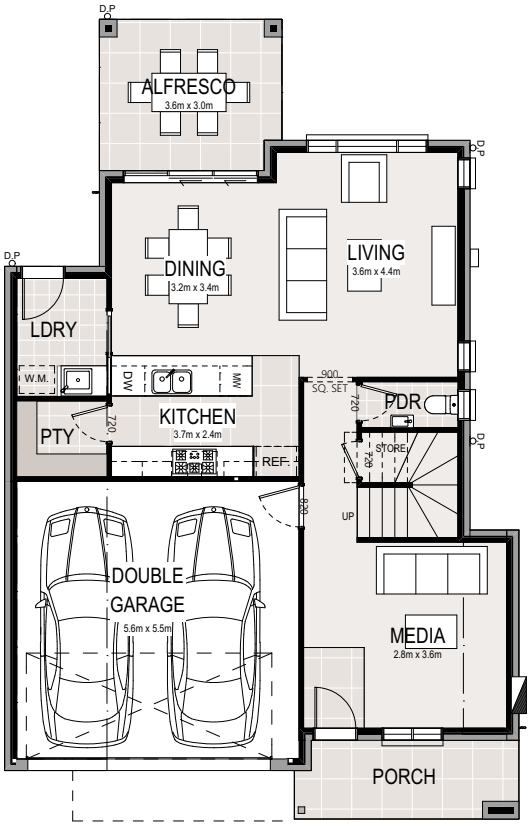
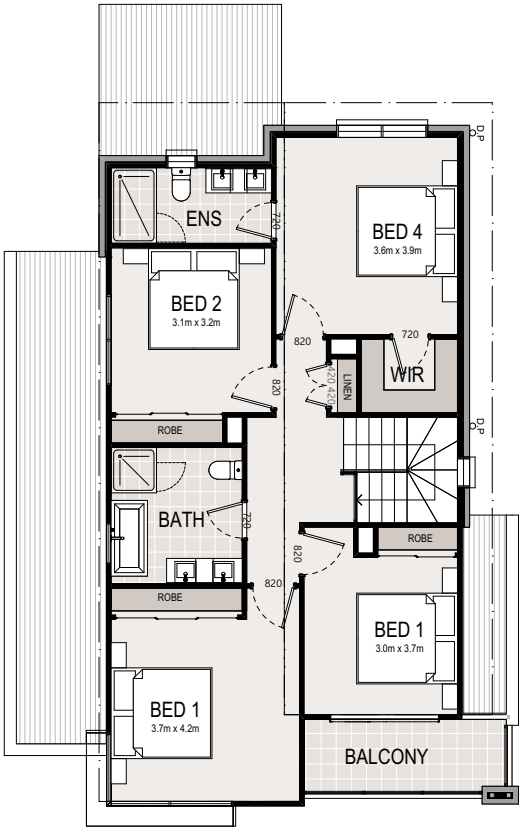


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SCALE

1m 2 3 4 5 10m

Disclaimer: Whilst every effort is made to provide accurate information, this floor plan and facade is for illustrative purposes and intended to provide a visual guide only. This floor plan and facade could be subject to site conditions, statutory authority requirements & further approvals and with this Creation Homes reserves its rights to modify designs if required.

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NUEVO

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Ground Floor Living	77.20m²
First Floor Living	89.42m²
Garage	33.67m²
Alfresco	10.65m²
Porch	6.75m²
Balcony	6.57m²
Total	**224.26m²**
Total Width	10.200m
Main Dwelling Depth	12.500m
Total Depth	15.860m

GOLD Package - Turnkey Specification & Inclusions Schedule

EXTERIOR FINISHES

Walls*

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry and / or lightweight masonry
- Painted selected lightweight cladding
- Natural and / or reconstituted stone
- Timber

Roofing

- Colorbond® sheet roof cover

Windows

- Aluminium awning and/or sliding with keyed alike locks to each opening sash
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

Front Door*

- Painted finish 920 wide 2040 high hinged door with clear glazing

Front Door Frame*

- Painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Selected sheeting

Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

Fascia & Gutter

- Colorbond® fascia, gutters and box gutters
- Colorbond® rain heads and PVC downpipes

Entry Porch

- External first quality ceramic tiles

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Driveway*

- Plain broom finish concrete

Fencing

- Boundary Fence *Colorbond® **OR** *Timber Lapped & Capped
  ****Subject to Authority Requirements & Estate Guidelines***

Letterbox*

- Brick and / or Pre cast concrete letter box with finish to match home

Rear Terrace / Alfresco

- External first quality ceramic tiles

Landscaping*

- Landscaping to front and rear yards including a combination of turf and mulched garden beds with selected plantings.

INTERIOR FINISHES

Floor coverings

- First quality Ceramic tiles flooring **OR** Laminated timber from selected Creation Homes standard range to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

- Plasterboard with low sheen 3 coat paint finish

Ceilings

- Plasterboard with 3 coast paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- Splashback in laundry
- Skirting tiles to laundry & powder room

Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops as required

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Cornice

- 90mm Cove cornices

Thermal Insulation

- As required to meet thermal rating

Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

Ceiling Height

- 2400mm

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and square ends

Splashback

- Ceramic tile splashback in accordance with selected colour scheme

Sink

- Stainless steel double bowl under-mount sink

Tapware

- Chrome finish sink mixer with built in filtration system and hand-held spray attachment

Dishwasher

- 650mm wide space provided for dishwasher

Oven

- 1 x 600mm stainless steel electric oven

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Cooktop

- 600mm gas stainless steel with wok-burner & cast-iron trivets

Rangehood

- 600mm wide ducted rangehood

Microwave space

- Integrated into cabinets

Laundry

House specific

Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

Cupboard

- Fully lined melamine carcass

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Reconstituted stone 20mm thick to match kitchen

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Towel Ring

- Chrome finish

Powder Room

Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Basin

House specific

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

Tapware

- Chrome finish to basin mixer

Towel Ring

- Chrome finish

Mirror

- Polished edges

Exhaust Fan

- Ceiling mounted

Toilet roll holder

- Chrome finish

Bathroom

Shower Screen

- 2000mm high semi-frameless with clear glass

Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Shower base

- Tiled with chrome floor to waste

Mirror

- Polished edges

Exhaust Fan

- Fan/light/heater combination unit

Vanity

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

Benchtops

- Reconstituted stone – 20mm thick with square edge

Basin

House specific

- Vitreous china inset basin

Bath

- Acrylic

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Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Shower with hand held and adjustable shower head on rail

Towel Rail

- Double rail in chrome finish

Toilet roll holder

- Chrome finish

Ensuite

Shower Screen

- 2000mm high semi-frameless with clear glass

Toilet

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Shower base

- Tiled with chrome floor waste

Mirror

- Polished edges

Exhaust Fan

- Fan/light/heater combination unit

Vanity

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

Benchtops

- Reconstituted stone – 20mm thick with square edge

Basin

- Vitreous china inset basin

Bath

- Acrylic (where applicable)

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Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Shower with hand held and adjustable shower head on rail

Towel Rail

- Double in chrome finish

Toilet roll holder

- Chrome finish

Bedrooms

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

GENERAL

Heating Cooling

- 2 split system Air Conditioning: one to living and one for master room

Clothes Line

- Wall or ground mounted folding clothes line

Flyscreens

- Black Fibreglass mesh to all openable windows only

Door Bell

- Hard wired door bell

Entry Door Handle

- Chrome finish mechanical entrance lever set

External sliding doors

- Latch and deadlock

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Internal door furniture

- Chrome finish lever passage set

Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

Internal Light Fittings

- LED downlights to kitchen & bathroom areas, oyster lights to remaining areas
- 2 x Fluorescent light fitting to Garage

Electrical Switch Plates

- Clipsal Classic in white finish or similar

Hot Water Unit

- Instantaneous gas hot water system

Preliminary Works

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

Site Works

- Earthworks including levelling of building platform over home area
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single-phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

Features

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

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STANDARD UPGRADE OPTION – PRICE ON APPLICATION

- Ground floor ceiling 2740m
- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- All walls tiled to ceiling height with square set ceiling/walls at junction with feature wall tile
- 40mm stone for kitchen benchtop
- 450mm wide melamine tower with 4 drawers & 3 open shelves to robe
- Ducted Air Conditioning system
- Optical Smart Wiring System
- LED downlights throughout the house
- Water point to fridge
- Additional single power points
- Additional double power points
- Additional light power point
- Additional external power points
- Additional internal gas points
- Additional external gas points

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