



# THE ORCHARD

BOX HILL

## SPECIFICATIONS FOR TWO STOREY HOMES

### GENERAL INCLUSIONS

Treated Pine Termite resistant Timber frame/25° pitch roof trusses (based on wind rating N2 W33N)

Superior Kordon termite barrier protection

67mm half splay architraves and skirting

### FACADE

As per product types Selected.

Ceramic tiles to alfresco and porch (within standard range)

Bagging & Paint where indicated on elevations

### WINDOWS

Bradman Architectural styled aluminium windows as per facade selected + Fly Screens + Window Roller Blinds

Energy efficient weather seals and locks to all windows

### CONCRETE SLAB

Engineer designed concrete slab

Engineer designed structural steel beams (where applicable)

Inclusion of Drop Edge Beams (where required)

### BRICKS & ROOFING

Bricks selection as specified

Cladding (James Hardie) including wall wrap

Concrete roof tiles including sarking (where required)

Colorbond Steel Roofing colour as specified

### INSULATION

R3.0 to First floor ceilings & R2.0 to external walls excluding garage. (excludes insulation between ground floor & first floor)

### FLOOR COVERINGS

#### STUDIO (WHERE APPLICABLE)

Carpet to 1st floor, stairs, ground floor living room and study. Tiles to remaining floor areas. Carpet to Studio (Tiles and Carpet from builders standard range)

### CEILINGS

2600mm nominal lower ceiling height

2450mm nominal upper ceiling height

90mm classic cove cornice

### TAP WARE

Bathroom/Ensuite: Stylish Mizu Drift tapware

Kitchen: Mizu Drift flick mixer

Laundry: Posh Bristol flick mixer

External: Front and rear

Mizu Drift mixers to all tapware in ensuite & bathroom

### KITCHEN

European designed gourmet laminated kitchen with 20mm reconstituted Stone benchtops from MJH builders range

Overhead cupboards including bulkhead

Dishwasher opening with connections

Microwave shelf with power point

Pantry with 4 melamine shelves

Fridge area for 1.0 wide fridge freezer unit

Designer glass splashback to underside of overhead cupboards & behind the range hood and the end walls if applicable from builders standard range.

Posh Solus MKII designer kitchen sink including waste basket

Water Filter with Starter cartridge & Chrome tap?

### APPLIANCES

Choice of quality Omega cooking appliances:

Cooktop - 900mm wide Omega (stainless steel)/Gas OG92XA

Oven - (stainless steel)/Electric OO971XN

Range hood - 900mm wide flat profile canopy stainless steel ORC93X

Dishwasher - Omega 60cm (stainless steel) ODW717XB

### HOT WATER

Rheem Metro Gas instantaneous 26L



**ELECTRICAL**

Two downlights per room '2'

Double power points to all rooms

Exhaust fans to bathrooms

External lighting to front porch and alfresco

TV Ariel (no Booster)

Home will be wired for NBN (1 x Data, 1 x Phone, 1 x TV)

Bosch (4 Zone) Security Alarm System

**SMOKE DETECTORS**

As per the standard electrical plan wired direct to mains power

**PAINT**

Taubmans 'Endure' to all internal walls -2 coat system

Flat acrylic to ceiling

Gloss enamel to interior timber & internal/external doors

**DOORS**

Front door: standard selection from Hume Doors (Nexus range)

Laundry door: JSTI clear glazed Joinery Door with clear glazing

Internal: Flush Panel doors

Cushioned door stops

Glass sliding doors with key locks

**DOOR FURNITURE**

Front entry: Gainsborough Governor

Laundry : Gainsborough Governor

Internal : Gainsborough 300 Contractor Series Classic

**AIR CONDITIONING**

Daikin Single phase 12.5kW standard inverter Ducted AC System & 3.5kW Split AC System to Studios

**EXTERNAL LANDSCAPING -  
IN ACCORDANCE WITH  
INDIVIDUAL LOT DETAILS**

Coloured through concrete to the property

Plain concrete from property line to laybacks

Brick letterboxes & Austral Compact 28 Fold down wall mount clothesline, lot specific fencing

Soft landscaping Kikuyu Turf, planting, as per landscaping plan

Paved areas, as per landscaping plan

Poly 3000L Tank with Rain Bank + Pump

Timber retaining walls to side boundaries (where applicable)

Masonry retaining walls to front yard (where applicable)

1.8high treated pine lapped and capped fencing

**BATHROOM / ENSUITE**

Large selection of ceramic tiles (from standard range)

1800mm high semi framed shower screens with clear toughened glass and pivot door

Tiling to bathrooms walls 200mm skirting tile with tiling at shower 2,100mm high.

Frameless mirror above vanity

Mizu Drift towel rail or rings (where applicable)

Mizu Drift toilet roll holder

Reconstituted 20mm stone benchtop to Bathroom from the builders standard range

Newbury 1500 / 1700 long designer bath (As per design)

Designer vanities wall hung

Square designer wash bowls with 70mm profile

Mizu Drift mixers to all tapware in ensuite & bathroom

Chrome plug and waste to all outlets

Bermuda deluxe showerhead and slide rail

All Vitreous China Porcher Quatre WC cistern and pan

**LAUNDRY**

Clarke Eureka Plus laundry tub

**STAIRS**

Painted timber stringers with medium density fibreboard (MDF) treads and risers, painted handrail and square wrought iron balusters (expansion joint in stairwell covered by painted timber trim)

**BALCONIES**

Balcony Handrails, flooring and detailing as per design type

**GARAGE**

Sectional overhead garage door in Ranch or Heritage profile - remotes included

**BUSHFIRE PROTECTION**

Allowance for 12.5 BAL rating requirements for Lot 315, Lot 316 and Lot 20

**EXCLUDED ITEMS**

Gas points other than 1 provided in the family room, concrete piling to underside of slab except where required for building over sewer or building adjacent to sewer on effected lots, door closes, microwave, Alfresco ceiling fans, special recess power points, music system, furnishings, decorative items, mirrored decorative walls including second separate mirror over bath as seen in some displays, Façade prices quoted include for a face brick or bag & paint finish to extent shown on plans



# Inclusions

## FRONT DOORS



Nexus NEX30



Nexus NEX35

## LAUNDRY DOOR



Joinery JST1

## INTERNAL DOOR



Hume PCMDF  
Flush Panel Door

## FRONT ENTRY AND LAUNDRY DOOR FURNITURE



Gainsborough Governor Entrance Set

## INTERNAL DOOR FURNITURE



Gainsborough 300  
Contractor Series Classic

## KITCHEN AND APPLIANCES



Posh Solus MKII Kitchen Sink



Mizu Drift  
Square Sink Mixer



Omega ODW717XB  
Dishwasher

## LAUNDRY



Posh Bristol MKII  
Sink Mixer



Clark Eureka Plus  
Laundry Tub



Omega ORC93X 900mm  
wide Canopy Rangehood



Omega OG92XA 900mm wide  
Gas Cooktop



Omega 00971XN Oven

## BATHROOM



Mizu Drift Toilet Roll Holder



Mizu Drift Basin Mixer



Mizu Drift Towel Rail or  
Mizu Drift Towel Ring  
(where applicable)



Bermuda 3 Function  
Shower Rail



Manooga Cove  
Square Basin COV70



Porche Quatre Closed  
Couple Toilet Suite



Caroma Newbury 1500/1700  
Long Island Bath (As per design)



Mizu Drift  
Shower Mixer



# Free Upgrade Package

Add even more designer luxury to your dream home (worth \$10,990)







2 x Fan/Light/2 heat lamp including circuit



Semi-framed silver screens including stainless steel hob



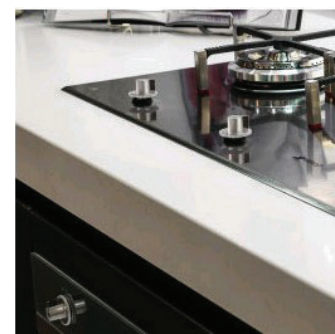
12 x Clipsal 9Watt LED Downlights



2 x additional Free-to-air TV  
3 x Cat6 Data Points



Polyurethane kitchen style 1 (note, finish only)



40mm Stone Edge to Kitchen benchtops



600x600 porcelain tiles



Clark Monaco 1.5 undermount sink



Internal lever door handles



10 x Double Powerpoints



Trilock