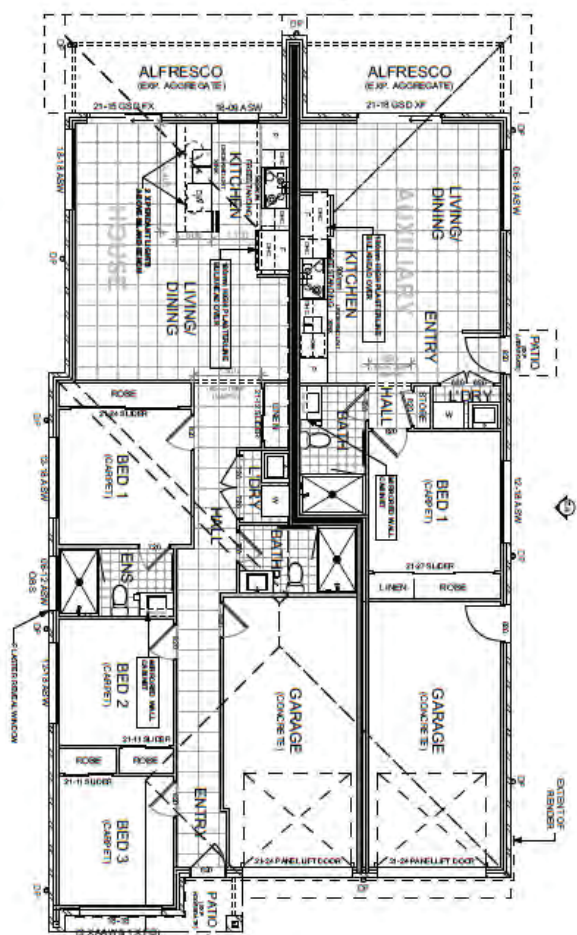


SEYMOUR 201 URBAN DUAL KEY



- Fixed Price Site Costs
- Split System Air Conditioner to Living Room & Bedroom 1
- Roller Blinds To Windows and Sliding Door (Excludes Wet Areas, Window Behind Cooktop & Garage If Applicable)
- Security Screens To Opening Windows & Doors
- Floor Tiling & Carpet Throughout
- Two (2) Pendant Lights Above Kitchen Bench
- Cold Water Point To Fridge Space
- Three (3) Double Power Points With USB Ports
- Undermount Sink With “Mizu Soothe” Sink Mixer Tap With Pull Out Spray
- 900mm Wide Stainless Steel Freestanding Gas Cooker
- 900mm Wide Glass Canopy Rangehood
- Frameless Mirrors to Bathroom
- Mirrored Wall Cabinet To Ensuite
- Wall Mounted Vanity Unit With Square Basin
- Upgraded Ceiling Fans Throughout Including Fan to Alfresco
- Stainless Steel Magnetic Door Stops
- Inset Laundry Tub With Cabinetry Under & Stone Benchtop
- Smoke Alarms & Quality Low Energy Lighting
- Fencing, Premier Grade Landscaping, Driveway & Path
- Clothesline, Letterbox & Pre-Selected Designer Colour Scheme



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PREMIER INCLUSIONS

CURRENT AS AT 01.02.2021



PRE-CONSTRUCTION

- ♦ Engineers soil report & slab design
- ♦ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ♦ Fixed price site works including cut/fill and retaining walls as required.
- ♦ Engineer designed concrete slab & footings with control joints where applicable
- ♦ T2 treated timber frame & trusses
- ♦ Termite treatment to slab penetrations and physical perimeter barrier
- ♦ Sewer & Storm water connections to existing serviceable connection points
- ♦ Water connection from pre-tapped water main

ENERGY EFFICIENCY

- ♦ 6 Star Rated as per government regulations.
- ♦ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ♦ R1.5 walls batts to external walls (where required)
- ♦ Double sided foil "Wall-wrap" to external stud walls
- ♦ Energy Efficient Hot Water Unit
- ♦ Weather seals fitted to external hinged doors
- ♦ Wall mounted split system reverse cycle air conditioner to living room and bedroom 1
- ♦ 500 KPA water pressure limiting device
- ♦ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ♦ Select range of clay bricks from the Builders standard range
- ♦ Natural mortar with raked joints
- ♦ Feature render finish to front façade where required (Refer plan for details)
- ♦ Powder coated aluminium windows in the standard Builders range of colours
- ♦ Powder coated aluminium framed barrier screens to all openable windows and external doors
- ♦ Keyed window locks to all opening sashes and sliding doors

- ♦ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ♦ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ♦ Metal fascia & gutter in the standard Builders range of colours
- ♦ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ♦ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ♦ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ♦ Technika 900mm wide stainless steel freestanding dual fuel (gas) cooker
- ♦ Technika 900mm wide glass canopy rangehood
- ♦ Technika freestanding stainless steel dishwasher
- ♦ 2 x Pendant lights to island bench (if applicable)
- ♦ Undermount stainless steel double bowl sink
- ♦ Mizu Soothe mixer tap with pull out spray
- ♦ Cold water point to fridge space
- ♦ 4 x Melamine shelving to WIP (if applicable to design)

BATHROOM, ENSUITE & TOILET

- ♦ Laminate finish wall mounted vanities with stone top and shark nose finish to cabinetry (no handles), from Builders standard range
- ♦ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ♦ White acrylic bath (1500mm-1675mm design specific)
- ♦ Mirrored wall cabinet fitted to the same width as the vanity unit to Ensuite
- ♦ 1050mm high aluminium frameless mirror fitted to the same width as the vanity unit to bathroom
- ♦ Chrome mixer tapware (Standard Builders Range)
- ♦ Chrome metal double towel rails and toilet roll holders
- ♦ Dual flush vitreous china suite with soft close seat
- ♦ White GAP Semi Inset Basin 450mm x 410mm



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PREMIER INCLUSIONS

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CERAMIC TILING & FLOOR COVERING

- ♦ 450mm x 450mm tiles to Main floor, Bathroom & Ensuite floor areas as per plan
- ♦ 2000mm high tiling to shower areas, 500mm tiling above bath and single row of skirting tiles to wet areas
- ♦ Kitchen 600mm tiled splash back
- ♦ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ♦ Builders range carpet to Bedrooms, Lounge, Staircase (if applicable) as per plan

ELECTRICAL

- ♦ Earth leakage safety switch & circuit breakers
- ♦ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ♦ Double power point to each room as per electrical plan, Bedroom 1 and Kitchen have double power point with USB port
- ♦ One (1) television point to each living/lounge area + bedroom 1 (complete with 6 lineal metres of cable and antenna)
- ♦ Smoke detectors (hard wired with battery backup)
- ♦ Provide NBN lead in conduit only (ready for connection by others, Developer responsible for supply connection to property boundary)
- ♦ Pre-wiring for two (2) phone / data points
- ♦ Weatherproof external light fittings (where applicable)
- ♦ Ceiling fans to Living, Lounge, Bedrooms and Alfresco
- ♦ Exhaust fan to bathroom, ensuite and internal powder room or WC (if applicable) as per NCC

STANDARD INTERNAL & EXTERNAL FEATURES

- ♦ 2440mm nominal Ceiling height
- ♦ 2040mm x 820mm feature external front door with clear glazing
- ♦ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ♦ Paint grade flush panel internal passage doors

- ♦ Gainsborough Tri-Lock Contemporary Lever Set to front entry
- ♦ Internal lever door furniture
- ♦ Magnetic stainless steel door stops (excludes garage & wet areas)
- ♦ Deadlock to all external hinged doors
- ♦ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ♦ Three (3) coat, one colour internal paint system to Manufacturers specifications in Builders standard colour "Lexicon Quarter (or equivalent)"
- ♦ Two (2) coats to ceiling to Manufacturers standard specifications
- ♦ Two (2) coat external paint system to external trim and doors to Manufacturers standard specifications
- ♦ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ♦ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ♦ Laundry cabinet with 20mm stone benchtop, inset sink, chrome mixer tap
- ♦ Stone bench tops from Builders standard range
- ♦ Laminate finish to joinery in the standard Builders range of laminates & door handles
- ♦ Two (2) external garden hose taps
- ♦ AAA Rated hand shower rail and tapware
- ♦ Exposed aggregate (unsealed) concrete driveway, path & alfresco
- ♦ Landscaping including A grade turf to front and rear yard and Premier Grade garden bed to front garden with garden edging (refer landscape plan)
- ♦ Timber fencing to side and rear boundaries including returns and gate
- ♦ Fold down clothesline
- ♦ Render finish painted letterbox and metal insert
- ♦ Cover grade timber staircase with paint grade balustrading (if applicable to design)

WARRANTIES

- ♦ Twelve months maintenance period
- ♦ 6 Year structural guarantee



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