

Prestige Quality Inclusions

Foundations / Fall of Land*

- Foundation class up to “M” class concrete slab with a maximum of 1m fall over the building envelope. Excludes rock removal.
- Based on allotment up to 650m2 with a maximum setback of 5m to the front of the house.

Alfresco (house specific – see detailed drawings)

- Undercover Alfresco area complete with plaster lined ceiling and one ceiling batten holder.
- Foundation up to “M” class concrete slab with waste point.

Services**

- Underground power (up to 12m).
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer & stormwater connection.
- Termite protection.

Brick

- Clay brick selection from Builder’s standard Category 1 range.
- Brickwork over windows from Builder’s standard Category 1 range. Excludes rear projection to first floor double storey.

Roof

- Cement tile selection from Builder’s standard Category 1 range (CSR).

Windows

- Powder coated aluminium frames with low emissivity (low-e) glass to all elevations.
- Keyed locks to all openable windows (excludes sliding doors).
- Aluminium framed flyscreens with aluminium mesh to all openable windows (excludes bi-fold and louvre windows). (Excl. BAL40).

Framing

- Pine framing to walls and roof as per Engineer’s requirements.

Kitchen

- 20mm stone to kitchen benchtops from Builder’s up to Category 3 range with 60mm edge to the island bench.
- Laminate cabinets and doors from builders Standard category 1 range.
- Extension to island benchtop overhang (1080mm total width).
- Melamine shelving to cabinets.
- Four melamine shelves with flush panel door to Pantry/galley (house specific).
- Shadowline feature to kitchen benchtops.
- Laminate benchtop to Gallery/pantry (house specific).
- Choice of 900mm wide Fisher & Paykel dual fuel stainless steel upright cooker **or** 900mm wide Fisher & Paykel stainless steel built-in oven with 900mm wide Fisher & Paykel five burner gas cooktop including wok burner. **or** two 600mm wide Fisher & Paykel stainless steel under bench ovens with 900mm wide Fisher & Paykel stainless steel five burner gas cooktop including wok burner.
- Choice of 900mm wide stainless steel canopy rangehood. **or** 900mm wide glass canopy rangehood. **or** concealed stainless steel rangehood.
- Single storey homes ducted to roof space and double storey homes vented through the external wall.
- AFA cubeline double bowl undermount sink with drop in drainer **or** AFA flow double bowl undermount sink.
- Choice of 2 Teknobili pull out veggie spray mixers to kitchen (tap mounted on benchtop). **or** Mizu Drift Gooseneck sink mixer (matt black).
- 600mm S/S dishwasher by Fisher & Paykel.
- 920mm high additional overhead cupboards to both sides of rangehood to run full width to match base cabinets.
- Choice of 2 or 3 drawer pot drawer units to extent of kitchen oven bench.
- Choice of designer kitchen handles (Category 1).
- Soft closers to kitchen cupboards and drawers.
- Capped cold water to fridge space.

Ensuite/Bathroom

- 2,000mm high Grange semi frameless shower screen with pivot door and fully tiled shower base to Master Ensuite.
- 1,870mm high Grange semi frameless shower screen with pivot door and fully tiled shower base to Bathroom and Ensuites.
- Posh Bristol Shower rail to Ensuites and Bathroom.
- 20mm stone benchtops including shadowline features and melamine interior to Master Ensuite, Bathroom and Powder Room.
- Floating look vanity to Ensuites and Bathroom.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Bank of drawers to Master Ensuite vanity only.
- Freestanding bath to Master Ensuite and main Bathroom (house specific).
- Polished edge mirrors to full width of vanity to Ensuite, Bathroom and Powder Room.
- Aquaflo™ shower grate.

Tapware

- Choice of 3 pre-selected mixes and 3 pre-selected basins.
- Mizu Drift in chrome finish to laundry trough.
- Choice of 3 wall mixers to showers and bath in Ensuites and Bathroom.
- Choice of Lexi Twin or Posh Domaine shower rail to Master Ensuite in chrome finish.
- Washing machine stops in chrome finish to laundry.
- 2 Garden taps provided - 1 inside the front boundary and 1 attached to house.

Laundry

- Laminate laundry cabinet with stainless steel insert trough.
- Laminate extended benchtop to laundry cabinet with open space below.
- Concealed water and power connections.

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Doors

- Primed timber Corinthian Urban door with feature panel/s to front entry. (PURB2 or PURB101)
- 2,340mm high internal doors to ground floor (includes front entry door, excludes laundry and internal garage access doors).
- 2,400mm high x 3,000mm wide aluminium stacker door to alfresco, dining or family rooms (house specific).
- Choice of 8 styles of internal door handles.
- Lockwood Velocity lever set (4 styles) to linen and robes.
- Lockwood Symmetry Manor Series entrance set to external doors.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.
- Door seals to all external door frames.
- Fully glazed painted door to Laundry.

W.C

- Posh Domonique china dual flush link suites.
- Soft close hinged toilet seats.

Ceiling

- 2,740mm high ceilings to ground floor and 2,440mm high ceilings to first floors of double storey homes.

Heating

- Gas ducted heating to living areas and bedrooms with manual thermostat (refer to detailed drawings for locations).

Solar Hot Water

- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai natural gas booster.

Electrical

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house to visible areas.
- Self sealing exhaust fans to W.Cs without direct ventilation to outside air.
- Batten holders throughout house.
- Single batten holder to Portico ceiling.
- Single batten holder to Alfresco ceiling (house specific).
- Single paraflood light to external wall outside laundry.
- 2No. TV point.

Flooring

- Choice of ceramic tiles or timber look flooring to Entry, Kitchen, Dining and Family Rooms (Category 1).
- Rivendell range carpet to the rest of your home (Category 1), (excludes tiled areas).

Paint

- Wattyl Sunfast Low Sheen to external woodwork and downpipes where applicable.
- Colorbond fascia gutters and downpipes.
- Wattyl Easyflow Gloss or Satin to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.

Tiles

- Selection from Builder's standard category 1 range.
- Floor and wall tiles to Ensuite, Bathroom and Laundry (refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C and Powder Room (house specific).
- Tiled splashback to the kitchen wall and behind the rangehood (Category 1).
- Full height wall tiles to Master Ensuite and Powder Room including square set finish to ceiling (Category 1) (house specific).
- 100mm tiled skirting to all wet areas.

Plumbing

- Concealed plumbing.

Insulation

- R2.5 insulation batts to ceiling & insulation to external walls (excludes Garage and Alfresco).
- SEAV 6 star energy rating compliance.

Garage

- Sectional double garage door with timber look or Colorbond.
- Brickwork above Garage opening (Category 1).
- External weatherproof flush panel door (house specific).
- Internal access door from the garage to home.
- Remote control to garage door including 2 transmitters.

Extra Features

- Architectural features such as bulkheads.
- Decorative cornice to selected ground floor living areas (excludes theatre and rumpus).
- 75mm cove cornice to remainder of house.
- 67mm decorative skirting and architraves (excludes wet areas).
- Part render to front façade features in up to 2 colours (refer specific façade working drawing).
- Feature columns to selected rooms (refer to detailed drawings for locations).

Staircase

- Traditional 2NC stained and polished staircase. Standard configuration only.

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