



Quality Construction Features

- Engineer design, reinforced concrete slab and footings.
- Fully welded engineered wall frames to region C.
- Timber roof trusses.
- Site survey, repeg & Contour survey.
- Engineers fees
- Shire building licence fees
- Water corporation Connection fees.
- Horizon Power Temporary connection fees.

External Features

- Certified termite treatment.
- Choice of colorbond custom orb roof cover.
- Colorbond custom Orb wall cladding in a choice of colours.
- Colorbond lining to garage, porch and alfresco.
- Two (2) external brass garden taps.
- M&B 'designer' front entrance door in timber frame with aluminium sill.
- Gainsborough Tri-Lock door furniture with dead lock to front door.
- Powder coated aluminium sliding doors and windows with flyscreens.
- Full painting to external to manufactures specifications.
- Natural grey grano to alfresco, porch and carport plus a 30sqm allowance for driveway and crossover.
- Roof ventilation by colorbond ridge vent.

Internal Features

- 75mm cove cornice throughout.
- Standard Readicote flush panel internal doors.
- JDS metal door frames.
- Gainsborough contractor 100 series door furniture, privacy locks to ensuite, bathroom and WC.
- Full painting to ceilings with standard California White
- Paint to doors, frames and woodwork.
- Single colour paint to internal walls (Feature walls will incur extra charges)
- R3.0 insulation batts to ceiling and R1.5 insulation to external walls.
- All built in robes (BIR) with a melamine shelf and chrome hanging rail.
- Pre-finished vinyl sliding doors to robes.
- Quantum compact hot water heat pump.
- Knight plank floor coverings to all living areas.

Electrical Features

- Double power points to standard locations.
- Brushed aluminium switch plates to light and power point switches and RCD safety switches plus 2 hard wired smoke detectors included unless otherwise shown on the plan.
- Two (2) TV points connected to external TV aerial included.
- One telephone point included.

- External weatherproof double power point alfresco and carport.
- White 3 blade ceiling fans to all bedrooms and living areas.
- Exhaust fans to bathroom, ensuite and WC.
- Power supply for reticulation installation.
- Reverse cycle Daikin inverter split system air conditioning to living area's and bedrooms.

Kitchen Features

- High choice of laminates from Polyrey/Laminex/Formica with post formed edge bench tops.
- Choice of Polyrey/Laminex/Formica cupboard doors with selection of chrome handles rom builders range.
- Soft closers to all drawers and cabinet work doors.
- Westinghouse POP 663s 600mm fan forced stainless steel electric oven.
- 900mm Westinghouse induction hotplates PNH944DU.
- Westinghouse WRG950CGS or WRG920FGS 900mm glass canopy range hood.
- Large pantry with 4 melamine shelves.
- 200 x 200 wall tiles. \$44.00/sqm retail selection allowance.
- Raymour Atlantic 1 & ¾ R/H or L/H Bowl sink with 1 tap hole (1080mm) with Raymour Armada sink flickmixer tap.

Bathroom and laundry Features

- Basin full vitreous china vanity Raymour coral (white) to bathroom & ensuite with Raymour Armada 5 star basin mixers (chrome).
- 1650mm white acrylic rectangle bath with an elegance 180mm chrome bath outlet and Raymour Armada mixer.
- 45L stainless steel laundry trough with metal cabinet and Raymour Armada mixer.
- Caroma Concorde Insigna connector toilet suite.
- Huge choice of laminates from Polyrey/Laminex/Formica with post formed edge bench tops.
- Choice of Polyrey/Laminex/Formica cupboard doors with selection of chrome handles from the builders range.
- Raymour all directional shower arm & rose with Raymour armada flip mixers.
- Chrome floor wastes throughout.
- Full vanity width framed mirrors to bathroom & ensuite walls.
- Clear laminated shower screen and rail or pivot door to bathroom & ensuite shower recess as per plan.
- Linen cupboard with 4 melamine shelves.
- 200 x 200 mm tiles to ensuite, bathroom, WC and laundry. \$44.00/sqm retail selection allowance.
- Quality accessories including double towel rails and toilet roll holders.