



## Exterior

- Finials FN04 and fretwork as per the blackwood display on all gables
- James Hardie Linea cladding for exterior cladding
- Bullnose sills on all windows
- VP03 turned verandah posts and CB15 corner brackets
- EB03 Eave brackets
- HUME Regency XR5 exterior door with 2x HUME Regency XR6 sidelites - double glazed clear glass for both the door and sidelites
- 2x Clearguard security doors on SGD in alfresco

## Interior

- 3000mm high ceiling as per plan
- 90mm Concerto cornices throughout the home
- 135x18mm replica skirting board & 92x18mm replica architraves with 150x95mm corner/plinth blocks
- 1.1m high wainscoting installed from the entry to the lounge - Porta 'Georgian chair rail 65x25x3 & panel mould 31x15x2.4' (clear pine)
- 1x BD003 2400x1800 +B02 black system 3.6m+handle W-S1B barn door (includes handles & tracks etc)
- Surround classic VJ 100 primed 3000x1200x9 panelling installed floor to ceiling in bedroom 2 - only on wall backing onto laundry
- Surround classic VJ 100 primed 2400x1200x9 panelling installed on the back of mudroom cabinet
- Wall paper on all walls in bedroom 3
- 31x HUME Hay moulded panel woodgrain skin smooth 2040x820 internal doors throughout
- 11x Lockwood Velocity large rose lever handles 'SPIRE L2' - chrome plate for internal swing doors
- Window seat and mudroom bench cushions

## Joinery

- 40mm shadow grey - premium range YDL stone for the kitchen and dining benchtop with undermount sink cut-out & waterfall edge connection
- 20mm Rosemee - Deluxe range YDL stone for the laundry benchtop
- 40mm arctic white - Deluxe range YDL stone for 2m ensuite and 1.2m bathroom vanity benchtop's with 3x undermount basin cut-out's
- 2-pac cabinetry with the settler profile in a satin finish throughout the home
- Bulkheads for kitchen overhead cabinetry



- Decorative skirting and capping for cabinetry
- 2x Sets of soft close drawers
- 2x Soft close pot drawers
- Integrated dishwasher panel
- Pull-out bin drawer
- Pull-out spice caddy
- Mayfair collection handles throughout the home
- Laundry broom cupboard
- Pull-out hamper drawer in laundry
- Hanging rail in laundry
- Bulkheads for laundry broom cupboard
- Living room bench seat with all drawers
- Mudroom cabinetry with drawers
- Bulkheads for mudroom overhead cabinetry
- Ensuite vanity with drawers
- Bathroom vanity with drawers
- Ensuite mirrored shaving cabinets

## Plumbing

- SR-8745 Handmade double bowl sink - 870x450mm kitchen sink (under-mount)
- SLTQ560.SS Sniper 560 laundry tub (to be installed as top-mount)
- 3X B-3817 380 Round under counter basin for bathroom and ensuite vanities (undercounter basin - undermount sink cutout's needed)
- 2x BL1110CW Clasique sink mixer - chrome/white for kitchen and laundry
- 3x BL1121CW Clasique basin mixer - chrome/white for bathroom and ensuite vanities
- 3x BL1171CW - Clasique bath/shower mixer - chrome/white for bathroom and ensuite showers & bath
- 2x BL1174CW Clasique shower on rail set - chrome/white for bathroom and ensuite
- 1x BL1175CW Clasique curved bath spout - chrome/ white for bathroom
- RE1700W Regent Decina 1700mm freestanding bath for bathroom
- 2X 1124CW Clasique 600mm single towel rail - chrome/white for bathroom and ensuite
- 2x 1151CW Clasique towel holder - chrome/white for WC and ensuite
- 2x 1151CW Clasique toilet roll holder - chrome/white for WC and ensuite
- 3x 1153CW clasique robe hooks - chrome/white for mudroom/cloak cabinetry
- 2x KOVA-BTW Kova - rimless back to wall toilet suite for WC and ensuite
- Shampoo niche in ensuite



## **Electrical**

- Daiken reverse cycle ducted air-conditioning throughout the home
- 32x LED downlights throughout the home as per electrical plan
- 4x Wiring for pendant fixtures as per electrical plan
- 1x 2-Light Tastic lamp in ensuite as per electrical plan
- 1x 4-Light Tastic lamp in bathroom as per electrical plan
- 1x Fan without light in lounge as per electrical plan
- 1x Fan with light in alfresco as per electrical plan
- 1x Extra external light as per electrical plan
- 29x Double powerpoints throughout the home as per electrical plan (standard according to the allowance of powerpoints)
- 1x USB powerpoint on end of kitchen island installed just above the height of the dining table

## **Appliances**

- Electrolux wall-mount oven 600mm
- WHG953SB Westinghouse gas cooktop 900mm
- WRI814BB Integrated rangehood dark stainless steel 800mm
- ESL51600ZO Electrolux integrated dishwasher 600mm
- Flooring

## **Tiling**

- Brickbond tiling for kitchen splashback, and all bathroom & ensuite walls to 2.1m high (flooring exclude)
- Bathroom and ensuite walls to have tiling up to 2.1m high
- 300x600 shampoo niche in ensuite shower on wall backing onto bedroom 2

## **Floor and window coverings**

- Latin Shores - French grey carpet in bedrooms, study and lounge
- 86mm Roasted peat – Hurfords timber floor in entry, hallway, pantry, kitchen, meals and living (prestige grade)
- Blinds in all rooms except for wet areas with pelmets and decorative trimming

## **6 star energy rating requirements**

- Upgrade to Low-E glazing



- Upgrade the ceiling insulation - R6, wall insulation - R2.5, underfloor insulation - 80mm, & internal wall insulation for wc/laundry/bath - R2.0
- Upgrade glazing on the entry door, sidelites and W5 to double glazed