



Exterior

- Alfresco UMR with subfloor & merbau decking to front of the house
- 7.62m x 2.6m alfresco UMR with subfloor & merbau decking along meals & living
- 7.62m x 2.6m alfresco UMR with subfloor & merbau decking along bed-1 & ensuite
- 1.7m x 1.8 merbau decking UMR - at front
- 90mm (R2.25) foam insulation to the external walls
- PVC windows and external doors instead of standard aluminium doors
- Solar system with battery back (off grid system)
- Timber on inside of modern gables

Interior

- Feature timber wall in living area
- Scallop 45 bed 1 wall (bedhead wall), study, entry wall behind bench painted in domino
- VJ panels on one wall of bed-1, study & entry
- Allowance for fireplace - subject to client's selected model
- Timber panelling around tv
- Timber panelling in entry
-

Joinery

- 20mm stone for kitchen - Lavistone night shadow
- Kitchen cabinetry
- Pull-out bin in kitchen
- Living room cabinetry
- Entry cabinetry (joinery bench)
- Laundry cabinetry
- Study desk cabinetry
- Bathroom vanity
- Ensuite cabinetry
- Linen, WIR & robe cabinetry
- Joinery bench to study
- Timber panelling in island bench

Plumbing

- Carysil Jazz D200 - double bowl universal mounting sink
- 2 x Nirvana - Gooseneck kitchen mixer - gun metal for kitchen & laundry
- 2 x Reba matte white above counter basin
- 2 x Diamond basin mixer set with backplate



- 2 x Diamond bath/shower mixer
- 1 x Brass handshower on adjustable hook
- 1 x Nirvana 250mm brass shower rose
- 1 x Nirvana - 300mm curved wall shower arm
- 1 x New york combination
- 1 x Diamond wall bath mixer set
- 1 x Nirvana 1700 black/white freestanding bath
- 1 x Lonsdale - single towel rail - 600mm
- 1 x Lonsdale double towel rail 600mm
- 2 x Lonsdale - robe hook - 8053.gm
- 2 x Lonsdale - toilet roll holder
- 2 x Kova rimless back to wall toilet suite
- 1 x Fenza arch mirror 900 x 1050mm
- 1 x Modern round framed mirror
- Arch shower screen for ensuite
- Stepless shower base to the bathroom

Electrical

- 27 x Downlights throughout
- 2 x 3 in 1 fan light heater unit - white electric
- 1 x Cartman
- 1 x Luca
- 1 x Grove
- 1 x Stretto updown
- 2 x Reo
- 2 x Waikiki
- 2 x Morion
- 1 x Hanger

Appliances

- Westinghouse fan forced oven - 900mm
- Westinghouse induction cooktop 900mm
- Westinghouse integrated rangehood - 800mm dark stainless
- Westinghouse freestanding dishwasher
- Rinnai 315L electric bosted solar HWS

Flooring

- Spotted gum timber floor (standard grade) to the living and passage instead of standard carpet



Tiling

- Shampoo niche in bathroom
- Dwarf wall in ensuite

Energy Rating requirements

- 200mm under floor insulation in lieu of standard 60mm
- R2.7 Sono batt (sound barrier) insulation to the external wall instead of standard R2.0
- R7.0 Batts to the ceilings instead of standard R4.0