

# Signature Range Inclusions

## *KITCHEN*

Technika 900mm stainless steel upright oven/cooktop  
Technika 705mm undermount rangehood  
Square edge laminated cabinetry, gloss or matt  
40mm aris edge stone benchtops  
1 set of cutlery drawers  
2 sets of pot drawers  
Overhead cupboards as drawn on each plan  
Technika LED panel dishwasher, installed  
Double undermount kitchen sink  
Mobi long neck flikmixer

## *ENSUITE & BATHROOM*

Joiner built vanity  
Caroma Carbonii inset china basin s  
Tiled shower bases—size as shown on plan  
Semi-frameless shower screens with pivot door  
Polished edged mirrors  
Whiteley close coupled toilet suites  
Acrylic bath (white), freestanding or inset (refer to plans for details)  
Mobi chrome mixers to vanities, shower & bath  
Fienza Michele shower rails  
Cosmo chrome double towel rails & toilet roll holders

## *FLOOR COVERINGS*

Ceramic tiles to ensuite, bathroom and other wet areas as noted on specific floorplans. Tiles larger than 450 x 450 and/or porcelain tiles will incur a surcharge to lay.  
Vinyl plank flooring and carpet to remainder of the home (plan specific)

## *INTERNAL*

2550mm ceilings throughout  
75mm plaster cove cornice  
67mm MDF bevelled edge skirts & architraves  
Hume front door (product specific)  
Flush panel internal doors  
Lockwood Nexion trilock to front door  
Lockwood lever handles to internal doors  
3 coats paint - 1 color to ceiling, 1 to walls, 1 to trims/doors

## *SHELVING TO LINEN & ROBES*

1 melamine shelf and 1 rail to all robes  
4 shelves to linen  
4 shelves to pantry  
Broom cupboard (either built into every linen or separate cupboard, plan specific)

## *LAUNDRY*

Joiner built cabinetry to laundry, with 800mm cabinet with drop in trough & mixer, and extended benchtop (specific in size to each plan)

## *HEATING & HOT WATER*

Ducted heating throughout (habitable rooms only)  
Rinnai solar hot water system, gas boosted

## *DOUBLE GARAGE*

4.8m panel lift door, remote control and 2 handsets  
Weatherproof hinged flush panel access door with Symmetry lockset

## *ELECTRICAL*

RCD safety switch with circuit breaker  
Hardwired smoke detectors  
1 x telephone point  
LED downlights to each habitable room  
External LED spotlights to rear openings (wall mounted)  
Ample double powerpoints (see electrical plans)  
Heater/fan/light tastic to each bathroom/ensuite  
2 TV points  
1 telephone point  
NBN box to garage & 2 data points inside

## *SITE ALLOWANCES*

Up to 6m setback to house and 300mm fall across building area  
Stormwater and sewer connection within a 700m<sup>2</sup> building allotment  
Telephone run-in  
Electricity and telephone consumer account opening fees are by owner upon completion.

## *FOUNDATION & FRAMING*

Class "H" concrete slab  
Part A slab penetration termite treatment  
6 year structural guarantee  
Termite treated pine wall framing & trusses

## *EXTERNAL*

Clay bricks with natural mortar (Builders range)  
Colorbond roof  
Colorbond fascia & gutter  
Aluminium powdercoated sliding windows and large aluminium sliding door to main living area  
Brick infills over windows & doors & garage door  
Natural concrete is included to all porches/porticos  
Alfresco to every home with concrete floor  
Flyscreens & window locks throughout  
2 x garden taps