

# SIGNATURE ESSENTIALS

<b>FACADE</b>	Premium Designer Facade included
<b>EAVES</b>	450mm eaves to whole house (Design Specific)
<b>KITCHEN</b>	Polytec melamine flush panel doors, drawers and panels in Matt, Sheen, Smooth or Woodmatt finish 16mm solid rear panel to carcass in melamine 20mm Stone Kitchen bench top Microwave space with GPO Dishwasher space with GPO and tap under sink Full double bowl stainless steel sink Phoenix chrome gooseneck kitchen sink mixer Soft close kitchen drawers and doors Overhead cupboards Slide out waste bin Fridge space water point Finished bulkheads over all overhead cupboards and fridge space
<b>APPLIANCES</b>	Westinghouse 900mm Freestanding oven Westinghouse 900mm Canopy range hood
<b>LAUNDRY</b>	Polytec melamine soft close cabinets in Matt, Sheen, Smooth or Woodmatt finish with Polytec laminate bench top Tiled splash back Stainless steel drop in tub Phoenix chrome sink mixer tap
<b>VANITY</b>	Polytec melamine wall hung soft close cabinets in Matt, Sheen, Smooth or Woodmatt finish 20mm Stone vanity top with inset or above counter basin
<b>MIRRORS</b>	Frameless pencil edge mirrors above vanities
<b>SHOWERS</b>	Semi frameless shower screens to all showers Niche / Shampoo Wall to each shower
<b>BATH TUB</b>	White acrylic drop in bath tub
<b>TOILET SUITES</b>	Chios II close coupled ceramic toilet suite
<b>TAPWARE</b>	Phoenix chrome tap ware (Builders Range)
<b>ACCESSORIES</b>	Phoenix chrome single towel rail, hand towel & toilet roll holder
<b>EXHAUST FANS</b>	Exhaust fans to all bathrooms with showers, and laundry
<b>DOOR FURNITURE</b>	Gainsborough chrome lever sets to all internal doors Trilock chrome lockset to front entrance door TradePro chrome lockset to external hinged door (laundry and garage doors) Deadlock to external laundry hinged door (where applicable)
<b>PAINT</b>	Internal: Wattyl I.D Advanced system
	External: All-weather Solagard gloss to feature timber work Solagard surfmist to eaves and quad All-weather Solagard to PVC down pipes
<b>WATERPROOFING</b>	Wet areas waterproofed to Australian Standards
<b>CLEANING</b>	House cleaned, site cleaned. High pressure brick clean on completion
<b>TILES</b>	Gloss Tiles to kitchen splash backs from top of bench top to underside of overhead cupboards 450mm Wet Area Tiles to bathroom, ensuite, powder and laundry floors 450mm Skirting tile to all bathrooms, ensuite, powder, laundry 450mm Wall tiles around bathtub up to 1m off floor level 450mm Wall tiles to shower to top of screen
<b>HOT WATER</b>	Premium instantaneous hot water system or a default no cost upgrade to the minimum compliance required hot water system
<b>PLUMBING</b>	One garden tap to front and rear walls externally including the recycled water tap - 2x taps total Recycled water tap on closest external wall to water tank, where tank applicable, front tap to be recycled water where street-connected recycling is used Water tank at no extra cost where required for compliance; specific to location of home (90mm round PVC down pipes when tank used) 90 x 50mm down pipes or 90mm PVC
<b>HEATING &amp; COOLING</b>	13KW Refrigerated ducted air conditioning single phase 13KW system with 2 zones One operable zone at any one time at full capacity. 100m <sup>2</sup> living area per zone
<b>ENERGY EFFICIENCY</b>	7-star energy compliance guaranteed (design or window modifications could incur additional costs)

**ELECTRICAL**

2 x RCD safety switches to meter box  
 2 x Hardwired smoke detectors  
 Communications conduit from front boundary to underside of meter box  
 1x Clipsal Iconic DGPO to bedrooms, living areas, garage, kitchen (excludes Water Closet & Powder Room), Laundry (washing machine location)  
 Single Clipsal Iconic GPO to garage ceiling for remote garage door  
 1x LED 9-watt downlight to front porch  
 4x LED 9-watt downlights to kitchen, living, family, dining & rumpus (If in design), 4 per room  
 2x LED 9-watt downlights in garage & alfresco (If in design)  
 1x LED 9-watt downlight to each bedroom, study, bathroom, ensuite, powder, entry hall, laundry  
 2x LED 9-watt downlights to master bedroom  
 1x LED 9-watt downlight to outside laundry door and rear door area  
 1x TV point + Clipsal Iconic DGPO to family room and master bedroom  
 1x Standard TV Antenna  
 1x Phone point to family room  
 1x CAT6 data point to family room and master bedroom connected back to modem location  
 1x Clipsal Iconic DGPO at NBN garage and Modem location, CAT6 data point to connect from NBN location to nominated modem location by owner (default modem location is next to NBN in garage)  
 1x Electric vehicle charging provision to internal garage wall  
 1x Ceiling fan to main living area (Family/Dining Room)

**FLOORING**

450mm Lifestyle Series tiles to porch, alfresco  
 600mm Lifestyle Series tiles to front door threshold, entry hall, family, dining and kitchen  
 Silver Series carpet to remainder of house including bedrooms and stairs (where applicable)

**SOLAR**

6kW Solar panel package with inverter and corresponding solar panels

**NBN READY**

1x NBN conduit from under meter box area to inside garage wall

**GARAGE DOOR**

Panel lift-safe garage door  
 Remote controlled garage door opener with 2 remote fobs

**SECURITY**

Video Intercom system with touch button screen and doorbell camera  
 Touchpad alarm system with 3 sensors, internal siren, external strobe and external siren

**INSULATION**

R2.7 Glass wool batts to external perimeter walls  
 R6.0 Glass wool batts to roof space of house  
 R2.0 Glass wool batts to internal garage walls  
 External wall wrap  
 Roof sarking

**SKIRTING/  
ARCHITRAVES**

66 x 18mm square edge architraves  
 JUMBO 92 x 18mm square edge skirting boards

**ROBES**

Mirror sliding doors to all robes  
 One 16mm melamine shelf with hanging rail

**FRONT DOOR**

Solid core 820-1200mm x 2040mm Hume Vaucluse Series door

**INTERNAL DOORS**

2040mm Hume Redicoat flush panel doors

**SLIDING DOORS**

Clear glazing with powder-coated aluminium frames and keyed locks

**WINDOWS**

Clear glazing with powder-coated aluminium frames and keyed locks and insect screens privacy glass to bathrooms

**CONCRETE SLAB**

Building on land with up-to 800mm of fall from boundary to boundary in any direction  
 Maximum cut & fill within 800mm  
 Excavation & soil removal up-to 800mm  
 HI Class Concrete Slab  
 Certified by structural engineer

**PIERING**

Up to 50Lm concrete piers included

**STRUCTURAL  
FRAMES**

90 x 35mm MGP10 studs throughout internal and external walls

**CEILINGS**

Ground floor nominal height 2700mm  
 90mm cove cornice

**BRICKS**

PGH Bricks from Townhouse, Desert or Foundation ranges

**ROOF**

Bristile Designer / Classic concrete tiles  
 Colorbond fascia and gutter

**BUSH FIRE RATING**

Up to BAL 12.5 (If Required)

**TERMITES  
PROTECTION**

Reticulated perimeter pipe control system  
 Rechargeable for long term protection