Sundancer Homes

PLATINUM ESSENTIALS

FACADE	Premium Designer Facade included
EAVES	450mm eaves to whole house (Design Specific)
KITCHEN	Polyurethane 2PAC profile finish doors, drawers and panels 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 under mount 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
APPLIANCES	Westinghouse 900mm Freestanding oven Westinghouse 900mm Canopy range hood
LAUNDRY	Polyurethane 2PAC profile finish soft close cabinets 20mm Stone to laundry bench top Tiled splash back Stainless steel under mount sink Phoenix chrome sink mixer tap
VANITY	Polytec melamine wall hung soft close cabinets in Smooth / Woodmatt Finish 20mm Stone vanity top with inset or above counter basin
MIRRORS	Frameless pencil edge mirrors above vanities
SHOWERS	Fully frameless 'Hilton' shower screens to all showers Niche / Shampoo Wall to each shower
BATH TUB	Freestanding back-to-wall bathtub
TOILET SUITES	Chios II close coupled ceramic toilet suite
TAPWARE	Phoenix chrome tap ware (Builders Range)
ACCESSORIES	Phoenix chrome single towel rail, hand towel & toilet roll holder
EXHAUST FANS	Heat/Lamp/Fan to all bathrooms with showers, exhaust fans to laundry
DOOR FURNITURE	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)
PAINT	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
WATERPROOFING	Wet areas waterproofed to Australian Standards
CLEANING	House cleaned, site cleaned. High pressure brick clean on completion
TILES	Gloss Tiles to kitchen splash backs from top of bench top to underside of overhead cupboards 450mm wet area tiles to bathrooms, ensuites, powder & laundry 450mm wall tiles floor to ceiling for main bathroom and master ensuite Skirting tile to laundry, powder & remaining bathrooms/ensuites (where applicable) 450mm wall tiles around bathtub up to 1m off floor level to remaining bathrooms & ensuites (where applicable) 450mm wall tiles in shower to top of screen to remaining bathrooms & ensuites (where applicable)
HOT WATER	Premium instantaneous hot water system or a default no cost upgrade to the minimum compliance required hot water system
PLUMBING	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
HEATING & COOLING	13KW Refrigerated ducted air conditioning single phase 13KW system with 2 zones One operable zone at any one time at full capacity. 100m2 living area per zone
ENERGY EFFICIENCY	7-star energy compliance guaranteed (design or window modifications could incur additional costs)

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ELECTRICAL	2 x RCD safety switches to meter box 2 x Hardwired smoke detectors Communications conduit from front boundary to underside of meter box 1 x 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 1 x weatherproof outdoor double GPO to external wall. 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 1 x TV point + Clipsal Iconic DGPO to family room and master bedroom 1x Standard TV Antenna 1 x Phone point to family room 1 x 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	8.4KW Solar panel package with inverter and corresponding solar panels
NBN READY	1 x 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	Dual camera video Eufy Wi-Fi doorbell system 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 H1 Class Concrete Slab Certified by structural engineer
PIERING	Up to 50Lm concrete piering 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)
TERMITE PROTECTION	Reticulated perimeter pipe control system Rechargeable for long term protection

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Disclaimer: Items displayed within any image on our website or other publications or exhibition homes are not included unless clearly stated within this document as included. This applies to fixed fittings, landscaping, fencing, building components, finishes, specifications, electrical and audio visual items, lighting and all furnishings. Electric Vehicle charging station not included & must be purchased with the vehicle by owners & installed by the owners' electrician at a later date. If an item is not written within this inclusions list as an inclusion then it is not included. Errors and omissions excepted. All details correct at time of print, Sundancer Homes reserves the right to alter or amend any details without notice.