

kitchen	
<b>Cooktop</b>	Fisher and Paykel 900mm Electric Cooktop
<b>Oven</b>	Fisher and Paykel 900mm stainless steel multifunction oven with clock; or 2 x Fisher and Paykel 600mm stainless steel multifunction oven (design specific)
<b>Rangehood</b>	Fisher and Paykel 900mm concealed rangehood, vented to external
<b>Dishwasher</b>	Fisher and Paykel Dishwasher
<b>Microwave</b>	Fisher and Paykel stainless steel microwave with trim kit
<b>Benchtops</b>	20mm pencil round edge Stone benchtops
<b>Splashback</b>	Ceramic tiled splashback
<b>Cabinetry</b>	Polytec Laminate cupboard doors and drawer fronts with soft close
<b>Water Point</b>	Tap to rear of refrigerator space
<b>Water Filter</b>	Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer
<b>Pantry</b>	As nominated on plan in white melamine
<b>Bin</b>	Slide-out bin enclosure
<b>Handles</b>	Hettich handles to base cupboards
<b>Sink</b>	Stainless steel Inset sink
<b>Tapware</b>	Posh Bristol sink mixer in chrome finish
ensuite / bathroom / powder room	
<b>Free-Standing Bath</b>	White free-standing bath with chrome waste and rubber plug as indicated on plan
<b>Cabinetry</b>	Fully laminated vanity units
<b>Benchtops</b>	20mm pencil round edge Stone benchtops
<b>Vanity Basins</b>	Posh Domaine Basin (Ensuite and Bathroom), Manooga Monaco Basin (Powder Room, Where Applicable) Chrome Waste White Plug
<b>Mirror</b>	Polished edge mirror
<b>Handles</b>	Hettich handles
<b>Shower Screens</b>	2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite
<b>Accessories</b>	Posh Towel rails
<b>Tapware</b>	Posh Bristol Tapware and Posh Domaine Rail Shower
<b>Toilet</b>	Posh Solus Square Close Coupled Toilet Suite
<b>Exhaust Fans</b>	Exhaust Fan to ceiling space in ensuite and bathroom
<b>Floorwaste</b>	Chrome floor wastes throughout
<b>Tiling</b>	2m High tiling in Shower, 1m tiling behind bath and skirting tile to the rest of the bathroom and ensuite

# Living Inclusions

<b>doors</b>	
<b>Front Door</b>	Hume XN5 Newington Clear glazed with a paint finish
<b>Internal</b>	Flush panel hinged doors
<b>Sliding Doors</b>	Aluminium sliding doors where specified
<b>door furniture</b>	
<b>Front Door</b>	Gainsborough Trilock leverset double cylinder deadlock to the front entry door in chrome finish
<b>Internal</b>	Gainsborough Leverset (Privacy sets to bathrooms, WC and master bedrooms)
<b>flooring</b>	
<b>Ceramic Tiles</b>	600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)
<b>Carpet</b>	Feltex Category 3 Carpet w/ underlay
<b>Laundry</b>	
<b>Laundry Tub</b>	Laminated cabinetry as shown by plan with laminate benchtop and 45L Drop in Tub
<b>Exhaust Fan</b>	Exhaust fan to ceiling space in laundry
<b>Tapware</b>	Posh Bristol Tap
<b>Splashback</b>	Tiled splashback to laundry tub
<b>internal</b>	
<b>Cornice</b>	90mm Cove cornice
<b>Robes</b>	WIR to main where nominated and framed mirror sliding doors to bedroom robes
<b>Skirting</b>	Skirting board and architrave. HMR custom wood, half splayed
<b>Shelving</b>	White shelving to all robes, linen and pantry
<b>foundation / frame</b>	
<b>Slab</b>	Concrete slab structurally designed by qualified engineers
<b>Ceiling Height</b>	As per plan
<b>Frame</b>	Truecore Steel Frame
<b>electrical</b>	
<b>Air- Conditioning</b>	ActronAir Reverse Cycle Ducted A/C System (3 phase)
<b>Lighting</b>	Downlights throughout 2 x Downlights to underside of overhead kitchen cupboards
<b>Alarm</b>	Alarm system with PIR sensors, 1 LCD keypad, control panel & internal/external siren
<b>Powerpoints</b>	Throughout as detailed on electrical plan, external double waterproof power point to the alfresco
<b>GPO's</b>	Iconic USB double power points in Bedrooms and Kitchen. Iconic Double Powerpoints to balance of home.
<b>Phone</b>	Cat 6 Data points as outlined by electrical plan
<b>Television Point</b>	TV Points as outlined by electrical plan

*start living*

# Living Inclusions

hot water system	
<b>Hot Water System</b>	Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)
paint	
<b>Internal Walls</b>	Taubmans low sheen 3 coat paint system
<b>Internal Woodwork</b>	Taubmans gloss paintwork 3 coat paint system
<b>Exterior</b>	Taubmans acrylic paintwork 3 coat paint system
external	
<b>Walls</b>	Face brickwork with Austral Bricks where indicated on plan
<b>Render</b>	2 coat cement render finish to selected areas as indicated on plan
<b>Windows</b>	Aluminium windows throughout
<b>Flyscreens</b>	Flyscreens to openable windows excluding hinged and sliding doors
<b>Fascia and Gutter</b>	Colorbond fascia and guttering. Downpipes 90mm Round PVC to match guttering
<b>Sarking</b>	Sarking to roof and external walls
<b>Garage Door</b>	Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset
<b>Ceramic Tiles</b>	450 x 450mm ceramic floor tiles to porch and alfresco
<b>Garden Taps</b>	One to front and one to rear of home outlined on plan
<b>Landscaping</b>	Turf to front and rear Letterbox Garden to Front Yard (as outlined by landscaping plans)
<b>Driveway</b>	Driveway and Crossover/Colour sealed to estate requirements
<b>Fencing</b>	Colorbond fencing
<b>Clotheslines</b>	Included