

# SPECIFICATIONS

## BUILDING MATERIALS

EXTERNAL WALLS	Combination of acrylic texture on brick walls, glazing and feature timber cladding.
FLOORS	Reinforced concrete to meet structural and acoustic requirements.
INTERNAL WALLS	Painted, plastered brick.
CEILING	32c ceiling to ground floor and 32c ceilings to upper floor. Dropped ceilings / bulkheads where required to accommodate services. P50 shadow line plasterboard ceilings.
FRONT DOORS	Aluminium clear glass door with designer hardware.
INTERNAL DOORS	Flush painted solid doors with semi-gloss paint and designer selected hardware.
WINDOWS & SLIDING DOORS	Commercial grade powder coated aluminium frames with energy efficient glazing.
ROOF	Colorbond Trimdeck.
LETTERBOXES	Secure letterboxes accessed from front entry.
SLIDING DOORS	2400 high stacker doors to alfresco area.
LANDSCAPING	High quality reticulated landscaping. Washed aggregate to driveway and crossover. Tiles on concrete to porch, sides and rear of home.

## SUSTAINABILITY

GLAZING	Energy efficient glazing.
INSULATION	Insulation complaint with BCA energy efficiency requirements.
HOT WATER SYSTEM	Gas instantaneous hot water system to each home.
WATER CONSUMPTION	All fixtures and fittings have been selected to reduce water wastage and to comply with WELS star ratings.
LIGHTING	All lighting will be energy efficient LEDs.

## FLOOR FINISHES

BEDROOMS	100% Wool Carpet with underlay.
KITCHEN / LIVINGS / DINING / STAIRCASE	Engineered timber flooring.
ENSUITE / BATHROOM	600 x 600mm rectified porcelain tiles.
POWDER ROOM / LAUNDRY	600 x 600mm rectified porcelain tiles.
SKIRTING	Painted MDF.

## KITCHEN

COOKTOP	Miele induction cooktop.
OVEN	Miele 2860BP 60cm pyrolytic oven.
RANGEHOOD	Miele 90cm concealed rangehood.
COOKTOP	Miele induction cooktop.
OVEN	Miele 2860BP 60cm pyrolytic oven.
RANGEHOOD	High quality soft closing laminate cabinetry with overhead cupboards.

## HOME FEATURES

FIREPLACE	Escea DF960 fireplace to living (Homes 1, 2 & 3).
PASSENGER LIFT	Residential "Sovereign Life" with manual swing door.
VIDEO INTERCOM	Included.
PERGOLA	Operable louvres to Alfresco.



## BATHROOM & ENSUITE

BASIN	White gloss ceramic basin.
VANITY	Floating vanity in laminate finish with engineered stone bench top.
WALL TILES	Full height rectified porcelain tiles.
WC	Ceramic WC.
SHOWER HEAD	Designer selected shower rail with rain shower head.
SHOWER MIXER	Designer selected mixer.
BASIN MIXER	Designer selected mixer.
TOWEL RAIL	Designer selected towel rail.
TOILET ROLL HOLDER	Designer selected toilet roll holder.
ROBE HOOK	Designer selected robe hook.
MIRROR	Mirror fixed above laminated shelf.
BATH	Built-in bathtub with designer selected mixer.

## POWDER ROOM / WC

BASIN	Ceramic basin.
TOILET	Ceramic WC.
WALLS	Full height 600 x 600mm rectified porcelain tiles.

## LAUNDRY

LAUNDRY TROUGH	Stainless steel trough.
MIXER	Designer selected mixer.
WASHING MACHINE	Washing machine points only.
DRYER	Provisions for dryer provided only.
JOINERY – CABINETWORK	High quality soft closing laminate cabinetry with overhead cupboards.

## SERVICES

AIR CONDITIONING	Ducted reverse cycle air conditioning.
LIGHT FITTINGS	LED downlights or surface mounted as required.
TV POINT	Provided to living rooms and master bedroom.
POWER OUTLETS	Generous provision throughout.
TELEPHONE & DATA	Living and master bedroom.
EXHAUST FANS	Provided to all bathrooms, WC and powder room.
BALCONY TAP	1 tap provided to Balcony and Alfresco area.
SMOKE ALARMS	Included.

