

# Lifestyle Inclusions



## Connections & Earthworks

All construction and warranty insurances  
Council building and application fees (based on Gold Coast City Council)  
Engineers & Surveyor fees  
Underground power, sewer, storm water & water connection to a 600m<sup>2</sup> lot with 6m setback  
Termite treatment to entire dwelling  
"S" class engineered concrete slab  
500mm total fall over house pad  
Bulk concrete piers if required for 250mm cut and 250mm fill  
N2 Wind Rating  
Builders Site Clean including all rubbish removal (excludes excess spoil)

## External

Vogue Facade in Face Brick  
Concrete roof tiles  
Covered Alfresco  
450mm eaves to entire home  
Colorbond metal fascia & gutter  
Painted PVC downpipes  
Colorbond remote panel lift garage door  
2 Garden taps & 2 Yard Gulleys

## Internal Inclusions

2440mm ceiling height throughout  
Carpet Staircase with powder coated round black balusters, paint grade timber posts and handrail to all 2 storey designs  
1 x Melamine shelf to all robes with hanging rail  
4 x Melamine shelves to all linen cupboards  
Dulux three (3) coat paint system throughout  
42mm Architrave throughout  
68mm Skirting throughout  
90mm cornice throughout

## Kitchen

Technika 600mm Gas Cooktop  
Technika 600mm Electric Oven  
Technika 600mm S/Steel rangehood  
Dishwasher and Microwave provision  
Pantry with 4 x white melamine shelves  
Tile splashback  
Laminated cabinetry with melamine shelves  
Laminate benchtops  
3 x Pot Drawers to kitchen  
4 x Drawers to kitchen island  
1 1/2 bowl stainless steel drop in sink  
Flickmixer tap

## Energy Efficiency

(6) star energy rating

## Bathroom/Ensuite/WC/Powder Room

Laminated cabinetry with melamine shelves  
Laminate benchtops  
Vitreous china counter basins  
450 x 450 ceramic floor tiling to all wet areas  
Ceramic tile skirting (100mm high)  
Ceramic wall tiles to showers (2100mm high)  
Frameless mirror to vanities  
Semi-frameless chrome finish shower screens with pivot action doors and clear safety glass  
1500mm acrylic white designer bath  
Close coupled dual flush china toilet  
Double towel rail to Ensuite & Bathroom, towel ring to Powder room, toilet roll holder to all WC's  
3 Function Rail Hand Showers  
Flickmixer taps  
Chrome Floor wastes

## Laundry

Freestanding tub  
Flickmixer tap  
Ceramic tile skirting (100mm high)  
Tiled splashback 2 tiles high over laundry tub

## Doors & Door Furniture

Corinthian WIN 5G Timber front entry door with glass sidelight  
Gainsborough Elena Passage Set with 545 Deadlock in BC  
Corinthian No 7 Laundry door with Terrance entrance set in BC  
All external hinged doors keyed alike  
Corinthian 2040mm Flush Panel internal doors throughout including door stops  
Flush Panel hinged doors to robes  
Gainsborough Braxton Lever passage sets throughout in BC  
Gainsborough Braxton Lever privacy sets to Master Ensuite / WC and Bathroom in BC

## Electrical

Single phase meter board with cct breakers  
NBN ready  
15 x Double power Points  
6 x Single power points for microwave, cooktop, rangehood, dishwasher, refrigerator & garage door  
1 x External WP SPP for HWS  
1 x Phone Point / 2 x TV Points  
1 x Light Point to each room with light shade  
External Bunker Light to laundry  
Double Fluro to garage  
Exhaust fans to all non-ventilated bathrooms/ensuites/powder rooms/WC  
Smoke detectors hardwired to 240 volt power including battery back up  
Earth leakage safety switches

## Windows

Powder coated aluminium windows & sliding doors  
Keyed alike window locks to all opening windows  
Toughened clear glazing to wet area windows

## Hot Water Service

24L Continuous flow gas

Excludes all display furnishings  
Lifestyle Inclusions List as November 2017  
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✓ quality comes standard