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**LUXURY INCLUSIONS**

# External Feature

**External Wall Constructions**

Smooth Cement rendered block construction

**Metal Roofing**

Colorbond custom orb roofing from the standard colorbond range.

**Fascia & Gutter**

Colorbond fascia and gutter from the standard colorbond range

**Windows**

Powdercoat Aluminium windows and doors with grey glass

**Window Screens**

Flyscreens to all aluminium windows and security grill to sliding glass doors and garage external access door (where applicable)

**Entrance Doors**

Selection of Humr Doors from the Living Homes Luxury Range

**Entrance Door Furniture**

Gainsborough Trilock or Gainsborough G4 Series 450mm Oblong Pull Handle Entrance Set

**External Cladding**

Lightweight cladding to outer walls where indicated (refer design plans)

**Driveway**

Exposed Aggregate driveway as shown on design plans

**Clothesline**

Paraline wall hung clothesline

Exposed Aggregate Drying Court as per design plans

**Mailbox**

Choice of Mailbox from Living Homes LuxuryRange

# Site-Specific Costs

**Site Survey**

Soil Testing, Wind Classification and Contour Plan

**Site Levels**

Site Cut/Fill, maximum 400mm cut and 400mm fill

**Sanitary Services**

Storm Water, Sewer, and water connections as per Mackay Regional Council Requirements

**Utility Connections**

Power connections to Ergon requirements and NBN Lead in Cabling

# Kitchen

**Oven**

Bosch Multifunction Stainless Steel Oven

**Cooktop**

Bosch 60cm Ceramic Cooktop

**Rangehood**

Bosch 60cm slide-out rangehood or Bosch 90cm canopy

**Sink**

Raymor Essential 1 ¾ Bowl Sink

**Sink Mixer**

Lava Sink mixer

**Dishwasher**

Bosch Freestanding stainless look Dishwasher

**Splashback**

Ceramic Tiles above all benchtop surfaces up to the top cupboard height

**Cabinetry**

Laminex Finish with the inclusion of 2 x Pot Draws and 1 x bank of cutlery draws.

Laminated Top cupboards (refer to design plans)

**Benchtops**

Choice of Square Edge or Bullnose Laminated Benchtops

# Floor Coverings

**Living Area Flooring**

Ceramic Tile floor as indicated on plan from the Beaumont Tiles Silver Range

**Carpet**

Carpet as indicated on design plans from the Living Homes Luxury Range

# Tiling

**Floor and Wall Tiles**

Ceramic Floor tiles to wet areas as indicated on design plans from the Beaumont Tiles Silver Range

Ceramic Wall tiles to wet areas as indicated on design plans from the Beaumont Tiles Silver Range (Kitchen, Laundry and Vanity Splashbacks: Shower Cubicles and Bath)

Skirting Tiles to all Wet areas

# Bathrooms, Ensuite and WC

**Vanity Unit**

Laminated Finish with Laminated Square Edge or Bullnose Benchtop.

One Bank of Draws

**Vanity Basin**

amethyst countertop basin

**Basin Mixer**

Lava basin mixer

**Bath**

Recline Bathtub 1650mm

Aruba Freestanding Bathtub (Plan Specific)

**Bath Mixer**

Alpha bath mixer

Alpha Bath Spout

**Shower Mixer**

Alpha Shower Mixer

**Shower Head**

Shay Rail adjustable handheld shower

**Shower Base**

Tiled as per design plans

**Shower Screen**

Clear laminated pivot screen (Plan Specific)

Hollywood walk-in shower (Plan specific)

**Toilet**

Prima II close coupled suite

**Towel Rail Holder**

Radii Double Towel Rail

**Toilet Roll Holder**

Radii Toilet roll holder

# Laundry

**Laundry Tub and cupboard**

Laminated Finish with Square edge or Bullnose Benchtop

Essential45L drop-in stainless tub

**Laundry Mixer**

Lava Sink mixer

**Washing Machine Taps**

Taps installed inside of laundry cupboard

**Splashback**

600mm high splashback above benchtop and washing machine space from the Beaumont Tiles Silver Range

# Garage

**Garage Doors**

Colorbond panel lift door with two remotes from standard Colour Range

**External Access Doors**

Solid Core External Door (Plan specific)

# Internal Features

**Ceiling Heights**

2400mm

**Wall Linings**

Plasterboard to wall linings and ceilings

Villaboard to Bathrooms and Ensuite

**Cornice**

90mm Cove cornice

**Internal Doors**

Humes Accent series 2040mm high door

**Door Furniture**

Gainsborough G4 Series

**Architraves**

42mm x 12mm (selection available)

**Skirting**

68 x 12mm (Selection Available)

**Windows Reveals**

FJP Pine reveals to full perimeter of window

# Paintwork

**External**

One colour to soffits and one colour to wall gloss acrylic plus one feature colour

**Internal Walls**

Low sheen acrylic (3 coat system)

**Internal Ceilings**

Ceiling Paint ( 3 coat system)

**Internal Woodwork and Doors**

Semi-Gloss Finish to doors, architraves and skirtings

# Insulation

**Roof Insulation**

60mm Anticon Roof Blanket

# Hot Water System

Rheem 250 Litre

# Storage Cupboards

**Robes**

Aluminium Sliding Mirrored doors with white melamine shelf and hanging rail

2 x open shelf unit to Main Bedroom and 1 x open shelf unit to other bedrooms

**Linen/Storage**

Aluminium Sliding Vinyl Doors with white melamine four-shelf system

**Broom**

Single white melamine shelf

# Electrical

*(refer individual design plan with the consultant)*

**Light Points**

LED downlights

**PowerPoints**

Clipsal Classic series double power points (white) throughout)

Clipsal classic series single power pints to Fridge/rangehood/microwave/Garage Door

**Smoke Alarms**

Hardwired smoke alarms to comply with QLD smoke alarm legislation

**TV Point**

Tv points located in living rooms/theatres/Master Bedrooms

**TV Antennae**

Digital compliant tv antennae

**NBN**

Distribution cabinet all internal data cables to terminate this point

**Safety Switches**

Safety switches to meter box to comply with current QLD Electrical legislation

# Engineering

**Wind Rating**

C2 Wind Category (AS2870)

**Concrete Slab**

Engineer designed concrete slab to meet M Class foundation type(AS2870)

**Framing**

Timber and concrete block framing as per design plans and engineer specifications

**Roof Trusses**

Designed to Manufacturers specifications

# TERMITE PROTECTION

**Framing**

LOSP treated timber framing and roof trusses

**Mouldings**

LOSP treated architraves/skirtings and door reveals

**Slab**

Penetration collars

# Preliminaries

Consulting Engineer

Building Design Plans

Surveyor Setout of Building

Construction Works Insurance

Colour consultancy

QBCC Home owners warranty insurance

Building and Plumbing application fees

6-star minimum energy rating