

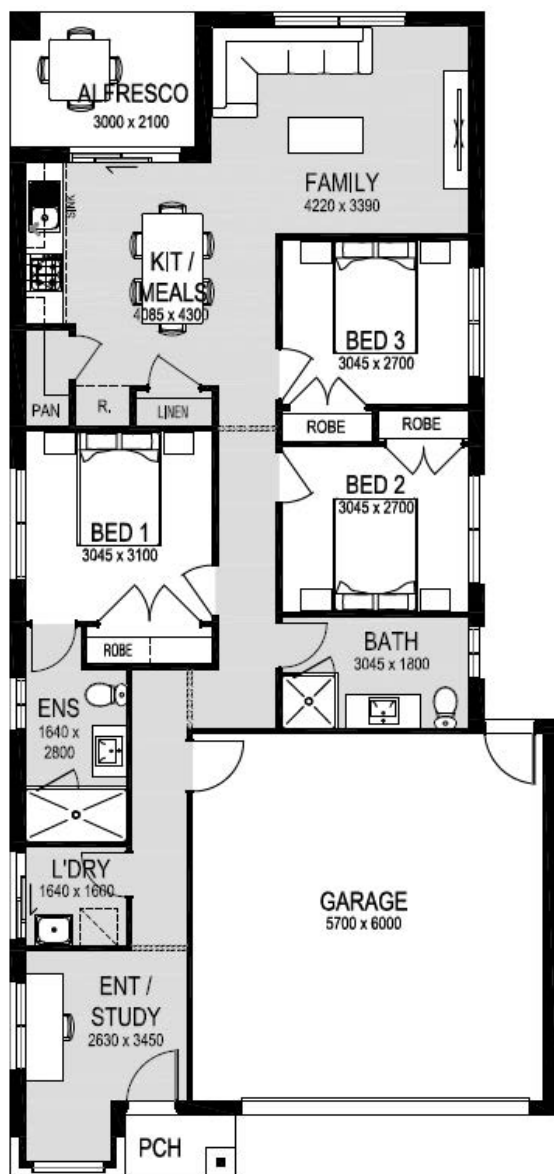


Lot 917 – Eden's Crossing – Redbank Plains

Land 375m²
\$ 282,900

Package Price
\$ 631,840

House 150m²
\$ 348,940



Erksine Design

SPECIFICATIONS



3 BED



2 BATH



2 CAR



1 LIVING

Our contemporary schemes have been designed to maximise the style of your home and pass the test of time. With a range of schemes to suit every style our experts have made it simple to create the home.



EXTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	METAL ROOF	Surfmist
2.	FASCIA, GUTTER & DOWNPIPES	Surfmist
3.	BRICK	Rockhampton
4.	ALUMINIUM DOORS & WINDOWS	Surfmist
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	RENDER 1	Minimalist 7
7.	CLADDING	Surfmist



EXTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1.	METAL ROOF	Surfmist
2.	FASCIA, GUTTER & DOWNPIPES	Surfmist
3.	BRICK	Moondust
4.	ALUMINIUM DOORS & WINDOWS	Precious Silver
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	RENDER 1	Surfmist
7.	RENDER 2 & CLADDING	Windspray



EXTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	METAL ROOF	Woodland Grey
2.	FASCIA, GUTTER & DOWNPIPES	Woodland Grey
3.	BRICK	Emerald
4.	ALUMINIUM DOORS & WINDOWS	Precious Silver
5.	ENTRANCE DOOR	Dune
6.	GARAGE	Woodland Grey
7.	RENDER 1 & CLADDING	Minimalist 4
8.	RENDER 2	Woodland Grey



EXTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1.	METAL ROOF	Dune
2.	FASCIA, GUTTER & DOWNPIPES	Dune
3.	BRICK	Mitchell
4.	ALUMINIUM DOORS & WINDOWS	Precious Silver
5.	GARAGE & ENTRANCE DOOR	Dune
6.	RENDER 1	Surfmist
7.	RENDER 2 & CLADDING	Dune



06 FACADE COLOUR SCHEME OPTIONS

OPTION 1 - LIGHT



OPTION 2 - DARK



SPECIFICATIONS

1.	METAL ROOF	Surfmist
2.	FASCIA, GUTTER & DOWNPIPES	Surfmist
3.	BRICK	Driftwood Grey
4.	ALUMINIUM DOORS & WINDOWS	Surfmist
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	CLADDING	Windspray
7.	GABLE END RENDER 1	Surfmist

SPECIFICATIONS

1.	METAL ROOF	Shale Grey
2.	FASCIA, GUTTER & DOWNPIPES	Shale Grey
3.	BRICK	Grey Stone
4.	ALUMINIUM DOORS & WINDOWS	Precious Silver
5.	GARAGE & ENTRANCE DOOR	Surfmist
6.	CLADDING	Charcoal Grey
7.	GABLE END RENDER 1	Surfmist

INTERNAL COLOUR SCHEME 1



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Oyster, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Ghostgum
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Black Birchply, Vertical Grain
4.	SPLASHBACK TILE	Uni White Satin, 400mm X 250mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Magellan Grey
8.	WALL & WOODWORK PAINT	Classic Grey 3 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Newhaven
10.	CARPET	Grey Pebble

*Where applicable



Artist impression
900mm appliances & timber laminate floor upgrades shown



Artist impression

INTERNAL COLOUR SCHEME 2



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Jet Black, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	Calm White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), & BASE CABINETS (BATHROOMS & LAUNDRY*)	Black
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Warehouse Dark Grey, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Charred Ash
8.	WALL & WOODWORK PAINT	Greyology 1 (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Otway
10.	CARPET	Cavalcade

*Where applicable



Artist impression
900mm appliances & timber laminate floor upgrades shown



Artist impression

INTERNAL COLOUR SCHEME 3



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Raven, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White Linen
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Natural Walnut, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Charcoal, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Midnight
8.	WALL & WOODWORK PAINT	White On White (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Flinders
10.	CARPET	Hazelnut

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

INTERNAL COLOUR SCHEME 4



SPECIFICATIONS

1.	STONE BENCHTOP (KITCHEN, BATHROOMS & LAUNDRY*)	Osprey, 20mm Square Edge
2.	LAMINATE BASE CABINETS (KITCHEN)	White
3.	LAMINATE OVERHEAD CABINETS (KITCHEN), BASE CABINETS (BATHROOMS & LAUNDRY*)	Whitewashed Oak, Vertical Grain
4.	SPLASHBACK TILE	United White Satin, 300mm X 100mm (Horizontal Brickbond)
5.	SPLASHBACK TILE GROUT	Misty Grey
6.	FLOOR & MAIN WALL TILE	Belga Ivory, 450mm X 450mm (Horizontal Stackbond)
7.	FLOOR & MAIN WALL TILE GROUT	Misty Grey
8.	WALL & WOODWORK PAINT	Aura (Low Sheen to Walls, Gloss to Woodwork)
9.	LAMINATE TIMBER FLOOR (UPGRADE)	Apollo
10.	CARPET	Ashville

*Where applicable



Artist impression. Upgrade 900mm appliances shown



Artist impression

TURNKEY INCLUSIONS

GENERAL

- Member of MBA & HIA
- Insurance with home owners warranty
- Structural guarantee

PRELIMINARIES

- 6 star energy rating report
- Plans & specifications
- Engineering drawings & building permit
- Bushfire compliance upgrade (where applicable)

SITE WORKS

- Concrete waffle slab & pump allowance
- Termite treatment (Part A & B)
- Temporary fencing
- Roof guard rail/fall protection
- Crushed rock access drive

CONNECTIONS

- Stormwater, sewer & underground power included

FRAMING

- Prefabricated pine wall frames
- Prefabricated pine roof trusses

CEILING HEIGHT

- 2590mm (8”) high to all single storey

PLUMBING

- Concealed plumbing
- COLORBOND® fascias, gutters & downpipes

BRICKWORK

- Bricks from builders’ standard range

ROOFING

- COLORBOND® roof from builders’ standard range

WINDOWS

- Feature windows to front of home & aluminum sliding windows to balance
- Window seals
- Locks to all openable windows
- Flyscreens to all openable windows

WINDOW COVERINGS

- Holland blinds to all windows & sliding doors (excluding front door sidelights)
- Venetians to bathrooms

INSULATION

- R2.0 to external walls
- R2.5 to ceilings

HOT WATER SERVICE

- 160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- Rheem Metro Max 26 - 50 deg Celsius continuous flow natural gas hot water service

HEATING & COOLING

- Ceiling fans to living room & all bedrooms
- Split cycle cooling unit to family & Bed 1

PLASTERWORK

- 75mm cove cornice throughout

ARCHITRAVES & SKIRTINGS

- 67mm MDF skirtings
- 67mm MDF architraves

CUPBOARDS

- Robes with melamine shelf & hanging rail
- Linen cupboard with 4 melamine shelves
- Broom cupboard with melamine shelf
- Coat cupboard with melamine shelf & hanging rail (house specific)

DOORS

- Feature glass insert solid door to front entry
- Glazed sliding external door to laundry, family & rumpus (house specific)
- Flush panel internal doors
- Flyscreen doors to laundry, family & rumpus (house specific)

DOOR FURNITURE

- Chrome entrance set to front door & rear garage door
- Deadbolt to front door & garage internal access door
- Chrome levers to room doors
- Weatherstrip to front door & garage internal access door

TILES

- Ceramic floor tiles from builders’ standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry
- Ceramic wall tiles from builders’ standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath

CARPETS

- Carpet from builders’ standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

PAINTS

- Low sheen to exterior garage timber door (2 coats)
- Gloss enamel to front door (2 coats)
- Low sheen acrylic to interior walls & ceiling (2 coats)
- Gloss enamel to interior woodwork & doors (2 coats)

ELECTRICAL

- Double power points throughout
- LED downlights throughout (batten point to garage)
- External parafoods (x2)
- TV point to family room, bedroom 1 & living (if applicable)
- UHF/VHF digital ready TV antenna
- Telephone point to kitchen & bedroom 1
- Self closing exhaust fans above showers (x2)
- Safety switches (residual current devises)
- Smoke detectors (direct wired with battery back up

KITCHEN

- Reconstituted stone benchtops with 20mm square edge
- Pantry with 4 melamine shelves
- 900mm multifunction electric oven (stainless steel)
- 900mm gas cooktop (stainless steel)
- 900mm canopy rangehood (stainless steel)
- Dishwasher (stainless steel)
- Double bowl sink & drainer
- Chrome gooseneck mixer tap

LAUNDRY

- Stainless steel trough & white acrylic cabinet
- Hot & cold washing machine connections
- Chrome mixer tap

BATHROOM & ENSUITE

- Reconstituted stone benchtops with 20mm square edge
- Polished edge mirror to full width of vanities
- Square feature basins (white with chrome waste & overflow)
- Toilet suites (white with chrome flush button)
- Bath (white) to bathroom
- Tiled shower base & semi framed glass pivot door with polished silver frame
- Chrome mixer taps
- Shower rail with soap basket
- Double towel rail, toilet roll holder

GARAGE

- Concrete waffle slab floor
- Plaster lined ceiling & walls with cornice
- COLORBOND® panel lift door
- Remote control to garage door (includes 2 no. handsets)
- Internal access door
- Single weather proof ply rear door (design specific)

PORCH / ALFRESCO

- Concrete waffle slab, lined ceiling, brick piers, COLORBOND® roof & downlights (design specific)

LANDSCAPING

- Drought resistant garden & plants to front
- Instant lawn to front & rear

FENCING

- Timber paling/COLORBOND® fence including wing fence & gate to suit estate design guidelines

PAVING

- Exposed aggregate driveway, front path & rear outdoor living area

LETTERBOX & CLOTHES LINE

- Rendered letterbox
- Fold out clothesline to rear yard