

# Single Storey Specifications

## Kitchen Appliances

<b>Dishwasher:</b>	European style freestanding stainless steel dishwasher.
<b>Oven:</b>	European style 600mm stainless steel electric built-in oven.
<b>Cook Top:</b>	European style 600mm stainless steel gas cook top.
<b>Range Hood:</b>	European style 600mm undermount range hood (with cupboard above).
<b>Sink:</b>	Double bowl stainless steel sink with drainer.
<b>Tap:</b>	Chrome mixer tap.

## Cabinetry

<b>Cupboards:</b>	Fully lined melamine modular cabinets.
<b>Doors/Drawers:</b>	Laminate flush panel doors, as per selected colour scheme.
<b>Pantry:</b>	Full laminate doors or as per plan.
<b>Kitchen Bench Top:</b>	20mm square edge (zero silica) stone bench top, as per selected scheme.
<b>Bathroom &amp; Ensuite Bench Top:</b>	20mm square edge (zero silica) stone bench tops, as per selected scheme.
<b>Handles:</b>	Finger pull chrome handles to base cabinets and 25mm overhang cabinets (no handles).

## Bathroom & Ensuite

<b>Basins:</b>	Vitreous china vanity basin (white).
<b>Mirrors:</b>	Polished edge mirrors full length of vanity.
<b>Bath:</b>	Acrylic bath (white) in tiled podium.
<b>Shower Bases:</b>	Step-free tiled shower bases.
<b>Shower Screens:</b>	Semi framed, powder coated aluminium (polished silver finish) and clear glazed pivot door.
<b>Taps:</b>	Chrome in wall mixer tapware.
<b>Shower Outlet:</b>	Handheld shower rail and slider in chrome finish to ensuite and bathroom.
<b>Toilet Suite:</b>	Vitreous china, close coupled toilet suite in white with soft close seat.
<b>Accessories:</b>	600mm double towel rails and toilet roll holders in chrome finish.
<b>Exhaust Fans:</b>	Externally ducted exhaust fans including self-sealing air flow draft stoppers to bathroom & ensuite showers.

## Tiles & Flooring

<b>Wall Tiles:</b>	Wall tiles to kitchen splashback, bathroom, ensuite and laundry as shown on plans. Tile selection as per selected colour scheme.
<b>Floor Tiles:</b>	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per selected colour scheme.
<b>Laminate Timber Flooring:</b>	Location as shown on plan. Selection as per selected colour scheme.
<b>Carpet:</b>	Carpet selection as per selected colour scheme.

## Paint

<b>Timberwork:</b>	Satin finish enamel to internal doors, jambs & mouldings.
<b>Ceilings:</b>	Flat acrylic to ceilings.
<b>Internal Walls:</b>	Washable low sheen acrylic to internal walls.
<b>Entry Door:</b>	Low sheen finish to front entry door.
<b>Colours:</b>	Paint colours as per selected scheme.

## External Features

<b>Brickwork:</b>	Clay bricks as per selected exterior colour scheme.
<b>Infill over windows:</b>	Brick Infill throughout dwelling (product specific).
<b>Mortar Joints:</b>	Natural colour rolled joints.
<b>Front Elevations:</b>	As per selected façade choice. Acrylic render/feature tile to selected areas as per plan (product specific).
<b>Windows:</b>	Feature aluminium windows to front elevation (product specific). Aluminium improved windows throughout to meet 7-Star energy rater's assessment.
<b>Entry Frame:</b>	Timber painted frame as per selected exterior colour scheme.
<b>Front Entry Door:</b>	Façade specific entry door with translucent glass. Paint colour as per selected colour scheme.
<b>Entry Door Furniture:</b>	All-in-one lever entrance lockset with deadbolt to entry, in polished chrome.
<b>Door Seal:</b>	Weather seal to all external hinged doors.

## Insulation

<b>Ceiling:</b>	Glasswool batts to ceiling of roof space (excludes garage ceiling).
<b>External Brickwork:</b>	Glasswool batts and sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap to be sealed around openings in accordance with energy rating assessor's report.

## Garage

<b>General:</b>	Single/double garage with tiled hip roof including Colorbond sectional door to front. Plaster ceiling and concrete floor. Remote control internal button with 2 handsets.
<b>External Walls:</b>	Brick veneer (on boundary wall or product specific if required).
<b>Pedestrian Door:</b>	Weatherproof flush panel, low sheen acrylic paint finish.
<b>Door Frame:</b>	Timber painted frame as per selected colour scheme.
<b>Door Furniture:</b>	Lever handle lockset in polished chrome.

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## Internal Features

<b>Doors:</b>	Flush panel. 2040mm high. Either hinged or sliding as per plan.
<b>Door Furniture:</b>	Lever door furniture in polished chrome finish to all hinged doors.
<b>Mouldings:</b>	67 x 18mm bevelled MDF skirting, 67 x 18mm MDF bevelled architraves.
<b>Door Stops:</b>	Plastic white door stops to hinged doors
<b>Door Seals:</b>	Brushed door seal to internal dwelling / garage door.

## Laundry

<b>Trough:</b>	White melamine top and cabinet with 45L stainless steel insert trough and bypass.
<b>Tap:</b>	Chrome mixer tap.
<b>Washing Machine:</b>	Chrome washing machine stops/grubs.

## Plaster

<b>Plasterwork:</b>	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

<b>Framing:</b>	Stabilised pine wall frame and roof trusses.
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## Plumbing

<b>Taps:</b>	2 external taps, 1 to front water meter and 1 to rear of home.
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## Roofing

<b>Roof Pitch:</b>	Roof pitch to be 22.5 degrees.
<b>Material:</b>	Concrete tiles roofing as per selected colour scheme, installed with sarking and Whirly Bird.
<b>Fascia &amp; Guttering:</b>	Colorbond fascia, guttering and downpipes.

## Heating

<b>Heating:</b>	Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.
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## Storage

<b>Shelving:</b>	Walk in robe: one white melamine shelf with hanging rail.
<b>Robes:</b>	One white melamine shelf with hanging rail.
<b>Pantry/Linen:</b>	Four white melamine shelves.
<b>Doors:</b>	Robes – Aluminium polished chrome frame with vinyl insert sliding doors. Linen – 2040mm flush panel hinged door(s).

## Ceilings

<b>Height:</b>	2590mm height throughout.
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## Electrical

<b>Internal Light Points:</b>	90mm LED downlights throughout as per standard electrical layout.
<b>External Lights:</b>	90mm LED downlight to front entry Porch cover. Weatherproof para flood light to rear as per drawings.
<b>Power Points:</b>	Double power points throughout (single power points for appliances).
<b>TV Points:</b>	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antenna.
<b>Telephone Point:</b>	Two pre-wired telephone/data points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
<b>Switch Plates:</b>	White wall mounted switches (horizontal mounted standard).
<b>Smoke Detector(s):</b>	Hardwired with battery backup.
<b>Safety Switches:</b>	RCD safely switch and circuit breakers to meter box.

## External Products

<b>Hot Water System:</b>	Instantaneous gas hot water system as standard or solar hot water system if required by land estate.
<b>Solar PV System:</b>	Size and number of panels to be determined by Energy Assessor

## Land Estate Requirements

<b>Recycled Water:</b>	Provide recycled water connection if required by land estate.
<b>Rain Water Tank:</b>	Provide rain water tank (size as per Design Guidelines) if required by land estate.

## Site Conditions/Foundations

<b>Foundation Class:</b>	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 500m <sup>2</sup> with a maximum setback of 5m to the house.
<b>Temporary Fencing:</b>	Supply and hire of temporary fencing to site to council requirements.
<b>Silt Fence:</b>	Supply and hire of environmental silt fence to front of property as required by council.
<b>Rock Allowance:</b>	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
<b>Termite Treatment:</b>	Termite Control Part A & B provided.
<b>Angle of Repose:</b>	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater, and data conduit). Does not include electricity and telephone consumer account opening fees.

# Turnkey Inclusions

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## Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

## Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: Fencing height and material may be subject to developer guidelines and approval.

## Driveway & Path

Your home includes colour on concrete paving to driveway, porch and alfresco (floorplan specific only). Disclaimer: Concrete paving is not sealed.

## Window Furnishings & Flyscreens

Modern & stylish holland blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

## Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condensor.

## Alarm System

Alarm system with 3 sensors inc. panel to walk in robe and key pad to entrance inc. single power point.

## Fibre Optic Ready

Your Luxton Home comes complete with fibre optic service ready for internet connection. Note: Service provider specific to developer guidelines.

# Included Upgrades

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- > Fixed site costs – all council requirements and regulations.
- > 7-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points