

# Riverview

ROOF:	Colorbond (15° pitch) with three (3) gables and 450mm gable eaves only (subject to BASIX)
VERANDAH:	1.800 l/m skillion roof and deck to front elevation
EXTERNAL CLADDING:	Hardiplank Woodgrain (staggered ends)
WINDOWS:	Aluminum Sliding with flyscreens and key locks; colonial bars to front elevation (standard colours only)
FLOORING:	Approved water resistant and termite treated Aquabar sheeting
BEARERS/JOISTS:	Cypress Pine
FRAME/TRUSS:	Termite treated timber
SITE FALL/INSPECTIONS:	Level site (subject to inspection)/First site inspection free
ELECTRICAL:	17 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom & ensuite; and two (2) wall lights to front 14 double power points with earth leakage One (1) single power point with earth leakage Two (2) TV points Two (2) smoke detectors No allowance, outlets only
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	600mm slide out (stainless steel)
– Oven	Combination under bench (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel) with flick mixer tap
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Tammarq 900mm
– Vanity Unit to Ensuite	Tammarq 750mm
– Bath	1500mm (white)
– Shower Base to Bathroom	900mm x 900mm (white)
– Shower Base to Ensuite	900mm x 1200mm (white)
– Shower Screen to Bathroom	Pivot door; clear glass; and semi frameless
– Shower Screen to Ensuite	Fixed/slider, clear glass; and semi frameless
– Mirrors	900mm to bathroom and 750mm to ensuite
– Taps	Flick Mixer
– Bathroom Accessories	Projix range: soap dish; double towel rail; and toilet roll holder
– Hot Water System	Rheem Integrity instantaneous gas – supply only, owner to install on site
– Built-In Robes	2.400 l/m to bedroom one (1); 2.100 l/m to bedrooms two (2) and three (3) with sliding doors
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
FLY SCREEN DOORS:	Security screens to front and rear external doors
KITCHEN:	4.990 l/m of 600mm wide bench top; 2.140 l/m overhead cupboards, including rangehood cupboard; and built-in corner pantry
INSULATION:	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
TILING:	2.0m high to shower and 1.2m to balance of bathroom (depending on tile size) One (1) row of skirting tile to WC; laundry; and balance of ensuite Splash-back to laundry tub Ceramic floor tiles throughout wet areas and 1m² to entry Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm (white)