

Landsborough

ROOF:	Colorbond (15° pitch) with two (2) gables; 450mm eaves and gable eaves
VERANDAHS:	1.800 l/m skillion roof and deck to front; and 3.7 x 4.0m outdoor alfresco area to rear
EXTERNAL CLADDING:	Hardiplank Heritage
WINDOWS:	Aluminum Sliding with flyscreens and key locks; 21/30 sliding stacker glass door to family/alfresco (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:	38 light points, including 20 LED downlights & Tastic 2 Heat to bathroom and ensuite 24 double power points with earth leakage Four (4) two-way switches Two (2) TV points Three (3) smoke detectors Including ducting and diffuser to Butler's Pantry and Walk in Robe No allowance, outlets only
SKYLIGHT:	
DOWNPIPES/TANKS:	
INTERNAL FITTINGS:	
– Rangehood	900mm Undermount (stainless steel)
– Oven	900mm Multifunction under bench (black/stainless steel)
– Cooktop	900mm Gas (supply only) (stainless steel)
– Kitchen Sink	Flushline 2 bowl (stainless steel)– with flick mixer tap
– Dishwasher	Underbench (stainless steel) – supply only x 2
– Laundry Tub	45 litre bench line with cupboard under
– Toilet Suites	3A back to wall Atlanta II (white)
– Vanity Unit to Bathroom	Custom with raised bowl and wall mounted mixer
– Vanity Unit to Ensuite	Tammarq 900mm – two (2) drawer and wall hung
– Bath	1580mm Freestanding (white)
– Shower Base to Bathroom	1.0m x 1.0m corner acrylic (white)
– Shower Base to Ensuite	1800mm x 900mm acrylic (white) with dual shower heads
– Shower Screens	Clear laminated glass with chrome pivot door. 3 panel doors (fixed/slide/fixed); clear glass; and finger pull with soft close (chrome) to ensuite. 750mm x 900mm to bathroom and 750mm x 900mm to ensuite
– Mirrors	Flick mixer
– Taps	Phoenix range
– Bathroom Accessories	Rheem Integrity instantaneous gas – supply 2 only, owner to install on site
– Hot Water System	Walk-in robe to bedroom one (1); 2.3 l/m to bedrooms two (2) and four (4) with sliding doors; and 1.8 l/m to bedroom three (3) with sliding doors
– Built-In Robes	Lever (Satin Chrome)
– Door Handles	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
– Paintwork	Security screens to rear and sliding external doors
FLY SCREEN DOORS:	
KITCHEN:	2400mm waterfall island bench with breakfast bar, dishwasher, finger pull all doors/drawers with soft close, 2400mm of overhead cupboards; Butler's pantry with second dishwasher, second sink, shelving & extra fridge space
INSULATION:	R4.0 to ceiling; R2.5 to external walls; Thermofoil to roof; and R2.5 to subfloor
TILING:	Floor to ceiling tiling to main bathroom and ensuite One (1) row of skirting tile to WC, laundry and Splash-back to laundry tub Ceramic floor tiles throughout wet areas Splash-back to kitchen (approximately 600mm high)
CORNICE:	90mm cornice (white)