

# New England

<b>ROOF:</b>	Colorbond (15°/20° pitch) with fed infills and finials to three (3) gables; 400mm eaves and gable eaves
<b>VERANDAHS:</b>	1.800 l/m skillion roof and deck to front with double posts, fillets and powder coated handrails
<b>EXTERNAL CLADDING:</b>	Hardiplank Heritage (staggered ends)
<b>WINDOWS:</b>	Aluminum Sliding with flyscreens and key locks; 21/18 sliding glass door to bedroom one (1) and family room; and federation bars to front windows (standard colours only)
<b>FLOORING:</b>	Approved water resistant and termite treated Aquabar sheeting
<b>BEARERS/JOISTS:</b>	Cypress Pine
<b>FRAME/TRUSS:</b>	Termite treated timber
<b>SITE FALL/INSPECTIONS:</b>	Level site (subject to inspection)/First site inspection free
<b>ELECTRICAL:</b>	21 light points, including round LED light to kitchen & Tastic 2 Heat to bathroom and ensuite 17 double power points and two (2) single power points with earth leakage Two (2) TV points; Three (3) smoke detectors No allowance, outlets only
<b>DOWNPIPES/TANKS:</b>	
<b>INTERNAL FITTINGS:</b>	
– Rangehood	600mm slide out (stainless steel)
– Oven	Wall Oven unit (stainless steel)
– Cooktop	Solid electric plates or gas (stainless steel) – (Supply Only for Gas Cooktop)
– Kitchen Sink	Flushline 1½ bowl & drainer (stainless steel)
– Dishwasher	Underbench (stainless steel) – supply only
– Laundry Tub	70 litre Tub
– Toilet Suites	4 Star Prima Suite (white)
– Vanity Unit to Bathroom	Custom Timber 1700mm – double bowl; two (2) door; three (3) drawer
– Vanity Unit to Ensuite	Hand basin (white)
– Spa Bath	1300mm corner spa (white)
– Shower Base to Bathroom	1.0m x 1.0m corner (white)
– Shower Base to Ensuite	900mm x 900mm (white)
– Shower Screens	Pivot doors; clear glass; and semi frameless
– Mirrors	1500mm to bathroom and 600mm 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	2.700 l/m to bedrooms one (1) and two (2); 1.800 l/m to bedroom three (3); and 1.500 l/m to bedroom four (4) with sliding doors
– Front Door	PCL4G with antique frosted glass
– Door Handles	Lever (Satin Chrome)
– Paintwork	Allowance for five (5) white based colours: exterior; ceiling (white); trims; wet areas; and internal walls
<b>FLY SCREEN DOORS:</b>	Security screens to front, rear and sliding external doors
<b>KITCHEN:</b>	6.350 l/m of 600mm wide bench top including breakfast bar; 2.130 l/m American Oak timber profiled overhead cupboards, including rangehood cupboard with bulkhead to ceiling; 2095 mm 750mm wall oven cupboard; and built-in corner pantry
<b>INSULATION:</b>	R4.0 to ceiling; R2.5 & Breather Foil to external walls; Thermofoil to roof; and R2.0 & Silver Foil to subfloor
<b>TILING:</b>	2.0m high to showers 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 Splash-back to kitchen (approximately 600mm high)
<b>CORNICE:</b>	Decorative B4 to lounge and 90mm cornice to remainder (white)