

## 7. Bathroom and Ensuite

|   |          |
|---|----------|
| Dorf chrome tapware to vanity basins and bath.    | <b>L</b> |
| Dorf chrome shower roses and tapware.             | <b>M</b> |
| Dorf shower shelves and robe hooks.               | <b>N</b> |
| Dorf chrome towel rails and toilet roll holders.  | <b>O</b> |
| Caroma 1675mm Island bath.                        | <b>P</b> |
| Caroma close coupled toilet suites.               | <b>Q</b> |
| Caroma vanity basins.                             | <b>R</b> |
| Double vanity to ensuite up to 1800mm wide        |          |
| 900x1200mm porcelain tiled shower base to ensuite | <b>C</b> |
| 900x900mm self-supporting shower base to bathroom |          |
| Crystal semi-frameless shower screens.            |          |
| Polished edge mirrors.                            |          |
| Clipsal 2 globe heater, light, fan combination.   |          |
| Polytec Laminate to all benchtops.                |          |
| Polytec Melamine to all cabinet doors and panels. |          |
| PVC edging to all doors, drawers and end panels.  |          |
| Elegance porcelain tiles to all wet areas.        |          |

## 8. Electrical

|  |          |
|--|----------|
| Earth leakage electrical safety switch to all lights and power points. |          |
| Clipsal Photoelectric interlinked smoke detectors.                     | <b>S</b> |
| Clipsal LED Downlights to Kitchen/Meals/Living & Entry.                | <b>T</b> |
| Fixed point batten holders to remainder.                               |          |
| 2 double fluorescent lights to Garage.                                 |          |
| External single parafool to side and rear external doors.              |          |
| Two RG6 Coaxial TV points, terminated ready for aerial to be fitted.   |          |
| Two Cat 6 Telephone points.  |          |
| (Digital Connections are subject to Estate infrastructure).            |          |

## 9. Laundry

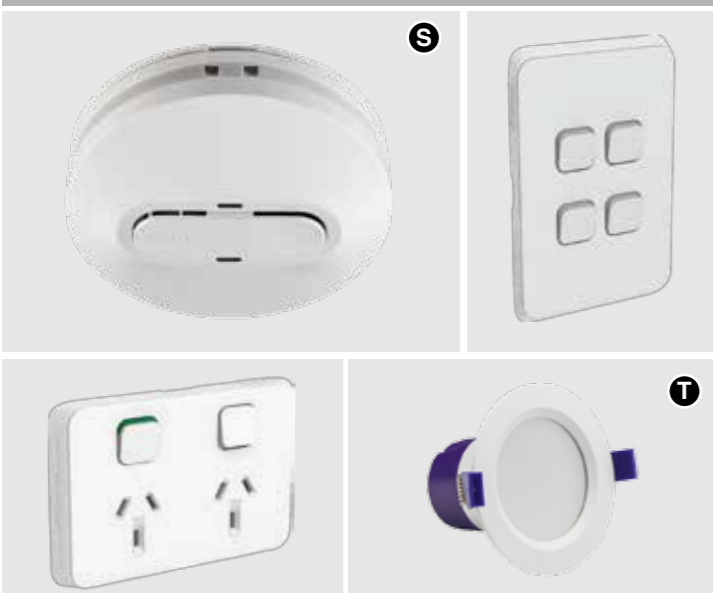
|  |          |
|--|----------|
| Chromogen Solar Hot Water system with gas booster.                           |          |
| Polytec Laminate top and melamine cabinet with Stylus 45 litre inset trough. |          |
| Dorf chrome sink mixer.  | <b>L</b> |

### DORF TAPWARE & FITTINGS



Dorf tap mixers, outlets and accessories

### CLIPSAL LED DOWNLIGHTS & ELECTRICAL



Clipsal LED downlights, GPO, switches & smoke detectors



### CAROMA VANITY BASINS, BATH & TOILETS



Caroma vanity basins, bath & toilet suites



**EASTWEST  
HOMES**

LUXURY SERIES  
26sq and beyond



polytec



Luxury Series Inclusions

Note: All model numbers, product and supplier details were accurate at the time of printing, but may change without notice. Display photos may contain upgraded items not included as standard.

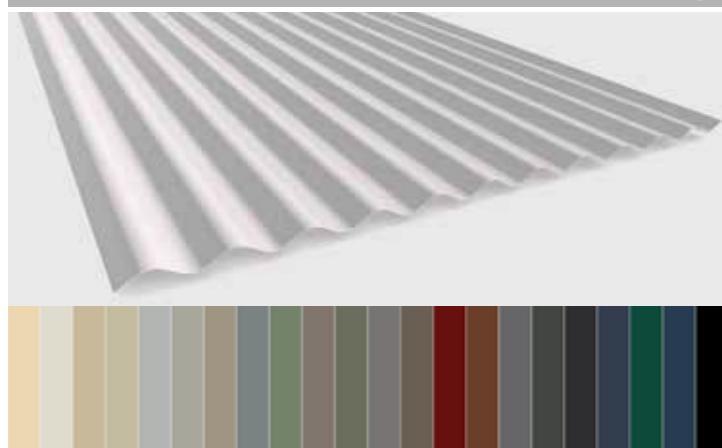
## AUSTRAL BRICKS

A



## COLORBOND ROOFING

B



Colorbond metal roofing



## VIC ASH HARDWOOD STAIRCASE

F



Vic Ash Hardwood staircase with hardwood handrail

## TILED SHOWER BASE

C



Double vanity and porcelain tiled shower base



## CORINTHIAN FEATURE ENTRANCE DOOR

D



Urban Primed



## ILVE STAINLESS STEEL APPLIANCES



ILVE stainless steel freestanding oven (900mm), canopy rangehood (900mm) and dishwasher (600mm)



## 1. Preliminary Works

Engineer's contour survey, soil report, property information and site inspections.

Fixed price agreement, brochure plan, site plan and drafting of dimensioned working drawings.

Colour selection consultation and verification of plans.

Standard HIA contract with 7 year guarantee.

Engineer designed M class waffle pod slab.

Homeowners' warranty insurance.

Building permit issued by registered building surveyor and water authority permits.

## 2. Site Works

Site levelling to block with allowance of up to 150mm uncontrolled fill and 300mm fall across the building envelope.

All temporary fencing and scaffolding as required during construction.

Connection to main power supply up to 13m from pit, including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charges during construction.

Connection to existing services for gas, water and sewer on an allotment up to 512m.

Engineer designed and certified 100mm sewer grade stormwater drains.

Upgraded termite protection to Termguard Retreatment System allowing for ongoing termite protection.

## 3. External

Classic Facade consisting of:

- Brickwork and Lintel above windows, Entry door and Garage;
- Brick piers to the Porch;
- Stoddart Sectional Garage Door, wall panel and 2 remotes.

Austral bricks and Colorbond roofing. **A B**

450mm eaves to upstairs roofline.

Engineered upper floor joists.

Weatherex Primelok Smooth 200mm lightweight cladding to upstairs as per drawing.

Weatherex infills above remaining windows and doors.

Colorbond downpipes, fascia and guttering.

Bradnam's double glazed aluminium awning windows.

Bradnam's flyscreens to all opening windows.

Bradnam's aluminium sliding doors.

Bradnam's locks to all opening windows and sliding doors.

Obscure glazing to Bathroom, Ensuite and WC windows.

Gainsborough Trilock Contemporary series entrance set.

Corinthian feature entrance door. **D**

## BRAEMAR HEATING

E



MagiQtouch Controller

## CLARK SINK

J



Clark stainless steel sink



## 4. Internal

2550mm high ceilings to both upstairs and downstairs.

90mm pine wall frames with stabilised pine roof trusses.

Knauf plaster board

75mm scotia cornice

Corinthian 2040mm high hinged flush panel internal doors.

Corinthian 2040mm high hinged flush panel house/garage access door.

Gainsborough 700 series modern leversets

67mm x 18mm skirting boards and 67mm x 18mm architraves.

75mm air cushioned doorstops to external and internal doors.

Elegance porcelain floor tiles to Entry through to Kitchen, Meals, Living and all wet areas.

Ceramic skirting tiles to Ensuite, Laundry, Bathroom and WC.

Carpet Call premium range carpet to all bedrooms.

Braemar 4 star gas ducted heating unit with magiqtouch controller. **E**

Sisalation and R2.0 glasswool batts to external walls.

R4.0 glasswool batts to ceilings in all living areas (does not include Garage, Porch or Alfresco).

Crystal walk-in robe fitouts complete with melamine shelf and hanging rail.

Vic Ash hardwood staircase with hardwood handrail and non-slip clear coat finish. **F**

## 5. Painting

Wattyl PC Low Sheen to internal walls (3 coats)

Wattyl PC Ceiling White to ceilings (2 coats).

Wattyl Ultra Premium Gloss to internal timberwork and doors.

Wattyl Solarguard Low Sheen/Gloss to exterior timber.

## 6. Kitchen

ILVE stainless steel freestanding oven (900mm). **G**

ILVE stainless steel canopy rangehood (900mm) including fully ducted flue into the atmosphere. **H**

ILVE stainless steel dishwasher (600mm). **I**

Clark double bowl stainless steel sink. **J**

Dorf chrome sink mixer.

Category 1 Quantum Quartz 20mm benchtops. **K**

Polytec Melamine to all cabinet doors and panels.

PVC edging to all doors, drawers and end panels.

## QUANTUM QUARTZ 20mm BENCHTOPS

K



Everest



Coral Reef



Polar



Royal Base



Tornado

