

GRANGE INCLUSIONS

WITH UP TO **\$96k** OF ADDED VALUE AT NO EXTRA COST!†

† Added value based on Mont Albert Grange 57.

Kitchen

- Choice of 900mm wide Fisher & Paykel dual fuel stainless steel upright cooker; or 900mm wide Fisher & Paykel stainless steel built-in oven with 900mm wide Fisher & Paykel five burner gas cooktop including wok burner; or two 600mm wide Fisher & Paykel stainless steel under bench ovens with 900mm wide Fisher & Paykel stainless steel five burner gas cooktop including wok burner.
- Choice of 900mm wide glass canopy rangehood; or concealed stainless steel rangehood; or 900mm wide stainless steel canopy rangehood.
- Single storey homes ducted to roof space and double storey homes vented through the external wall.
- 600mm double dish draw Fisher & Paykel stainless steel dishwasher.
- Tiled splashback to the kitchen wall and behind the rangehood Category 1.
- 20mm stone to kitchen benchtops and island up to Category 3.
- Designer style 60mm edge to island bench.
- Extension to island benchtop overhang to longest side only (1,200mm total width).
- Silk finish laminate cabinetry and doors.
- 1 bank of 3 pot drawers to both sides of oven.
- Choice of designer kitchen handles Category 1.
- Melamine shelving to cabinets.
- Four melamine shelves with flush panel door to pantry (house specific).
- Shadowline feature to kitchen benchtops.
- Soft closers to kitchen cupboards and drawers.
- 920mm high additional overhead cupboards to both sides of rangehood.
- Capped cold water to fridge space.
- Franke Ancona double bowl undermount sink.
- Mizu Drift MK2 gooseneck sink mixer in matt black to kitchen.

Galley

- Under bench cabinets. (Refer to detailed drawings for size).
- 20mm stone benchtops up to Category 3.
- Shadowline feature to pantry benchtops.
- Posh Solus round stainless steel sink.
- Mizu Drift MK2 Basin Mixer Tap.
- Tiled splashback Category 1. (Refer to detailed drawings for size).
- Silk finish laminate cabinetry and doors.

Ensuite / Bathroom

- 20mm stone benchtops Category 1 including shadowline feature and melamine interior to master ensuite, bathroom and powder room.
- Floor standing vanity to ensuites and bathroom (see detailed drawings). Bank of drawers to master ensuite vanity only.
- Freestanding bath to master ensuite and main bathroom (house specific).
- Polished edge mirrors to full width of vanity to ensuite, bathroom and powder room (see detailed drawings).
- Category 1 full height wall tiles to master ensuite and powder room including square set finish to ceiling (house specific).
- Wall tiles to ensuite, bathroom and laundry Category 1 (refer to detailed drawings for extent of tiled areas).
- 100mm tiled skirting to all wet areas (Category 1).
- 325mm x 1,025mm tiled niche to master ensuite and 425 x 425mm tiled niche to all other ensuites and bathrooms where applicable.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.

Fixtures

- 2,000mm high Grange semi framed shower screen with pivot door and fully tiled shower base to all showers.
- Posh Bristol shower rail to ensuites and bathroom.
- Nikles Twin shower rail to master ensuite.
- AquaflotM shower grate.
- Base MK2 wall mixer to showers and bath.
- The Gap Semi Inset basin to ensuite, bathrooms and powder room.
- Mizu Bliss chrome basin mixer to ensuite, bathroom and powder room
- Posh Domaine close coupled toilet suite with soft close.
- Self sealing exhaust fans to W.Cs without direct ventilation to outside air.
- Exhaust fans over shower recesses.

Flooring

- Choice of Category 1 ceramic tiles or Category 2 timber look hybrid flooring to entry, kitchen, dining and family rooms.
- Palandri range carpet to remainder of home Category 2. (Excludes tiled areas).
- Ceramic tiles Category 1 to wet areas.

Ceiling

- 2,740mm high ceilings to ground floor and 2,590mm high ceilings to first floor. (Subject to rescod and council planning restrictions).

Staircase

- Up to Traditional 5 stained and polished staircase (standard configuration and one colour only). Classic or Traditional styles only. Includes choice of Classic option 2, Classic option 2NC, Traditional 2NC, Traditional 3, Traditional 4, Traditional 5.

Doors

- 2,340mm high internal doors to ground floor (includes linen, robes and storage where applicable).
- Up to 2,400mm high x 3,000mm wide aluminium stacker door to alfresco, dining or family rooms (house specific).
- Choice of 4 styles and 2 finishes of internal door handles.
- Lockwood Velocity lever set (choice of 4 styles) to linen and robes.
- Door stops to all opening doors where applicable.
- Doors include chrome hinges, latches and striker plates throughout the house.

Paint

- 3 coat paint system of Watty Low Sheen Washable Velvet to internal walls.
- Watty Easyflow Gloss to internal woodwork and doors.
- Watty Supercover White to ceilings.

Extra Features

- Feature bulkheads (see detailed drawings).
- Decorative cornice to selected ground floor living areas (excludes theatre and rumpus).
- 75mm cove cornice to remainder of house.
- Feature columns to selected rooms (refer to detailed drawings for locations).
- 67mm decorative skirting and architraves (excludes wet areas).

Laundry

- Laminate laundry cabinet with stainless steel insert trough.
- Laminate extended benchtop to laundry cabinet with open space below (see detailed drawings)
- Washing machine stops in chrome finish to laundry.
- Concealed water and power connections.
- Fully glazed painted door to laundry.
- Tiled splashback to laundry Category 1 (see detailed drawings).
- Shadowline feature to laundry benchtops.
- Mizu Drift MK2 basin mixer tap in chrome finish to laundry trough.

Heating

- Gas ducted heating to living areas and bedrooms with manual thermostat (refer to detailed drawings for locations).

Robes / Linen

- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.

Electrical

- Downlights to living areas and bedrooms (no credit to remove batten). Refer to detail drawings. (Additional cost will be applicable for installation in a void area).
- Safety switch.
- Hard wired smoke detectors.
- Double powerpoints throughout house to visible areas.
- Batten holders throughout house.
- Two TV points.

Render

- Part render to front façade features in up to 2 colours (refer to specific façade working drawing).

Doors

- Door seals to all external door frames.
- Lockwood Symmetry Manor Series entrance set to external doors.
- 2,040mm high internal access door from the garage to home.
- 2,340mm front entry door with choice of 8 profiles in stained or painted finishes.

Roof

- Cement tile from Category 1 range.

Brick

- Clay brick selection up to Category 2 range.
- Brickwork over windows up to Category 2 range. Excludes rear projection to first floor double storey.
- Brickwork above garage opening.

Garage

- Colorbond panel lift garage door.
- Remote control to garage door including 2 transmitters.
- External weatherproof flush panel door (house specific).

Paint

- Watty Sunfast low-sheen to external woodwork.

Framing

- Pine framing to walls and roof as per engineer's requirements.

Plumbing

- Concealed plumbing.

Alfresco (house specific)

- Undercover alfresco area complete with plaster lined ceiling and one ceiling batten holder.
- Foundation up to "M" class concrete slab with waste point.

Foundations / Fall of Land

- Foundation up to "M" class concrete slab with a maximum of 1 metre fall over the building envelope. Excludes rock removal.
- Based on allotment up to 650m2 with a maximum setback of 5 metres to the front of the house.

Services and connections

- Underground power (up to 12m).
- Water connection (dry tap connection on same side of street - up to 10m).
- Gas connection (up to 20m).
- Sewer & stormwater connection (up to 6m).
- Termite protection.
- Colorbond fascia, gutter & downpipes.

Windows

- Aluminium framed flyscreens with aluminium mesh to all openable windows. Excludes bi-fold and louvre windows, and excludes BAL40).
- Keyed locks to all openable windows (excludes sliding doors and BAL40).
- Powder coated aluminium frames with low emissivity (low-e) glass to all elevations.

Energy Rating

- SEAV 6 star energy rating compliance (as per standard plans).
- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai natural gas booster.
- R2.5 insulation batts to ceiling & sisalation to external walls (excludes garage and alfresco).

Electrical

- Reliance 12 security system with 4 sensors.
- Single batten holder to portico ceiling façade specific.
- Single paraflood light to external wall outside laundry.
- Single batten holder to alfresco ceiling house specific.

Tapware

- Two garden taps provided - 1 inside the front boundary and 1 attached to house.