

Masterpiece Dual Occ Standard Inclusions

KITCHEN

- 2 No. Miele Stainless Steel ovens - Miele H2260B.
- Miele Stainless Steel 900mm 5 burner gas cooktop - Miele KM20546.
- Miele dishwasher Miele G4203-SC.
- Miele concealed rangehood - Miele DA2270.
- Fully lined base cabinets with laminate finish.
- Fully lined overhead cupboards with laminate finish adjacent to rangehood.
- Soft close to all doors and drawers.
- MX132 door handles to cupboards and drawers.
- 40mm Caesarstone benchtop with arris edge detail to Kitchen wall run (selected from full builders standard range).
- 40mm Caesarstone benchtop with arris edge detail to Kitchen island bench (selected from full builders standard range).
- Clark Monaco Riva 5908 double bowl undermount sink - stainless steel.
- Phoenix Vivid Flexible Hose (round) pull down mixer tap.
- 6mm clear glass splash back 650mm high to kitchen (standard colour range) Excludes wall returns.

BUTLERS PANTRY

- Fully lined laminate base cabinets (plan and elevation specific).
- 2 No. Open Melamine shelves (plan and elevation specific).
- 40mm Caesarstone benchtop with arris edge detail (selected from full builders standard range).
- Clark Monaco single bowl undermount sink - stainless steel.
- Phoenix Vivid Slim Line Side Lever Sink Mixer SQ VS731 CR.
- Tiled splash back to sink wall elevation (selected from full builders standard range).
- Soft close to all cupboard doors.
- MX132 door handles to cabinets.

BATHROOM, ENSUITE AND POWDER ROOM

- Fully lined laminate base cabinet
- 40mm Caesarstone benchtop with arris edge detail (selected from full builders standard range)
- Caroma Carboni above counter vitreous china hand basin(s) (white)
- Caroma Luna Clearflush wall faced close coupled toilet suite (white) with soft close seat
- Caroma Classic 1700mm bath in bath hob
- Polished edge mirror(s) above vanity benchtop
- Tiled Shower base — recessed into floor to Bathroom and Ensuite
- 800mm wide x 2400mm high frameless shower screen panel (channel fixed - no door) to Bathroom and Ensuite
- Phoenix Vivid Twin Shower On Rail V726 CR to Bathroom and Ensuite
- Phoenix Rush Shower / Bath Mixer RU780 CR to Bathroom and Ensuite
- Phoenix Rush basin set RU770 CR basin mounted
- Phoenix Rush Wall Bath Outlet 180mm RU776 CR to bath
- Exhaust fans including self-sealing air flow draft stoppers to bathroom, ensuite(s) and powder room (if applicable)
- Alder Taya 750mm double towel rail (chrome) to Bathroom and Ensuite
- Alder Taya towel ring (chrome) to Powder Room
- Alder Taya toilet roll holder
- Soft close to all doors
- MX132 door handles to cabinets

LAUNDRY

- Fully lined laminate base cabinet
- 40mm Caesarstone benchtop with arris edge detail (selected from full builders standard range)
- Clark Flushline 45L stainless steel insert trough, Phoenix sink mixer
- Phoenix Vivid Slim Line Side Lever Sink Mixer SQ VS731 CR
- 600mm high tiled splashback including return to sink wall
- Washing Machine Stop Ball Valve 1/4 Turn C.P (79756) inside cabinet
- Soft close to all cupboard doors
- MX132 door handles to cabinets

TILING — FROM BUILDERS STANDARD RANGE

- Floor tiles up to 300mm x 600mm to Bathroom, Ensuite, Powder Room and Laundry as per standard plans
- Floor to ceiling wall tiles up to 300mm x 600mm to Bathroom and Ensuite - 52 tiles
- 100mm high tiled skirting to Laundry and Powder Room

CARPET & FLOORING

- Category 2 carpet to nominated rooms per standard plans
- Laminate Trend Line timber flooring to nominated rooms per standard plans

WINDOWS & EXTERNAL DOORS

- Aluminium awning windows including window locks (semi-commercial range) facade specific
- 2400mm high Aluminium sliding doors including door locks (semi-commercial range) facade specific
- 2340mm x 1020mm Corinthian flush panel entry door to match facade

GARAGE

- Colorbond sectional automatic door including 3 No. hand held remote transmitters
- Gainsborough Omni tri-lock external door handle with key in knob entry set to garage access door
- Weatherproof hinged flush panel access door to rear of garage

INSULATION

- R-6.0 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and dwelling.

CEILING

- 2740mm ceiling height to ground floor (nominal)
- 2590mm ceiling height to first floor (nominal)

STAIRS

- Semi cantilevered staircase with Vic Ash treads and risers with clear coat finish
- 1-5mm diameter Stainless Steel rod balustrade and 38mm diameter Stainless Steel staunchions with Vic Ash 70mm x 45mm HRO7 square handrail

SOLAR HOT WATER SERVICE

- Rheem Solar Hot Water Unit with continuous flow booster

ROOFING

- Monier Atura concrete colour on roof tile (selection from builders standard range)
- Colorbond fascia and gutter
- Painted zincalume downpipes

FIXING

- 92mm x 18mm MDF square dressed architraves and 92mm x 18mm MDF square dressed skirtings
- Corinthian flush panel doors with gloss paint (2340mm high internal doors throughout) plan specific
- Gainsborough Flora lever passage sets to internal doors and Gainsborough dummy handles (plan specific)
- Chrome door stops

PLASTER

- Square set ceilings throughout entire dwelling excludes garage and built in robes

PAINT — 3 COAT APPLICATION

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat paint to ceilings (white)
- Gloss finish to internal woodwork
- Gloss finish to front entry and internal doors

NOTE: Walls and woodwork to be one colour throughout

FOUNDATIONS

- M class waffle pod concrete slab

HEATING & COOLING

- Gas ducted heating with add on refrigerated cooling (16 No. outlets) 2 No. zone controls (Zone 1— Ground, Zone 2 — First Floor)

ELECTRICAL - AS PER STANDARD ELECTRICAL LAYOUT

- 31 No. Double power points
- 52 No. 8W White, Warm light - LED downlights
- Safety switch (earth leakage detector)
- Smoke detectors
- Telephone point to kitchen and master bedroom
- 4 No. TV points
- 1 No. External light point outside Laundry
- 4 No. Data points
- 3 No. Stainless steel up/down lights to front facade
- 4 No. Recessed step lights
- 3 No. Pendant lights to island bench
- Video Intercom with 2 No. colour screens
- Alarm system with 3 No. detectors
- 1 No. TV Antenna

SERVICE RUNS

- Service(s) runs for water, gas, electricity, sewer, telephone conduit and stormwater (based on 9m total run). Note: Not including new service tapplings or under boring (if required).
- Does not include Authority fees or consumer account opening fees
- 2 No. external garden taps

FACADE

- Choice of Standard Included Facade(s) (Traditional and Modern)

TERMITE PROTECTION

- Part A Slab Penetration Treatment
- Part B Slab Perimeter Treatment

STRUCTURAL

- 7-year structural guarantee
- 90mm pine wall framing and pine truss roof frame

EXTERNAL CLADDING

- Builders range Category 2 bricks (Selected from builders standard range)
- Rendered foam cladding to first floor (as per plan)
- Smart Pan and Smart Waste to shower, bath and toilet
- Particleboard sheet flooring to first floor
- Tile underlay fully tanked to first floor wet areas
- Site Cut based on 650m2 block with up to 600mm fall (60/40 cut/fill) and 5m setback

Landscaping, fencing, driveway and paving are not included. Masterpiece reserves the right to substitute the make, model or type of any of the above products. To be read in conjunction with standard house design plans.