

# Standard Inclusions

## WELLNESS\*

Darwin stage 1 water filtration system.  
Darwin air filter & grille.  
5x Darwin circadian capable downlights to master bedroom.  
Darwin hub.

## KITCHEN

Two Miele Stainless Steel underbench ovens (600mm).  
Miele Stainless Steel 900mm 5 burner gas cooktop.  
Miele 900mm wide concealed Rangehood.  
Fully lined laminated base cabinets with laminate finish (plan specific).  
Soft close to all drawers (plan specific).  
2400mm of overhead cupboards with laminate finish adjacent to rangehood (plan specific).  
Caesarstone benchtop with 20mm arris edge detail to kitchen wall run and kitchen island bench (in builders standard range).  
Caroma Compass Double Bowl Undermount sink. Includes Bamboo Preparation Board, Stainless Steel Colander, Stainless Steel Drainer and Basket Wastes.  
Alder Taya kitchen mixer tap.  
Ceramic tile splashback 650mm high to kitchen (standard range).

## BUTLERS PANTRY

Fully lined laminated base cabinets with laminate overhead cabinets (plan specific).  
Caesarstone benchtop with 20mm arris edge detail to Butler's Pantry Bench (in builders standard range).  
Caroma Compass Single Bowl Undermount sink. Includes Bamboo Preparation Board, Stainless Steel Colander, Stainless Steel Drainer and Basket Wastes.  
Alder Taya kitchen mixer tap.

## BATHROOM, ENSUITE & POWDER ROOM (IF APPLICABLE)

Fully lined laminated base cabinet with laminate finish (plan specific).  
Caesarstone benchtop with 20mm arris edge detail (in builders standard range).  
Caroma Inset Basin Artisan Sculptural Square.  
Decina Cool Freestanding 1800mm long bath (white only).  
Caroma Round Back toilet suites - wall face, soft close in two choices back entry or bottom entry.  
Polished edge mirrors - above vanity benchtop.  
Stegbar overlap shower frames, 1200mm wide to ensuites or 900mm wide where limited room only allows the smaller shower frame, with tiled shower base recessed into floor.  
Alder Taya wall basin tap.  
Alder Taya wall (shower) mixer.  
Alder Taya bath mixer (fixed set).  
Alder Eco Dual Showers Rectangle Rain.  
Clipsal exhaust fans including self-sealing air flow draft stoppers to bathroom, ensuite and powder room (if applicable).  
Chrome toilet roll holders and towel rails to ensuites and bathrooms (plan specific).

## LAUNDRY

Everhard 45 litre Laundry Trough.  
Alder Taya mixer tap.  
650mm high ceramic tile splashback (plan specific).  
Washing machine stops (plan specific).  
Caesarstone benchtop with 20mm arris edge detail to laundry cabinet (in builders standard range).

## CERAMIC TILING (FROM BUILDERS STANDARD RANGE)

Wall tiles to bathroom, ensuite (s), laundry and powder room (plan specific).  
Floor tiles (standard range) to wet areas only 100mm high tiled skirting to wet areas (plan specific).

## WINDOWS & EXTERNAL DOORS

Aluminium awning and sliding windows including window locks (façade specific).  
Front Double Front entry doors 2340mm High x 820mm wide in Veneer finish (stainable) MAD4G with Translucent Glazing.  
Front door handle Gainsborough Omni Tri-lock G2 Series - available in BC/SC and entry set to garage internal access door.  
Nylon fixed flyscreens to all openable windows.

## GARAGE

Colorbond sectional lift up automatic door to front (Panel master contemporary)  
No hand-held remote transmitters.

## INSULATION

R5.0 Glasswool batts to ceiling of roof space only (excludes garage) .  
R2.5 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

## CEILINGS

2740mm ceiling height to ground floor and 2590mm ceiling height to first floor.

## STAIRS

MDF treads and MDF risers paint finish with feature bottom 2 treads/risers KDHW, Vic Ash - (square stair - plan specific).  
Black Metal S01 round metal rod open balustrade to stairs and first floor wall. Includes painted pine handrail (plan specific).

## SOLAR HOT WATER SERVICE

Rheem Solar Hot Water Unit with continuous flow booster (plan specific) (Cezanne, Dumont and Toscana have an additional booster).

## ROOFING

Monier concrete colour on roof tile. Selection from Builders range.  
Colorbond fascia and gutter.

## FIXING

67mm x 18 mm MDF square dressed architraves and 92mm x 18mm MDF square dressed skirtings.  
Corinthian flush panel doors with gloss paint 4.75mm door skins (2340mm high doors throughout).  
Gainsborough Amelia Passage Set Lever Handles throughout and Privacy lock to Ground Floor Powder room (only).  
Chrome door stops.

## PLASTER

Cornice - 75mm cove.

## PAINT - HAYMES 3 COAT APPLICATION

Low sheen acrylic to external timber work.  
Low sheen acrylic to internal walls.  
Flat acrylic to ceilings (white)  
Semi-Gloss finish to internal woodwork.  
Semi-Gloss finish to front entry and internal doors  
NOTE: Walls and woodwork to be one colour throughout.

## FOUNDATIONS

Class 'M' concrete slab.

## HEATING (NATURAL GAS ONLY)

Gas ducted heating unit in roof space.

## ELECTRICAL

Double power points and batten light points as per standard electric layout.  
Safety switches (earth leakage detector).  
Smoke detectors.  
Telephone point to kitchen.  
Two TV points.  
One external light point outside laundry (as per working drawings).  
Internal switch board (as per working drawings).  
LED downlights to suit house design (plan specific).

## FACADE

Choice of Standard Included Facades.

## TERMITE

Part A Slab Penetration treatment.  
Part B Slab Perimeter treatment.

## STRUCTURAL

Pine wall framing and pine truss roof.  
Lifetime Structural Guarantee (terms and conditions apply).

## EXTERNAL CLADDING

Austral builders range Category 1 BRCS (plan specific).  
James Hardie cladding (plan specific).

## BUILD ITEMS

Smart Pan and Smart Waste to Shower, Bath and Toilet.  
Batten ceilings to trussed roofed areas only (excluding garage).  
Sheet flooring to first floor.  
Tile underlay fully tanked to first floor wet areas.  
Two external taps.

## CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 650m<sup>2</sup> blocks with 300mm fall & 5m setback.  
Does not include electricity and telephone consumer account opening fees.

\*DISCLAIMER The DARWIN™ platform included as standard, in Victoria only, includes stage 1 water filter, return air grille, air filter, 5 circadian downlights in the master bedroom and a DARWIN™ Hub. Commissioning and upgrades are available for an additional charge to implement the DARWIN™ platform. Offer only available to clients who make deposits to purchase a Simonds home from a Simonds Homes display centre or office after 08.09.18. Simonds Homes reserves the right to alter the offering at any time. All images and photographs have been used for illustrative purposes only (refer to contract documentation for full details). All furniture, landscaping, and decorative finishes may not be offered by Simonds Homes. Speak to a Simonds Homes consultant for more information or visit [www.simonds.com.au](http://www.simonds.com.au).