

KITCHEN

Technika stainless steel multifunction freestanding upright cooker Model No. TU950ME3SF (900mm)

Technika stainless steel canopy rangehood Model No. CHEM52C9S (900mm)

Clark Radiant Home R150 1¼ bowl Stainless Steel sink including basket waste

Fully lined laminated base with laminate post formed benchtop (as per working drawings)

Appliances available in stainless steel only

Dorf mixer tap - (Selection of styles)

Dishwasher space with single power point and plumbing connection

BATHROOM & ENSUITE

Fully lined laminated base cabinet with laminate post formed or square edge benchtop

Caroma vitreous china above counter hand basins (white) - (Selection of styles)

Caroma acrylic designer bath (white) set in a tiled podium - (Selection of styles)

Caroma dual flush vitreous china close coupled toilet suite (white) including skirted pan and enclosed trap

Polished edge mirrors - above vanity benchtop

Showers - semi framed clear glass pivot doors with polymarble base

Dorf Irwell pin lever mixer tapware (selection of styles), Dorf shower rose and 220mm wall bath outlet

250mm exhaust fans including self sealing air flow draft stoppers to bathroom & ensuite

LAUNDRY

Feature 45lt trough with polymer bowl and powder coated steel cabinet (white) with Dorf tapware

Dorf wall mounted washing machine taps

CERAMIC TILING (From Builders Standard Range)

Wall tiles to kitchen, bathroom, ensuite, laundry and powder room (if applicable)

Floor tiles to nominated rooms. (As Per Standard Plan)

150mm high skirting tiles to bathroom, ensuite, powder room (if applicable), WC and laundry (as per working drawings)

CARPET

Carpet Call (Category 1) Alladin carpet to nominated rooms as per standard plans.

WINDOWS & EXTERNAL DOORS

Sliding aluminium windows including window locks

Corinthian MADINF 4G clear glazed entry door

Gainsborough external door furniture including lever handle set, single cylinder deadlock, trim plate with logo & key in knob entry set to garage access door.

GARAGE

Colorbond sectional lift up door to front including remote control unit and 3 No. transmitters

Weatherproof hinged flush panel access door

INSULATION

R3.5 Glasswool batts to ceiling of roof space only (excludes garage)

R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

CEILINGS

2440mm (overall plates) standard ceiling height

PAVING

Up to 40M2 of 100mm reinforced sealed concrete paving to designated area. (Plan Specific).

HOT WATER SERVICE

24 litre Instantaneous tankless hot water system.

ROOFING

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

EXTERNAL

Group 1 bricks to dwelling and garage (Refer colour palette for brick selection)

FIXING

42mm MDF square dressed or pencil round architraves and 67mm MDF square dressed or pencil round skirtings

Flush panel doors

Gainsborough lever passage sets and pull handles - (Selection of Fiora or Lianna)

Hinged opening doors to wardrobes (as shown on plans).

PLASTER

Cornice - 75mm cove

PAINT - Haymes 2 Coat Application

Low sheen acrylic to external timber work

Low sheen acrylic to internal walls

Flat acrylic to ceilings (white optional)

Gloss finish to internal woodwork

Gloss finish to front entry and internal doors

NOTE: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

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

2 No. TV point

1 No. external light point outside laundry

CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 650m2 blocks with 300mm fall & 5m setback. Does not include electricity and telephone consumer account opening fees.

2 No. external taps

FACADE

Beckett

Langridge

Mason

Penfold

TERMITE:

Part A Slab Penetration treatment
Part B Slab Perimeter treatment

STRUCTURAL

6 year structural guarantee

Pine wall framing and pine truss roof

NOTES

NB: Aspen Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality & product development of its homes.

CLIENT(S) TO SIGN BELOW