



Some **extra** great reasons why to build with Elmwood Homes

Have you considered our **standard** great inclusions which are incorporated in our price, other builders may have an additional charge for!

Below are just some of our inclusions

A selection of our current inclusions	
✓	H class waffle pod concrete slab (subject to site inspection)
✓	Powder coated aluminum framed windows and sliding doors
✓	Powder coated aluminum flyscreens to all opening windows and sliding doors
✓	Keyed alike window locks & locks to sliding doors
✓	R1.5 wall insulation and R2.5 ceiling insulation
✓	Colorbond or colorgrain panel lift garage door including automatic door opening unit with two handsets
✓	26 litre 5 star instantaneous natural gas hot water system
✓	Plain concrete finish to all outdoor patios and alfrescos for future tiling by the owner
✓	Sarking to the underside of tiled roofs or 55mm insulation blanket to underside of colorbond roof
✓	Taubman's Low Sheen 2 coat system to walls & ceiling white to ceilings
✓	Flush panel doors throughout suitable for paint finish
✓	Stegbar mirrored sliding doors set in quality powdercoated frames and track to robes as indicated
✓	Profiled cornice included to the entry and living areas
✓	Generous brick selection
✓	Double power points throughout
✓	Designer lever door furniture throughout
✓	66mm skirting and architraves through out
✓	energy efficient designs including Basix assessment and certification
✓	Designer kitchen including 20mm ceaserstone bench tops
✓	Fully lined melamine cabinets and shelves, with laminated cabinet fronts in a wide choice of colours
✓	Fisher and Paykel appliance package cooktop, rangehood, oven, dishwasher and microwave
✓	Quality rainwater tank connected to all toilet systems, garden taps and washing machine outlet tap
✓	Mondo Rococo WELS 4 Star full vitreous china dual flush back to wall suite with soft close seat
✓	Ceramic wall tiling up to 1200mm high to the bathroom and ensuite
✓	Designer towel rails and paper holders as nominated in the contract working drawings
✓	Generous provision of light points with either down lights or ceiling mount fittings
✓	NBN telecommunications conduit & 2 CAT5 data points for future NBN connection

For more information call 0242 4283 3439 or visit us @ www.elmwoodhomes.com.au