

EXTERIOR FEATURES

- Waffle pod concrete slab on ground construction
- Termite perimeter membrane barrier & slab penetration protection barriers in accordance with the Building Code
- Quality face brickwork from either Austral Bricks & PGH Bricks nominated range with round ironed off white mortar joints
- Quality BGC Weatherboards – painted finish if indicated on the drawings
- Powdercoated aluminium framed windows & sliding doors with standard clear glazing
- Keyed alike window locks & locks to sliding doors
- Flyscreens to all opening window sashes and sliding doors
- Colorbond or similar steel fascia & hi-front slotted quad guttering
- Quality coloured concrete roof tiles laid over sarking or if nominated corrugated colorbond or similar steel roofing laid over 55mm insulation blanket
- Quality rainwater tank/s as nominated. Tank/s will be connected to the toilet cisterns and the external garden taps via a pressure pump with a mains pressure back up supply & switching.
- Connection to the washing machine cold water is optional subject to basix assessment
- 5.5 Star continuous flow natural gas hot water system
- Colorbond or Colorgrain sectional panel-lift door/s to the garage
- Keyless operation to garage vehicle entrance doors/s including 2 handsets & 1 unmounted keypad

INSULATION / SARKING

- Insulation batts to the external walls (excl. garage)
- Insulation batts to the common walls between the attached garage & habitable areas
- Insulation batts to ceiling directly under roof cover (except garage)
- Sarking to all tiled roof areas or if nominated 55mm foil backed insulation blanket laid directly under corrugated colorbond roofed areas;
- Sisalation to all external weatherboard walls

INTERIOR FEATURES

- Varying ceiling heights as indicated on the drawings
- Taubmans Low Sheen 2 coat system to walls and ceiling white to ceilings
- Flush panel doors throughout suitable for paint finish
- Mirrored sliding doors set in quality powdercoated frames and track to robes as indicated (excluding walk in robes unless indicated otherwise on the drawings)
- Melamine shelf with Stegbar hanging rail to all robes and walk in robes including a maximum 1.2m long second melamine shelf with Stegbar hanging rail – refer to the working drawings for details
- Melamine fixed shelving to the Linen Cupboard/s
- Gainsborough Outline G2 series or similar 65mm lever action satin chrome door furniture with privacy latches to toilets and bathrooms door furniture
- 67mm x 11mm bevelled architraves & skirting throughout suitable for paint finish only
- 90mm cornice to wall & level ceiling junctions with CSR decorative cornice to Living areas
- Medium Density Fibreboard (MDF) internal treads & risers to the staircase with painted stringers unless specified otherwise

ENTRANCE FEATURES

- Quality Hume XS26 front door with translucent glazing suitable for either stain or paint finish and a painted selected timber entrance frame
- Gainsborough quality “TriLock” 3 in 1 security deadlock with lever action handles

PORCHES & PATIOS

- Plain concrete to Porch/Porticos and Patios if shown on the drawings, or un-painted treated timber decking unless specified otherwise

KITCHEN FEATURES

- Designer Kitchen including numerous storage cabinets including walk in pantry or prefab pantry unit as indicated on the drawings
- 20mm Ceaserstone bench top selected from the Ceaserstone “Medium” range
- Fully lined melamine cabinets and shelves
- Quality laminated cabinet door fronts and panels available in wide choice of colours and finishes with enclosed bulkheads above the overhead cabinets
- Fisher & Paykel OB60SC6CEX2 600 wide stainless steel fan forced electric built-in oven set into wall oven tower with a Fisher & Paykel OM25BLSX1 built in Microwave with trim kit above the built- in oven
- Fisher & Paykel CG905CNGX2 stainless steel 900mm gas cooktop
- Fisher & Paykel HS90X4 slideout stainless steel NON-ducted 900mm rangehood
- Fisher & Paykel DW60FC1X1 stainless steel dishwasher
- Stainless steel one & three quarters bowl stainless steel sink with 4 star chrome flick mixer tap fitting
- Quality tiled splash backs up to 650 high

BATHROOM and ENSUITE FEATURES

- Tiled shower base with Stegbar Grange semi-frameless shower screen with frameless pivot overlap door with aluminium perimeter frame
- Recessed tiled niche to the shower recess
- Stylus Maxton 1675 or similar coloured acrylic bathtub set into tiled bath hob
- 300 x 300 floor tiles and 300 x 600 wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range
- Duraplex Den Series vanity units with white quartz stone counter tops, white vitreous china recessed basin with 3 tap holes, high gloss white polyurethane cabinet with recessed finger pulls set on a recessed tiled plinth & aluminium framed mirror full width mirror above. Refer to drawings for vanity sizes
- 4 star designer tapware to all basins with a fixed shower rose to the main Bathroom
- 4 star handheld shower rose and rail to the Ensuite
- Mondo Rococo 4 star white only full vitreous china dual flush back to wall suite with soft close seat
- Designer towel rails and paper holders as nominated in the contract working drawings

LAUNDRY FEATURES

- 45 litre drop in stainless steel tub with laminated cabinet under (refer to drawings) with a prefab laminated broom cabinet (if indicated on the drawings) available in a choice of colours and finishes
- Floor & wall tiles to varying heights as indicated on the drawings

ELECTRICAL and SAFETY

- Mains power supplied smoke detectors with back up battery supply in locations as required by the Building Standards
- Painted galvanised meter box with circuit breakers and meter/s in a position to comply with supply Authority requirements
- Generous provision of LED downlights as noted on the electrical plan with power points, TV points with co-axial cable & switching as per the drawings
- NBN READY conduit & two (2) Cat6 data points for future NBN connection in applicable areas

Due to continuing product development the above standard features & inclusions are subject to modification & the Builder reserves the right to vary the features or inclusion should the need arise

STANDARD KITCHEN APPLIANCES

FISHER & PAYKEL

ELMWOOD HOMES APPLIANCE PACKAGE

BUILT-IN OVEN, 60CM, 6 FUNCTION



Product code	OB60SC6CEX2
Finish	Brushed Stainless Steel with black glass
Dimensions	H598 x W596 x D565mm
Capacity	85L total, 72L usable
Functions	6
Performance	AeroTech technology circulates heat evenly, 3200W grill, CoolTouch door, full extension sliding shelves, advanced cooling system

GAS ON STEEL COOKTOP, 90CM, 5 BURNER



Product code	CG905CNGX2
Finish	Stainless Steel
Dimensions	H52 x W914 x D533mm
Burners	5 including 2 wok burners
Performance	Automatic electronic ignition, Quick connect gas valve, LPG/natural gas models, Cast iron trivets

LPG model CG905CLPX2 also available

BUILT-IN MICROWAVE WITH TRIM, 60CM



Product code	OM25BLSX1
Finish	Stainless Steel
Dimensions	H388 x W595 x D400mm
Capacity	28L total capacity
Functions	5 power settings
Performance	900W Microwave Oven, 8 sensor cook settings, LED display and bright internal lighting, child safety lock

BUILT-IN TELESCOPIC SLIDEOUT RANGEHOOD, 90CM



Product code	HS90X4
Finish	White, Stainless Steel handle
Dimensions	H180 x W898 x D280-460mm
Fan ratings	340m ³ /hr max. pressured air movement, 600m ³ /hr max. motor performance, 66dBA max. decibel rating
Performance	Surface extraction, 2 fan speeds

DISHWASHER, 14 PLACE SETTINGS



Product code	DW60FC1X1
Finish	Stainless Steel
Dimensions	H820-870 x W597 x D600mm
Energy rating	3.5 Star
Water rating	5 Star (WELS)
Features	Quiet operation, ThermoDry system, Three-stage filtration system, Variable wash pressure technology



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STANDARD PACKAGE INCLUDED



GAINSBOROUGH ANGULAR TRILOCK



**GAINSBOROUGH OUTLINE SERIES
INTERNAL DOOR FURNITURE**



MIZU DRIFT KITCHEN MIXER



POSH SOLUS TAPWARE



GEN X SHOWER ROSE



GEN X SHOWER ROSE



GEN X ACCESSORIES



GEN X ACCESSORIES



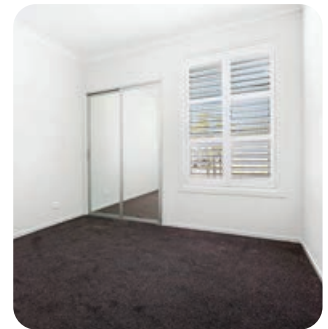
**HUME XS24 1200
TRANSLUCENT GLASS**



**DURAPLEX VANITY INCLUDING
20MM FLAT WHITE STONE TOPS**



**STEGBAR GRANGE
SEMI FRAMELESS SHOWERSCREENS**



**STEGBAR GRANGE
HIRO WARDROBE DOORS**



POWDER COATED FLYSCREENS TO ALL OPENING WINDOWS



AUTOMATIC GARAGE DOOR OPENING UNIT TO ONE GARAGE



KEYLESS OPERATION TO GARAGE



POWDER COATED ALUMINIUM SLIDING FLYDOORS TO SLIDING DOORS



PROFILED CORNICE THROUGH THE ENTRY AND LIVING AREAS



STEELINE GARAGE SECTIONAL GARAGE DOOR



STYLUS 1675MM MAXTON BATH



STEGBAR GRANGE SEMI FRAMELESS SHOWER SCREENS



H CLASS WAFFLE POD SLAB



LED DOWNLIGHTS THROUGHOUT



67MM BEVELLED EDGE PINE SKIRTING BOARDS AND ARCHITRAVES



RHEEM METRO 26 INSTANTANEOUS HOT WATER UNIT

Fisher & Paykel
HOME APPLIANCE PACKAGE