



P A S S I O N , D E D I C A T I O N A N D E X P E R I E N C E



*Standard Inclusions
and Features*

Custom design builder for the Illawarra & South Coast

The following document details the standard inclusions and features provided in all of our Elmwood Homes projects.

Elmwood Homes is proud of our professional and dedicated team, committed to providing the best high quality designed and constructed homes possible.

On behalf of Elmwood Homes, I would like to thank you for allowing Elmwood Homes the opportunity to present our proposal.


If you require any additional information please do not hesitate to contact our office on 0242 833 439 or email info@elmwoodhomes.com.au

Yours most sincerely,



David Young
Director

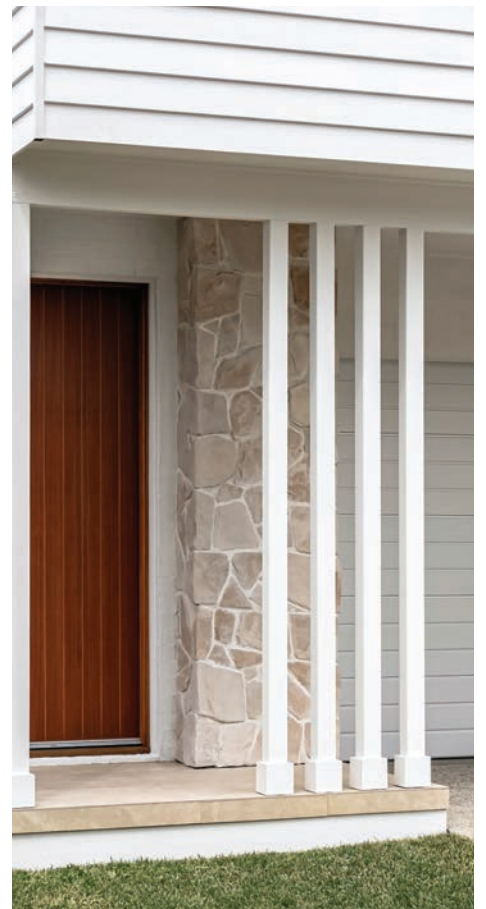
Elmwood Homes Pty Ltd





EXTERIOR FEATURES

- Waffle pod concrete slab on ground construction.
- Termite perimeter membrane barrier & slab penetration protection barriers in accordance with the National Construction Code.
- Quality face brickwork from either Austral Bricks or PGH Bricks nominated range with round ironed off white mortar joints.
- Quality BGC weatherboards – painted finish as indicated on the drawings.
- Powdercoated aluminium framed windows & sliding doors with obscure or clear glazing. Keyed alike windows & sliding door locks. Flyscreens with fibreglass mesh to all openable windows and sliding doors.
- Colorbond steel fascia & hi-front slotted quad guttering.
- Quality coloured concrete roof tiles laid over sarking or if nominated Colorbond steel roof laid over Anticon blanket.
- Quality rainwater tank as nominated. Tank will be connected to toilet cisterns and one external garden tap via a pressure pump with a mains pressure back up supply & switching.
- R5.5 Star continuous flow natural gas hot water system or heat pump hot water unit if nominated.
- Colorbond or colorgrain sectional panel-lift door/s to the garage.
- Keyless operation to garage and vehicle entrance door/s including remote handset to each door & 1 unmounted keypad.





INTERIOR FEATURES

- Varying ceiling heights as indicated on the drawings.
- Taubmans Pure Performance Matt Finish 2 coat system to walls and ceiling white to ceilings.
- Flush panel doors throughout suitable for paint finish.
- Mirrored sliding doors set in quality aluminium frames & track to robes. Walk in robes are square set plasterboard.
- White melamine shelving with single and double hanging rails to robes. Walk in robes to include a combination of both as per the drawings.
- White Melamine fixed shelving to the linen cupboard/s.
- Gainsborough Angular G2 series or similar lever action satin chrome door furniture, with privacy latches to toilets & all bathroom door furniture.
- 67mm x 18mm bevelled architraves & skirting throughout suitable for paint finish only.
- 90mm Cove cornice to wall & level ceiling junctions with CSR Alto profile cornice to the foyer and ground floor living areas.
- Medium Density Fibreboard (MDF) internal treads & risers to the staircase with painted timber stringers.

INSULATION / SARKING

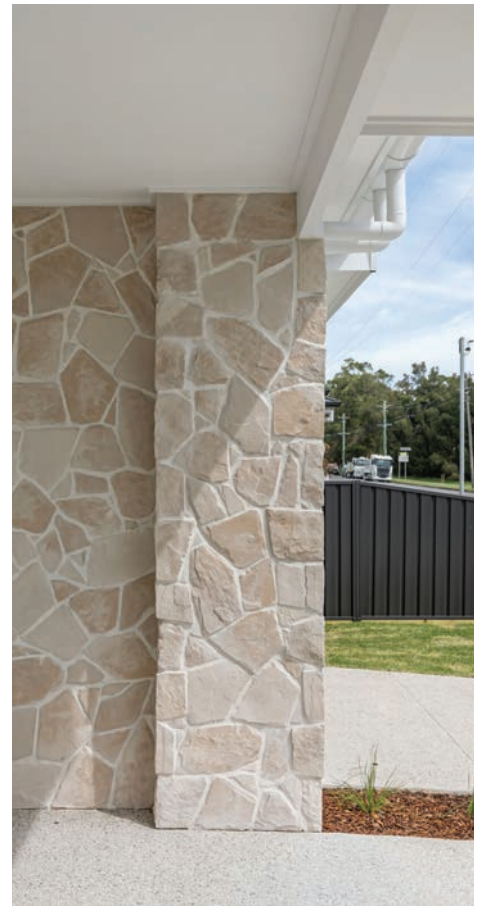
- Insulation batts to the external walls (excluding the garage external walls).
- Insulation batts to the common walls between the attached garage & habitable areas if specified.
- Insulation batts to the ceilings under roof cover (except the garage ceiling, verandahs, porches and the like).
- Sarking to all tiled roof areas or if nominated R1.3 blanket laid directly under corrugated colorbond roofed areas;
- Residential vapour permeable wall wrap to all external walls.

ENTRANCE FEATURES

- Quality Hume XS24 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, portico and patios if shown on the drawings, or un-painted treated timber decking.





KITCHEN FEATURES

- Designer kitchen including numerous storage cabinets featuring either a walk in pantry or prefab pantry unit.
- 20mm Caesarstone Mineral bench top selected from the MO range.
- All cabinets and shelves are fully lined white melamine.
- Quality laminated cabinet door and drawer fronts, and panels available in a wide choice of colours and finishes with enclosed bulkheads above the overhead cabinets.
- Stainless steel one & three quarter bowl stainless steel sink with 4 star chrome gooseneck sink mixer.
- White tiled splash back between the benchtop and the underside of the overhead cabinets up to 700mm high.

FISHER & PAYKEL

- Built-in electric 60cm Wall Oven with 6 functions.
Product code: OB60SC6LEB1.
- Induction Black Glass top 90cm 5 zone.
Product code: 1905CTB1.
- Built-in microwave with trim, 60cm.
Product code: OM25BLSB1.
- Dishwasher, 14 place settings.
Product code: DW60FC1X2.
- Built-in telescopic ducted slideout rangehood, 90cm.
Product code: HS90X4.

BATHROOM AND ENSUITE FEATURES

- Tiled shower base with semi-frameless shower screen, with frameless pivot overlap door and aluminium perimeter frame.
- Recessed tiled niche to the shower recess.
- Maxton 1675mm white acrylic bathtub set into tiled bath hob.
- 300 x 300 floor porcelain tiles and 300 x 600 white wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range.
- 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. Includes a tiled support plinth under the vanity.
- 4 star bright chrome quarter turn tapware to all basins with wall mount taps to showers and bath with 200mm spout.
- 4 star handheld shower rose and rail to the showers. Bright chrome finish.
- Back to wall white, rimless toilet suite with soft close quick release seat.
- Designer towel rails and toilet paper holders. Bright chrome finish.





LAUNDRY FEATURES

- 45 litre drop in stainless steel tub with laminated cabinet under.
- 4 star chrome gooseneck sink mixer.
- Prefabricated broom cabinet (if indicated on the drawings).
- Floor tiles with a tiled skirting and tiled splashback to the bench top. Tile sizes as per standard bathroom sizing.

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.
- LED downlights are included throughout the home including to the alfresco patio and front porch with 1200mm LED strip light fitting/s to the garage.
- TV points with co-axial cable terminated in ceiling for future antenna by client, or if required by Developer terminated at NBN patch panel.
- NBN READY conduit & two (2) Cat6 data points for future NBN connection by Owner.





Thank you for considering Elmwood homes

Elmwood Homes was established by David Young who brings together a local team with collectively over 120 years of building experience. Quality builders for the Illawarra employing all local trades wherever possible. Elmwood Homes prides itself as a project home builder with attention to detail and quality finish in creating stunning contemporary homes built to enhance the busy lifestyle of today's homemakers.

A local Family business focusing on the Illawarra and South Coast, we're innovative, flexible, we represent value for money, a hassle free process and are uniquely placed in the Illawarra. Elmwood Homes have earned a reputation for dedication and loyalty in our after sales service - call today if you have an enquiry regarding your new home.
02 4283 3439.

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.

Photos are for illustrative purposes only. Some features shown may not be a standard feature.



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