

Standard Inclusions

Foundation

Class "M" waffle pod construction concrete slab structurally designed by qualified engineers.

Engineered designed, termite resistant frame.

External

Walls	Face brickwork with PGH bricks (Eden Brae Homes Advantage Range) including natural mortar
Roof	Monier concrete roof tiles from builder's Advantage Range
Windows	Stegbar Aluminium windows throughout
Fascia and gutter	Colorbond fascia and guttering
Garden taps	1 to front and 1 to rear
Garage Door	Steeline roller garage door

Internal

Cornice	55mm cove cornice throughout
Ceiling height	2440mm to ground and first floor
Robes	Walk in robe to main where nominated and robes to all other bedrooms
Skirting/ architrave	67mm (nominal) colonial skirting boards and architraves
Shelving	Closetmaid shelving system to all robes and linen
Staircase	Decorative wrought iron balustrades including feature detail and maple hand rail, closed treads and risers suitable for carpet finish only

Kitchen

Cabinetry	Fully laminated cupboards, barbacks and end panels
Benchtop	Laminated squareform benchtop including overhang to breakfast bar (selected designs)
Handles	Stainless Steel handles from builder's Advantage Range
Sink	Clark 1 and 1/2 bowl stainless steel with basket waste
Tapware	Irwel sink mixer with swivel spout
Dishwasher	Provision including connection points
Cooktop	900mm stainless steel European style gas cooktop
Oven	600mm stainless steel fan forced underbench oven
Rangehood	900mm stainless steel canopy

Doors

Entry door	Corinthian solid timber feature panelled entry door
Entry frame	Timber with clear glazed sidelights (selected designs)
Laundry	Fully glazed with timber surround or aluminium sliding doors (design specific)
Garage access	Steel framed external door (selected designs)
Internal	Flush panel hinged doors
Robe	Flush panel hinged doors
Sliding doors	Aluminium sliding doors where specified

Ensuite/Bathroom/Powder Room

Cabinetry	Fully laminated vanity units (semi floating)
Benchtop	Laminated squareform bench top
Vanity basins	Caroma vitreous china vanity basins
Mirror	Polished edge mirrors
Handles	Stainless Steel handles from builder's Advantage Range
Bath	Caroma 1500mm acrylic bath with tiled hob
Shower screens	Semi-framed shower screens
Accessories	Chrome finish accessories from builder's Advantage Range
Exhaust fan/light	Combination fan/light/heater to ensuite and bathroom

Tapware	Irwel tapware from builder's Advantage Range
W.C.	Caroma concealed trap vitreous China toilet suite
Floorwaste	Chrome floor wastes throughout

Tiles

Ceramic tiles	Floor and skirting to ensuite, bathroom, powder, laundry and WC
Kitchen	Balance of splashback
Ceramic tiles	To splashback in powder room, bathroom and ensuite
Laundry	Splashback

Electrical

Lighting	Light point allowance as detailed on electrical plan
Power points	Double power points throughout as detailed on electrical plan
Television	Television point to family room
Telephone	Telephone point to kitchen

Gas Package & Hot Water System

Gas package	Gas cooktop, HWS and heating point (where natural gas is available)
Hot water system	Rheem 170L gas quick recovery

Paint

Internal walls	Taubman's Living Proof low sheen
Internal woodwork	Gloss paintwork
Exterior	All weather Matt/Gloss paintwork

Laundry

Sink	Clark 45L steel laundry tub with white metal cabinet
Tapware	Stylus tapware to laundry tub and chrome finish washing machine cocks

Door Furniture

Front entry	Gainsborough Tri-lock
Laundry	Gainsborough terrace set with deadlock (hinged doors design specific)
Garage ext. access	Gainsborough terrace set
Internal passage	Builder's Advantage Range
Robes	Builder's Advantage Range

Safety Features

Full scaffold work to Workcover requirements
Smoke detectors direct wired with battery backup
Electrical safety switch provided in single phase meter box
Laminated safety glass to all shower screens
Deadlocks to laundry door
Keyed lock to glass sliding door
Keyed window locks to all openable windows

Additional Services

Independent quality inspections and accredited quality system
Site inspection by qualified surveyor and engineer
Council building application fees
Construction and warranty insurance premiums
Standard Sydney Water Board fees
Standard surveyor and engineer fees

Note: Decor items, brick upgrades, upgraded facades, eaves, applied finishes, roof upgrades, alarm, dishwasher, air conditioner, spa, built in furniture, floor coverings, light fittings, kitchen and bathroom upgrades, downlights, fireplace, bi-fold doors, feature walls, window coverings, landscaping, external paving, irrigation, decking, retaining walls, pergolas, clothes line, CBUS and rain-water tanks are not included. Unless noted, no concrete slab or pad will be provided to any external areas. All drawings are for illustrative purposes and should be used as a guide only, it is the client's responsibility to confirm working drawings. Eden Brae Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation. Effective March 2017