

The Prestige Series Inclusions

Foundation/Frame

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

External

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

Internal

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| Cornice | Cove cornice to ground floor living areas and cove cornice to balance of home |
| 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, linen and pantry |
| Staircase | Decorative wrought iron balustrades including feature detail and maple hand rail, closed treads and risers suitable for carpet finish only |

Kitchen

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| 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 Prestige Range |
| Sink | Clark 1 and 1/2 bowl stainless steel with basket waste |
| Tapware | 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

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|----------------------|---|
| Entry door | Solid framed timber feature panel front entry door |
| Entry frame | Timber with clear glazed sidelights (selected designs) |
| Laundry | Fully glazed with timber surround or aluminium sliding door (design specific) |
| Garage access | Steel framed flush 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

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| Cabinetry | Fully laminated vanity units (semi floating) |
| Benchtop | Laminated squareform bench top |
| Vanity basins | Vitreous china vanity basins |
| Mirror | Polished edge mirrors |
| Handles | Variety of handles from builder's Prestige Range |
| Bath | Caroma 1500mm acrylic bath with tiled hob |
| Shower screens | Semi-framed shower screens |
| Accessories | Accessories from builder's Prestige Range |
| Exhaust fan | Exhaust fan to ensuite and bathroom |
| Tapware | Tapware from builder's Prestige Range |
| W.C. | Caroma concealed trap vitreous China toilet suite |
| Floorwaste | Chrome floor wastes throughout |

Tiles

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| 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

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|---------------------|---|
| 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

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| 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

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| Sink | Clark 45L steel laundry tub with white metal cabinet |
| Tapware | Chrome mixer tap to laundry tub and chrome finish washing machine cocks |

Door Furniture

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|---------------------------|---|
| Front entry | Gainsborough Tri-lock |
| Laundry | Key lock from builder's Prestige Series Range - design specific |
| Garage ext. access | Gainsborough terrace set |
| Internal passage | Builder's Prestige Range |
| Robes | Builder's Prestige Range |

Safety Features

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| 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 |
| Deadlock to laundry door (where applicable) |
| Keyed lock to glass sliding doors |
| Keyed window locks to all openable windows |

Additional Services

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| 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 rainwater 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 January 2019