



## HIGHVIEW HOMES

### THE PREMIUM SERIES FEDERATION

#### FLOOR TYPE

- Concrete slab construction to suit a Type "M" standard classification
- Any costs due to excess fall or larger footings specified in the final engineers design will be calculated by the builder and incorporated in the contract sum

#### EXTERNAL WALLS

- Federation style red brick with cream banding and sills
- First floor: Brick & Hardies' Scyon Linea weatherboards  
Two storey only

#### ROOFING

- Unglazed Modern French Terracotta roof tile with terracotta finials

#### WINDOWS

- Hardwood timber fully sashed awning windows extended to 2400mm high
- Fitted with keyed alike dead locks

#### CEILING HEIGHT

- 2700mm
- 2600mm (2 storey only)

#### KITCHEN CABINETS

- Caesarstone 20mm bench tops with Polytech vinyl wrap cupboard doors & polished chrome mushroom knobs
- Overhead cupboards are included
- The cupboard interiors are white melamine Pantry shelving including designer laminate bench top and painted timber shelving

#### KITCHEN APPLIANCES

Westinghouse deluxe appliance package incorporating:

- WFE912sa 900mm free standing oven
- WRF900cs 900mm canopy rangehood

#### DISHWASHER

- Provision is made for a dishwasher

#### KITCHEN SINK

- Stainless Steel 1¼ bowl with basket wastes

#### LAUNDRY TROUGH

- 45 litre stainless steel inset trough in 40mm tight form laminate bench top.
- Cupboard doors are Polytech vinyl wrap

#### DUCTED HEATING

- Natural gas roof mounted unit ducted to bedrooms and living areas

#### GAS FIREPLACE

Illusions Matrix Small natural gas log fire with Portsea mantel and straight flue in plasterboard chimney breast

#### VANITY UNITS

- Vinyl wrap vanity units with polished chrome mushroom knobs.
- Caesarstone top to match kitchen fitted with Caroma white vitreous china basins

#### BATH

- Claw foot acrylic bath white on white with chrome feet

#### SHOWER SCREEN

- Semi frameless Euro with clear safety glass and white frame

#### TOILET SUITES

- Closed coupled Caroma white vitreous china dual flush suite

#### EXHAUST FANS

- Fitted to each bathroom

#### MIRRORS

- Mirrors are fitted over each vanity unit with decorative bevelled edges

#### TAPWARE

- Caroma Dorf Manorhouse solid brass chrome plated taps and outlets with Dorf Manorhouse goose neck rain heads to showers
- A Classic mixer tap is fitted to the kitchen sink and laundry trough
- Concealed washing machine stop taps under trough

#### SOLAR HOT WATER SYSTEM

- Solar collector to North facing roof area, 200 litre storage tank with a 26 litre/min instantaneous gas booster

#### GARAGE

- Roof material as per residence
- Colorbond sectional remote lift door
- Ceiling is plastered and painted
- Personal access door as shown on plan
- One light and one double power point are provided.
- Internal walls are unpainted brick &/or painted plasterboard

## ELECTRICAL

- Light and power points are detailed on the electrical plan
- Smoke detectors are fitted to ceilings
- Safety switches and circuit breakers are fitted to the meter box
- 10 chrome/mahogany Heritage light switches are fitted to main living areas and 4 LED down lights to cathedral ceiling

## VACUUM SYSTEM

- Monarch 250 with 3.5 outlets including standard accessories kit (2 storey only)

## WARDROBES

- Hinged 4 panel doors 2040mm high
- Single hat shelf and chrome hanging rail
- WIR fit out includes shelf tower

## LINEN CUPBOARD

- Hinged 4 panel doors 2040mm high and four shelves

## BROOM CUPBOARD

- Hinged 4 panel door 2040mm high with one hat shelf

## DOORS

- Internal: Atherton pressed 4 panel doors 2040mm high
- Front door: Windsor 4B and matching glazed sidelight
- Glazing: Waratah leadlight to sidelights
- Transom: Clear glazed
- Laundry: Clear glazed sliding door
- Garage: External grade
- Duracote 2040mm high

## DOOR FURNITURE

- External: Gainsborough chrome Trilock deadlock lever
- Internal: Gainsborough chrome Royale lever 600 series
- Diplomat chrome robe knobs and back plate
- Garage: Polished stainless steel Terrace key in knob Set

## SHOWER BASE

- Recessed slab tiled in situ with chrome waste

## CERAMIC TILING

- Gold builders range
- Bathroom and ensuite walls to dado height
- Wall tiling to kitchen and laundry splashbacks
- Floor tiles to bathroom, ensuite, laundry & WC

## INSULATION

- 6 Star package
- Ceilings: R3.0 Batts
- Walls: Double sided Thermo foil & R1.5 Batts

## PLASTER

- Plaster cornice: Handmade 55A gutter cornice to entry, study, living, gallery, kitchen, meals, rumpus & master bedroom.
- Balance of home to have 90mm Concerto and 50mm Scotia to garage. Ceiling roses to entry and master bedroom.
- Decorative arch and corbels to entry

## PAINTING

- External: Acrylic gloss
- Eaves: Acrylic low sheen
- Internal walls: Washable velvet
- Ceilings: Flat plastic
- Internal woodwork: Semi-gloss enamel
- External doors: Paint finish

## FIXING

- Architraves: Replica 85mm, with blocks to main living areas and master bedroom door ways
- Skirting: Replica 195mm with blocks to entry, living, study, gallery, kitchen, meals, rumpus and master bedroom with 135mm to balance of home
- Dado rail to entry, gallery, kitchen, meals, dining & rumpus

## VERANDAH DETAIL

- Feature 115mm turned posts, timber fretwork with tulip motif and corner brackets

## OTHER ITEMS INCLUDED

- Connections to services at property boundary on block up to 550m2
- Also included are engineer designs, plans, building permits and energy assessment report.
- Six Star rating to best orientation
- Construction to low bushfire attack level
- Termite treatment
- Temporary fence to front boundary (up to 20m wide)
- Boundary re-establishment survey on block up to 550m2

## ITEMS NOT INCLUDED

- Telephone or cable media connections
- Electrical connection and service fees
- Floor Coverings (i.e. Carpet and tiled floors, other than wet areas)
- Furnishings and light fittings
- Window furnishings
- Cooling and alarm systems
- Driveway, paving and/ or decking
- Permanent fencing
- Landscaping
- Dishwasher

Highview Homes Pty Ltd reserves the right to alter these inclusions due to product availability or product development. Any substituted items will be of no less than equal value. This list supersedes all prior lists of The Premium Federation Updated 28<sup>th</sup> Nov 2016