



# HIGHVIEW HOMES

## THE COTTAGE SERIES OF HOMES

### 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 into the contract sum

### EXTERNAL WALLS

- Clad in Hardie's Primeline Newport Weatherboards
- Brick extra (If applicable)

### ROOFING

- CSR Monier Elabana tile at 29° pitch
- Colorbond extra (If applicable)

### WINDOWS

- Aluminium Awning windows to front feature windows and sliding to remainder with keyed alike deadlocks

### CEILING HEIGHT

- Ground Floor: 2550mm
- First Floor: (2400mm if applicable)

### KITCHEN CABINETS

- Designer laminate bench tops with tight formed edges
- Designer laminate cupboards with chrome mushroom knobs
- Overhead cupboards are included while the cupboard interiors are white melamine

### KITCHEN APPLIANCES

- Chef EOC627s 80lt stainless steel fan forced electric oven
- Chef GHS617s stainless steel gas cook top
- Chef REHR6s retractable rangehood

### KITCHEN SINK

- Stainless steel 1¼ bowl with basket wastes

### DISHWASHER

- Provision is made for a dishwasher

### LAUNDRY TROUGH

- White 45lt acrylic trough and cabinet with bypass and overflow

### DUCTED HEATING

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

### GAS FIREPLACE

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

### VANITY UNITS

- Designer laminate bench tops with tight formed edges fitted with Caroma vitreous china basin
- Designer laminate cupboards with chrome mushroom knobs
- built into hob

### BATH

- White acrylic moulded bath

### SHOWER BASE

- White acrylic moulded base

### SHOWER SCREEN

- Pivot type 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

- Polished edge mirror fitted over each vanity unit

### TAP WARE

- Alder star chrome taps and outlets
- An Alder Classic mixer tap is fitted to the kitchen and laundry

### SOLAR HOT WATER SYSTEM

- Solar collector to north facing roof area, 200 litre storage tank with a 20 litre/min instantaneous gas booster

## ELECTRICAL

- Light and power points are detailed on the electrical plan
- Smoke detectors fitted
- Safety switches and circuit breakers fitted to the meter box

## LINEN CUPBOARD

- Hinged 4 panel doors 2040mm high with four shelves

## BROOM CUPBOARD

- Hinged 4 panel doors 2040mm high with single hat shelf

## DOORS

- Internal: Stanford pressed 4 panel doors 2040mm high
- Front door: Corinthian Windsor 14G with crystal leaf glazing
- Laundry: Half lite external grade Duracote 2040mm high
- Garage: External grade Duracote 2040mm high

## DOOR FURNITURE

- External: Gainsborough Terrace chrome key in knob set
- Internal: Gainsborough Classic white porcelain with chrome back plates

## CERAMIC TILING

- Silver builders range
- Bathroom and ensuite walls to shower and bath
- Other walls to kitchen and laundry splashbacks
- Floor tiles to bathroom, ensuite, laundry and WC

## INSULATION

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

## PLASTER

- Plaster cornice: Symphony 70mm throughout home and Scotia 50mm to garage

## PAINTING

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

## FIXING

- Architraves: Corinthian Replica 67mm MDF
- Skirting: Corinthian Replica 67mm MDF

## WARDROBES

- Hinged 4 panel doors with single hat shelf and chrome hanging rail

## VERANDAH DETAIL

- Various veranda treatments are used
- Please refer to the relevant brochure

## GARAGE/CARPORT

- Size as per plan
- Roof material as per residence
- Colorbond sectional manual 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 and/or painted plasterboard
- Carport paving is not included

## OTHER ITEMS INCLUDED

- Connections to services at property boundary on block up to 550m<sup>2</sup>
- Also included are engineer designs, plans, building permits and energy assessment report
- 6 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 550m<sup>2</sup>

## NOT INCLUDED

- Telephone or cable media connections
- Electrical connection and service fees
- Floor Coverings (i.e. Carpet, timber 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 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 28<sup>th</sup> Nov 2016.