



HIGHVIEW HOMES

THE PLATINUM VICTORIANA HOME

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

- Daniel Robertson Hawthorn Black bricks with Buff banding, coining and ovolo to the front elevation

ROOFING

- Custom Orb at 29 degree pitch

WINDOWS

- Hardwood timber fully sashed awning windows with feature arched windows to conservatory
- 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 and polished chrome mushroom knobs
- Overhead cupboards are included
- All doors and drawers are fitted with soft close mechanisms
- The cupboard interiors are white melamine
- Pantry shelving including designer laminate tight form bench top with cabinetry underneath and painted timber shelves above

VANITY UNITS

- Polytec vinyl wrap vanity units with chrome knobs
- Caesar stone tops to match kitchen fitted with Caroma vitreous china white basins

KITCHEN SINK

- Stainless steel 1¼ bowl with basket wastes to butler's pantry
- Stainless steel under mount Sink with basket waste to Island bench

KITCHEN APPLIANCES

- Westinghouse deluxe appliance package incorporating:
- WFE912sb 900mm free standing oven
- WRF900cs 900mm canopy rangehood

DISHWASHER

- Provision is made for a dishwasher

LAUNDRY TROUGH

- 45 litre stainless steel inset trough in 40mm tightform laminate top
- Cupboard doors are Polytec vinyl wrap

GAS FIREPLACE

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

DUCTED HEATING

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

BATH

- High back claw foot acrylic bath white on white with chrome feet

SHOWER BASE

- Recessed slab tiled in situ with chrome waste

SHOWER SCREEN

- Pivot type with clear safety glass and chrome frame

TOILET SUITES

- Closed coupled Caroma white vitreous china dual flush suite

EXHAUST FANS

- Fitted to each bathroom

MIRRORS

- Bevelled edge mirrors are fitted over each vanity unit

TAPWARE

- Caroma Dorf Manorhouse solid brass chrome plated taps & outlets with Dorf Manorhouse Goose neck rain heads to showers
- Caroma Cirrus gooseneck mixer to Kitchen sink
- Caroma Stylus mixer tap is fitted to the Butler's Pantry 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 26litre/min instantaneous gas booster

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
- Chrome/mahogany light switches to main living areas and master bedroom
- 4 LED Down lights to cathedral ceiling

FIXING

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

DOORS

- Internal: Balmoral solidcore 4 panel doors 2340mm high throughout
- Front door: Windsor 4BG and matching glazed sidelights
- Glazing: Antique Frosted
- Laundry: Clear glazed sliding door
- Garage: External grade Duracote 2040mm high

DOOR FURNITURE

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

TIMBER FLOORING

- Traditional Sydney Blue Gum 19mm solid timber flooring fitted to battens in slab rebate to entry, gallery, kitchen, pantry, meals and rumpus

LINEN CUPBOARD

- Hinged solidcore 4 panel door 2340mm high and four shelves

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 and WC

INSULATION

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

PLASTER

- Cornice: Handmade 55A gutter cornice to living, gallery, kitchen, meals, rumpus, conservatory & master bedroom
- Balance of home to have 90mm Concerto and 50mm
- Scotia to garage. Ceiling roses to master bedroom & dining alcove
- 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
- lift door
- Ceiling is plastered and painted
- Personnel access door as shown on plan
- One light and one double power point are provided
- Internal walls are unpainted brick and/or painted plasterboard

WARDROBES

- Hinged Balmoral 4 panel doors 2340mm high
- Single hat shelf and chrome hanging rail
- Bed 1 WIR full laminated colour board fit out with shelving, drawers and chrome hanging rails

WARDROBES

- Hinged Balmoral 4 panel doors 2340mm high
- Single hat shelf and chrome hanging rail
- Bed 1 WIR full laminated colour board fit out with shelving, drawers and chrome hanging rails

BROOM CUPBOARD

- Hinged 4 panel door and single hat shelf

VERANDAH DETAILS

- Feature 115mm fluted posts with cast aluminium boots, capitals and lacework

GARAGE

- Roof material as per residence
- Colorbond sectional remote

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 media cable 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, Ducted vacuum system