



# HIGHVIEW HOMES

## THE SEACHANGE RANGE

### 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 Summit Weatherboards

### ROOFING

- Colorbond Custom Orb at 29 degree pitch

### WINDOWS

- Aluminium Awning windows to front and living areas with sliding windows to remainder
- Fitted with keyed alike deadlocks

### CEILING HEIGHT

- 2550mm

### KITCHEN CABINETS

- Vinyl wrap cupboard doors and polished chrome mushroom knobs.
- Overhead cupboards are included while the cupboard interiors are white melamine
- Designer laminate bench tops, with tight form edges.
- Pantry shelving fit out by carpenter

### KITCHEN SINK

- Stainless steel 1¼ bowl with basket wastes

### KITCHEN APPLIANCES

- Chef EOC627s 80lt stainless steel fan forced electric oven.
- Chef GHS607s stainless steel gas cook top.
- Chef REHR6s recirculating inbuilt rangehood

### DISHWASHER

- Provision is made for a dishwasher

### LAUNDRY TROUGH

- 45 litre stainless steel inset trough in designer laminate top.
- Cupboard doors are Polytech vinyl wrap.

### WARDROBES

- Hinged 4 panel doors 2040mm high
- Single hat shelf and chrome hanging

### 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 form edges fitted with Caroma vitreous china basins
- Vinyl wrap cabinets with chrome mushroom knobs

### BATH

- White acrylic moulded bath built into hob

### SHOWER BASE

- White acrylic moulded base

### 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

- Polished edge mirror fitted over each vanity unit

### TAPWARE

- Alder Verde solid brass chrome plated taps and outlets
- Alder Classico mixer tap is fitted to the kitchen sink & laundry
- Concealed washing machine stop taps under trough

## SOLAR HOT WATER SYSTEM

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

## ELECTRICAL

- Light and power points are detailed on the electrical plan
- Smoke detectors are fitted to the ceilings
- Safety switches and circuit breakers are fitted to the meter box
- 4 LED down lights to cathedral ceiling

## FIXING

- Architraves & skirting boards: Replica 85mm

## LINEN CUPBOARD

- Hinged 4 panel door 2040mm high and four shelves

## BROOM CUPBOARD

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

## DOORS

- Internal: Stanford pressed 4 panel doors 2040mm high.
- Front door: PCL4G with crystal leaf glazing.
- Laundry: Half light Duracote.
- Garage: External grade Duracote 2040mm high.

## DOOR FURNITURE

- External: Gainsborough Terrace chrome key in knob set
- Internal: Gainsborough Classic white knobs 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 & WC

## INSULATION

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

## PLASTER

- Plaster cornice: Concerto 90mm throughout home and Scotia 50mm to garage

## PAINTING

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

## VERANDA DETAIL

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

## GARAGE

- Roof material as per residence
- Colorbond sectional manual 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

## 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
- 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 550m<sup>2</sup>

## 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

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 of The Seachange Updated 28<sup>th</sup> November 2016.