



## 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