



## HIGHVIEW HOMES (VIC)

### THE HAMPTON – 2 STOREY

#### 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 engineer's design will be calculated by the builder and incorporated into the contract sum

#### EXTERNAL WALLS

- Clad in Hardie's Scyon Linea weatherboards

#### ROOFING

- Custom Orb at 25 degree pitch

#### WINDOWS

- Double glazed aluminium 200 series sashed awning windows fitted with keyed alike dead locks

#### CEILING HEIGHT

- Ground Floor: 2600mm
- First Floor: 2600mm

#### KITCHEN CABINETS

- Caesarstone 20mm bench tops with ovolo edgework
- A mixture of 2 pack painted and Polytec vinyl wrap cabinets fitted with finger pulls and knobs
- Overhead cupboards are included while the cupboard interiors are white melamine
- All doors and drawers are fitted with soft close mechanisms
- Pantry shelving including designer laminate tight form bench top with cabinetry underneath sink and painted timber shelves above

#### VANITY UNITS

- A mixture of 2 pack painted and Polytec vinyl wrap cabinets fitted with finger pulls and knobs
- Caesarstone top to match kitchen fitted with Caroma vitreous china white basins

#### KITCHEN SINK

- Stainless steel 1¼ bowl with basket wastes to Butlers Pantry
- Stainless steel under mount sink with basket waste to Island bench

#### KITCHEN APPLIANCES

- Westinghouse deluxe appliance package incorporating:
  - WFE912SB 900mm oven
  - ER1712SA 750mm inbuilt rangehood

#### DISHWASHER

- Provision is made for a dishwasher in butler's pantry

#### LAUNDRY TROUGH

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

#### DUCTED HEATING

- Natural gas roof mounted unit ducted to Living Areas and Bedrooms

#### GAS FIREPLACE

- Illusions Small Matrix balanced flue natural gas log fire with stone cladding, feature timber mantle, V-joint lining to chimney breast above mantle & stone hearth

#### SHOWER BASES

- Recessed tiled in situ with chrome waste

#### SHOWER SCREEN

- Frameless glass fixed panel to Ensuite
- Pivot type Euro semi frameless with clear safety glass and chrome frame to Bathroom

#### TOILET SUITES

- Close coupled Caroma white vitreous china dual flush suite

#### EXHAUST FANS

- Fitted to each bathroom and powder room

#### MIRRORS

- Bevelled edge mirrors are fitted over each vanity unit

#### VERANDAH DETAIL

- Feature 115mm square dressed posts with timber capitol & sweeping arch fretwork

#### TAPWARE

- Caroma Dorf Pillar solid brass chrome plated taps & outlets with adjustable showers roses
- Caroma Stylus mixer tap is fitted to the Butler's Pantry and laundry trough
- Concealed washing machine stop taps under trough
- Caroma Cirrus gooseneck mixer to Kitchen sink

#### BATH

- White high back claw foot bath with chrome feet

## SOLAR HOT WATER SYSTEM

- Solar collector to North facing roof area, 150 litre storage tank with a 26 litre/min instantaneous gas booster

## ELECTRICAL

- Light and power points are detailed on the electrical plan
- Smoke detectors are fitted to the ceilings
- Heritage Chrome light switches are fitted to Ground Floor Living Areas and Master Bedroom
- Safety switches and circuit breakers are fitted to the meter box

## VACUUM SYSTEM

- Advance 1700 with 3.5 outlets including standard accessories kit (2 storey only)

## FIXING

- Architraves: Replica 85mm with blocks to main living areas and master bedroom door ways
- Skirting: Replica 195mm with blocks to entry, gallery, master bedroom, powder, family, meals and kitchen with 135mm to balance of home
- Extended bullnose sills to all windows where possible

## DOORS

- Internal: Balmoral solicore 4 panel doors 2340mm high throughout
- Front Entry: Lara Glass frame No. 2 and LG6 door with blue Ballarat jewel leadlight
- Laundry: Clear glazed sliding door
- Family: clear glazed triple stacker sliding door unit

## FLOORING

- Pre-finished engineered floorboards to Entry, Gallery, Family, Kitchen, Meals and Pantry

## DOOR FURNITURE

- External: Gainsborough chrome Trilock deadlock lever
- Internal: Gainsborough 600 series chrome Royale lever
- Gainsborough Diplomat chrome robe knobs and back plates

## CERAMIC TILING

- Gold Builders Range
- Bathroom and Ensuite walls to dado height
- Wall tiling to Kitchen, Pantry and Laundry splashbacks
- Floor tiles to Bathroom, Ensuite, Laundry, Powder Room & WC

## INSULATION

- Ceilings: R3.5 Batts
- Walls: CSR Proctor breathable wrap & R1.5 Batts

## PLASTER

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

## PAINTING

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

## WARDROBES

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

## LINEN CUPBOARD

- Hinged Balmoral solicore 4 panel door 2340mm high and fur shelves

## GARAGE

- Roof material as per residence
- Rear door as shown on plan
- Colorbond sectional remote lift door with county windows
- Ceiling is plastered and painted
- One light and one double power point
- Internal walls are painted plasterboard

## OTHER ITEMS INCLUDED

- Connections to services at property boundary on block up to 550m2
- Also included are soil test, site survey, engineer designs, plans, building permits and energy assessment report
- 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 if required

## ITEMS NOT INCLUDED

- Telephone or cable media connections
- Electrical connection and service fees
- Floor Coverings (i.e. Carpet, tiled floors other than wet areas)
- Window furnishings, light fittings and furnishings
- Cooling or alarm systems
- Driveway, Paving and/ or Decking
- Permanent fencing
- Landscaping
- Dishwasher
- Water tank and/or recycled water connection
- Fixtures and fittings such as door stops, towel rails and toilet roll holders

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 Hampton  
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