



HIGHVIEW HOMES

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 1¾ 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
- ERI712SA 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 Polytec 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 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 solidcore 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: R3.0 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 Solidcore 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 solidcore 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