



# 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

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## 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 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, Ducted vacuum system

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 Premium Victoriana. Updated 8<sup>th</sup> October 2018