



## HIGHVIEW HOMES (VIC)

### THE HAMPTON SINGLE 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 engineers design will be calculated by the builder and incorporated into the contract sum

#### EXTERNAL WALLS

- Clad in Hardie's Scyon Linea weatherboards

#### ROOFING

- Colorbond Custom Orb at 25 degree pitch

#### WINDOWS

- Aluminium 200 series sashed awning windows fitted with keyed alike dead locks
- Double glazing to living areas & bedrooms
- Laundry and triangular single glazed

#### CEILING HEIGHT

- 2600mm

#### KITCHEN CABINETS

- Caesarstone 20mm bench tops with ovolo edgework
- A mixture of 2pack painted and Polytec vinyl wrap cabinets fitted with finger pulls & 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 2pack 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:
- WFE911SB 900mm free standing oven
  - ERI712SA 700mm 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 Matrix Small natural gas log fire with Portsea mantel and balanced flue in panel groove chimney breast

#### SHOWER BASES

- Recessed tiled in situ with chrome waste

#### SHOWER SCREEN

- Ensuite: Frameless
- Bathroom: Euro Semi Frameless

#### TOILET SUITES

- Close coupled Caroma white vitreous china dual flush suite

#### EXHAUST FANS

- Fitted to each bathroom and ensuite WC

#### 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 solid brass chrome taps & outlets with adjustable shower arms
- Stylus Blaze 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

#### SOLAR HOT WATER SYSTEM

- Solar collector to North facing roof area, 150 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 and networked
- Heritage Chrome light switches are fitted to Living Areas and Master Bedroom
- Safety switches and circuit breakers are fitted to the meter box

## FIXING

- Architraves: Replica 85mm with blocks to main Living areas and Master Bedroom door ways
- Skirting: Replica 194mm with blocks to Entry, Gallery, Master Bedroom, Family, Meals and Kitchen with 194mm skirt only to balance of home
- Extended bullnose sills to all windows where possible

## DOORS

- Internal: Balmoral solidcore 4 panel doors 2340mm high
- Front Entry: Windsor 21 with single bevel glass
- Laundry: Clear glazed full light door

## LINEN CUPBOARD

- Hinged solidcore 4 panel door 2340mm high and four shelves

## DOOR FURNITURE

- External: Gainsborough Trilock deadlock lever
- Internal: Gainsborough 600 series chrome Royale lever
- Gainsborough Diplomat chrome robe knobs and back plates
- Garage: polished stainless steel. Terrace key in knob set

## 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 & 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: Semi-gloss enamel
- External doors: Paint finish

## WARDROBES

- Hinged Balmoral 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

## BATH

- 1700mm White Freestanding bath

## FLOORING

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

## 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 engineer designs, soil test, 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

## ITEMS NOT INCLUDED

- Pergola
- Telephone or cable media connections
- Electrical connection and service fees
- Floor Coverings (i.e. Carpet and/or tiled floors other than wet areas)
- Window furnishings, light fittings and furnishings
- Cooling and 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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