



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 James Hardie 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 2pack 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
- Painted timber shelving above including laminate benchtop with cabinetry underneath sink

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:
 - WFE911SB 900mm oven
 - ER1712SA 70cm 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
- Polytech vinyl wrap cupboard doors

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 white vitreous 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

- Chrome taps & outlets with adjustable showers arms
- Standard sink mixer is fitted to the Butler's Pantry and Laundry trough
- Concealed washing machine stop taps under trough
- Gooseneck mixer to Kitchen sink

BATH

- White high back claw foot bath with chrome feet

HOT WATER SYSTEM

- 170lt Midea Heat Pump (can be upgraded to a 280lt if required for larger households)

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 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 194mm 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 solid core 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 double 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: Sisalation wrap & R1.5 Batts

PLASTER

- Cornice: 90mm Concerto throughout home and 50mm Scotia to Robes & 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 Solid core 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 four shelves

GARAGE

- Custom Orb at 25 degree pitch
- Rear roller door
- Colorbond sectional remote lift door with clear 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

ITEMS NOT INCLUDED

- Telephone, data 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 Vic 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 2 Storey
Updated 14/12/2023