



# 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 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
- Laundry door and triangular windows 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
- Painted timber shelving above including laminate benchtop with cabinetry underneath sink

### 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 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:
  - WFE911SB 900mm free standing oven
  - ERI712SA 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
- 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 white vitreous 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

- Chrome taps & outlets with adjustable shower 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

### 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 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 135mm skirt to balance of home
- Extended bullnose sills to all windows where possible

## DOORS

- Internal: Balmoral solid core 4 panel doors 2340mm high
- Front Entry: Lara Glass frame No. 2 and LG6 door with clear bevelled glass (single sidelight)
- Laundry: Clear glazed full light door

## LINEN CUPBOARD

- Hinged Balmoral solid core 4 panel door 2340mm high and four shelves

## DOOR FURNITURE

- External: Gainsborough Trilock deadlock lever
- Internal: Gainsborough Aurora matte black lever
- Matte black robe knobs
- Garage: 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: 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: 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

- Custom Orb at 25 degree pitch
- 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, data 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 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 Single Storey Updated 14/12/2023