



# HIGHVIEW HOMES (VIC)

## FEDERATION

### 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

- Federation style red brick with cream banding and sills

### ROOFING

- Unglazed Modern French Terracotta roof tile with Terracotta finials

### WINDOWS

- Hardwood timber full sashed Double glazed 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 1 ¾ bowl with basket wastes

### KITCHEN APPLIANCES

Westinghouse deluxe appliance package incorporating:

- WFE911SB 900mm free standing oven
- ERI712SA 70cm inbuilt rangehood

### DISHWASHER

- Provision is made for a dishwasher

### 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 balanced flue natural gas log fire with Portsea mantel and straight flue in plasterboard chimney breast

### 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

### MIRRORS

- Bevelled edge mirrors are fitted over each vanity unit

### VERANDAH DETAIL

- Feature 115mm turned posts, timber fretwork with tulip motif and corner brackets

### TAPWARE

- Chrome taps & outlets with adjustable shower arms
- Standard sink mixer is fitted to the 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
- Dado rail to Entry, Gallery, Kitchen, Meals, Dining & Rumpus

## DOORS

- Internal: Balmoral solid core 4 panel doors 2340mm high
- Front Entry: Lara Glass frame No. 2 and LG6 door with Windsor leadlight glass sidelights and highlights
- Laundry: Clear glazed full light door

## LINEN CUPBOARD

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

## DOOR FURNITURE

- External: Gainsborough Chrome Trilock deadlock lever
- Internal: Gainsborough 600 Series Chrome Royale lever
- Gainsborough Diplomat chrome robe knobs and back plates
- 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
- 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

## 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

- White high back claw foot bath with chrome feet

## FLOORING

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

## GARAGE

- Unglazed Modern French Terracotta roof tile
- Rear door as shown on plan
- Colorbond sectional remote lift door
- Ceiling is plastered and painted
- One light and one double power point are provided
- Internal walls are painted plasterboard

## OTHER ITEMS INCLUDED

- Connections to services at property boundary on block up to 550m<sup>2</sup>
- 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 550m<sup>2</sup>

## ITEMS NOT INCLUDED

- 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
- Ducted Vacuum System

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 Federation Updated 23/01/2024