



HIGHVIEW HOMES (VIC)

SEACHANGE

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 27 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
- Polytech vinyl wrap soft-close cupboard doors and polished chrome mushroom knobs
- Overhead cupboards are included while the cupboard interiors are white melamine
- Pantry shelving including designer laminate tight form bench top with cabinetry underneath sink and painted timber shelves above

HOT WATER SYSTEM

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

KITCHEN SINK

- Stainless steel 1¼ bowl with basket wastes in Butler's Pantry

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.
- Cupboard doors are Polytech vinyl wrap.

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

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 plasterboard chimney breast

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

BATH

- White acrylic moulded bath built into hob

SHOWER BASE

- Recessed tiled in situ with chrome waste

SHOWER SCREEN

- Pivot type with clear safety glass and chrome frame

TOILET SUITES

- Close coupled white vitreous dual flush suite

EXHAUST FANS

- Fitted to each bathroom

MIRRORS

- Polished edge mirror fitted over each vanity unit

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

ELECTRICAL

- Light and power points are detailed on the electrical plan
- Smoke detectors are fitted to the ceilings
- Safety switches and circuit breakers are fitted to the
- meter box
- 6 LED down lights to cathedral ceiling

FIXING

- Architraves: Replica 85mm with blocks to main Living areas and Master Bedroom door ways
- Skirting: Replica 135mm throughout
- Extended bullnose sills to all windows where possible

LINEN CUPBOARD

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

BROOM CUPBOARD

- Hinged Balmoral solid core 4 panel door 2340mm high with single hat shelf

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.

DOOR FURNITURE

- External: Gainsborough Terrace Trilock deadlock lever
- Internal: Gainsborough Royale Chrome lever

INSULATION

- Ceilings: R3.5 Batts
- Walls: Sisalation wrap & R1.5 Batts

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

PLASTER

- Plaster cornice: Concerto 90mm throughout home and Scotia 50mm 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

GARAGE

- Roof material as per residence
- Colorbond sectional remote 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

VERANDAH DETAIL

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

OTHER ITEMS INCLUDED

- Connections to services at property boundary on block up to 550m2
- Also included are 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, timber and 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 Seachange Updated 06/02/2024