



# HIGHVIEW HOMES (VIC)

## VICTORIANA

### 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

- Daniel Robertson Hawthorn Black bricks with Buff banding and quoining

### ROOFING

- Custom Orb at 27 degree pitch

### WINDOWS

- Hardwood timber fully sashed awning windows with feature arched windows to conservatory (Arched windows may not be available)
- Fitted with keyed alike dead locks

### CEILING HEIGHT

- 3000mm

### KITCHEN CABINETS

- Caesarstone 20mm bench tops with Polytech vinyl wrap cupboard doors and polished chrome mushroom knobs
- Overhead cupboards are included
- All doors and drawers are fitted with soft close mechanisms
- The cupboard interiors are white melamine
- Pantry shelving including designer laminate tight form bench top with cabinetry underneath and painted timber shelves above

### VANITY UNITS

- Polytec vinyl wrap vanity units with chrome knobs
- Caesarstone tops to match kitchen fitted with Caroma vitreous china white basins

### KITCHEN SINK

- Stainless steel 1¾ bowl with basket wastes to butler's pantry
- Stainless steel under mount Sink with basket waste to Island bench

### KITCHEN APPLIANCES

- Westinghouse deluxe appliance package incorporating:
  - WFE911SB 900mm free standing oven
  - WRF900CS 900mm canopy rangehood

### DISHWASHER

- Provision is made for a dishwasher

### LAUNDRY TROUGH

- 45 litre stainless steel inset trough in designer laminate top
- Cupboard doors are Polytec vinyl wrap

### GAS FIREPLACE

- Illusions Matrix Small natural gas log fire with Portsea mantel and straight flue in plasterboard chimney breast

### DUCTED HEATING

- Natural gas roof mounted unit ducted to bedrooms and main living areas

### LINEN CUPBOARD

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

### BATH

- High back claw foot acrylic bath white on white with chrome feet

### SHOWER BASE

- Recessed slab tiled in situ with chrome waste

### SHOWER SCREEN

- Pivot type with clear safety glass and chrome frame

### TOILET SUITES

- Closed coupled Caroma white vitreous china dual flush suite

### EXHAUST FANS

- Fitted to each bathroom

### MIRRORS

- Bevelled edge mirrors are fitted over each vanity unit

### 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)

### BROOM CUPBOARD

- Hinged 4 panel door and single hat shelf

## ELECTRICAL

- Light and power points are detailed on the electrical plan.
- Smoke detectors are fitted to ceilings
- Safety switches and circuit breakers are fitted to the meter box
- Chrome/mahogany light switches to main living areas and master bedroom
- 4 LED Down lights to cathedral ceiling

## FIXING

- Architraves: Architraves: Replica 85mm with blocks to main living areas and master bedroom door ways
- Skirting: Replica 195mm with blocks to entry, living, gallery, kitchen, meals, rumpus and master bedroom 135mm to balance of home

## DOORS

- Internal: Balmoral solidcore 4 panel doors 2340mm high throughout
- Front door: Windsor 4BG and matching glazed sidelights
- Glazing: Antique Frosted
- Laundry: Clear glazed sliding door
- Garage: External grade Duracote 2040mm high

## DOOR FURNITURE

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

## TIMBER FLOORING

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

## 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 and WC

## INSULATION

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

## PLASTER

- Cornice: 90mm Concerto throughout home and 50mm Scotia to garage
- Scotia to garage. Ceiling roses to master bedroom & dining alcove
- 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
- Internal walls are unpainted brick and/or painted plasterboard

## WARDROBES

- Hinged Balmoral 4 panel doors 2340mm high
- Single hat shelf and chrome hanging rail
- Bed 1 WIR full laminated colour board fit out with shelving, drawers and chrome hanging rails

## VERANDAH DETAILS

- Feature 115mm fluted posts with cast aluminium boots, capitals and lacework

## GARAGE

- Roof material as per residence
- Colorbond sectional remote lift door

## 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

- Double glazed windows if required
- Telephone, data or cable media connections
- Electrical connection and service fees
- Floor Coverings (i.e. Carpet, timber and tiled floors, other than wet areas)
- Furnishings and light fittings
- Window furnishings
- Cooling and alarm systems
- Driveway, paving and/or decking
- Permanent fencing
- Landscaping
- Dishwasher, Ducted vacuum system
- 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 Victoriana Updated 30/01/2024