



Optional Hamilton Facade

 8  3  4  2  38sq / 353.1sqm

Home Length 19.35m Home Width 13m



Double Bay 38 Dual with attached 3 Bed Granny Flat

Select Plus+ Inclusions with Standard Site Costs and Standard BASIX

General Inclusions

- Standard site costs*
- Standard BASIX requirements to assist in complying with the NSW State Government's energy targets legislation effective 1 July 2017*
- Preparation of plans for Approval Authority lodgement
- Preparation of contracts and specifications
- Two appointments with our colour consultant to discuss your internal and external colour scheme
- Engineer's design of slab in 20MPa concrete and structural beams with engineer's certification
- Approval Authority and Sydney Waterboard fees when sewer diagram available and not in zone of influence
- Initial application for approval of single dwellings
- Construction insurance including \$20M Public Liability
- Policy for Home Owner's Warranty Insurance
- Home set out and formwork ID by registered surveyor
- TERM-guard Perimeter Reticulation Termite Barrier System with Armoured Shielding to pipe penetrations for added protection

External Features

- Brick selection from Select builder's range with natural coloured mortar included. Home has Durasheet FC external finish with jointing to the entire top storey
- CSR Monier premium roof tiles. Wide selection & colour range from Elabana and Tudor coloured tiles
- Eaves included where shown
- Fascia and gutter: Colorbond with a wide choice of colours. Downpipes round PVC painted to fascia colour
- Quality aluminium window frames (choice of colour from builder's range) with clear glass
- Keyed alike window locks and external door locks
- Garden taps to front and rear of house
- Concrete finish to front patio

Feature entry door:

- Brushed stainless steel entrance lock
- Extra wide 1020mm (w) x 2040mm (h) gloss painted Newington XN1 door with clear glass!

Paint:

- Choice of two paint colours from Taubmans Custom Colour Selection chart
- Taubmans All Weather Matt to eaves/alfresco. All Weather Gloss to facias, posts, beams, gutters, downpipes and meter box

Garage door/s:

- Roller door/s with a wide choice of colours from builder's range
- Motorised garage door opener with 2 x remotes and 1 x wall clip!

Internal Features

- Choice of two internal paint colours from Taubmans Custom Colour Selection chart
- Taubmans Endure Matt ultra premium three coat paint system to all internal walls with Taubmans Lifetime Guarantee with manufacturer's disclaimer
- Painted finish to gyprocked walls and handrail to stairs
- 2432mm high internal ceiling heights throughout. Ceilings to all bathrooms upgraded to square set
- Square set openings. Upgraded 90mm classic look cornice to ceiling throughout
- 2040mm high flush doors. Lever style internal door furniture from builder's range. Door stops fitted to all doors that open against a wall
- Skirting 68mm with gloss painted finish. Architraves: 42mm x 12mm D.A.R. pine gloss throughout

Flooring:

- Choice of stunning timber-look laminate flooring with scotia OR 600mm x 600mm ceramic floor tiles; fitted to entry foyer, family, kitchen and meals floors (if applicable). Available from the builder's range in a wide selection of colours. Note: Tiles will be laid in a rectangular pattern
- Carpet from Select range, laid on 10mm premium foam underlay to habitable untiled dry floor area

Kitchen Features

- 20mm engineered quartz benchtop to island bench and cooktop run of kitchen in colours from builder's range
- 6 x vertical overhead cupboards
- Designer gloss doors to the kitchen cupboards with aluminium look kickboards
- Soft-close mechanism to vertical hinged kitchen cupboard doors
- Designer 175mm kitchen door handles (where applicable)
- Provision for microwave
- Ceramic tiles to splashback: Choose from our builder's range from our nominated supplier laid in standard rectangular pattern to one wall only, between the benchtop and the underside of the overhead cupboards
- Top mount stainless steel sink to 1 ¾ bowl with drainer!
- Chrome mixer benchtop mounted tap from builder's range

Bathroom/Ensuite Features

- Full fibreglass waterproofing
- Superior cross-linked polyethylene plumbing system. Reduces noise and water hammer
- Fully moulded 1500mm white acrylic bath from builder's range to main bathroom
- Polished-edge mirrors to full width of vanity tops
- Semi-frameless clear glass shower screens from builder's range (overlap). Note: on house models with open ensuites, no screen is provided. Tiled hob to this shower only
- 1.8m high tiling to showers including soap holder (heights may vary due to tile sizes)

- Flooring: Your choice of ceramic tiling with \$25/sqm retail tile allowance from builder's range from our nominated supplier laid in standard rectangular pattern to wet floor areas
- One tile height to skirting (heights may vary due to tile size)
- Chrome finish metal floor wastes from our builder's range
- Vanities: White Designer Gloss doors with moulded top. Soft-close mechanism to doors. Designer 175mm vanity door handles (where applicable)
- Posh Base mixer taps from builder's range
- Posh Bristol hand held rail showerhead. Shower taps to be cross-handle taps from builder's range
- Upgraded full ceramic W.C. model with soft close lid from builder's range

Electrical/Appliance Features

- 15 x light points with safety circuit, 15 x double and 3 x single power points, 2 x smoke detectors
- 1 x data, 1 x telephone and 2 x television points, wired to inside of home. Note: Aerial not included
- 6 star gas continuous flow hot water system from builder's range. Note: If town gas not available, bottles and stand or solar may be required at additional cost!
- Stainless steel gas cooktop: Upgrade to 900mm Technika H950SLTXFPRO! with 1 x wok burner (5 burners in total). Note: If town gas not available, bottle and stand or solar may be required at additional cost!
- 600mm Technika TB60FDTSS-5 Bellissimo stainless steel built-in undermount electric oven
- Rangehood: 900mm stainless steel recirculating slide-out rangehood from builder's range
- Technika TGDW6SS Freestanding dishwasher in stainless steel finish from builder's range fully fitted, including plumbing

Laundry

- Door: Laundry door with clear glass JST1 820mm (w) x 2040mm (h) and 1 x double-cylinder deadlock from builder's range
- Laundry tub white cabinet with stainless steel bowl with rinse bypass. Hot and cold washing machine connections under tub
- Mixer tap from builder's range. One skirting tile to laundry

Security & Safety

- Smoke detectors as required and installed to Australian Standards
- Earth leakage circuit breakers in meter box
- Hot water service tempering setting to Australian Standards
- Video intercom system with 1 x video door station (surface mounted) and 1 x hands free 7" LCD colour monitor!

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