

# Schedule of Finishes

## GENERAL FINISHES

Floor - Rumpus / Ground	600mm x 600mm ceramic tiles
Floor - Kitchen / Living	Solid Blackbutt tongue and groove flooring
Wall	Plasterboard wash & wear paint finish
Ceiling	Plasterboard wash & wear paint finish
Skirting	90mm x 18mm pine gloss paint finish
Wall / Ceiling	Square set
Windows	Powder coated performance aluminium framed glazing
Linen / Storage Cupboards	'Pure White' sliding glass doors
Internal Doors	Flush hollow core doors, wash and wear paint finish
Door Furniture	Lever handle – brushed stain chrome
Internal Stairs	Blackbutt treads, open risers, glass balustrades
Floor - Balcony / Terrace	300mm x 600mm ceramic tiles
Deck Balustrade	Vertical powder coated aluminium battens & frosted glass
Balcony Privacy Screens	Powder coated louvred and framed aluminium

## BATHROOMS & ENSUITE BATHROOMS

Floor	300mm x 300mm porcelain tile
Wall	300mm x 600mm ceramic tile
Benchtop	Caesarstone – 40mm
Joinery	Mirror cabinet with melamine carcass timber recessed shelf & draws
Basin	Semi-recessed counter mounted and wall hung ceramic
Tapware	Chrome plated mixer
Shower Head	Chrome plated shower on rail
Shower Mixer	Chrome plated single lever mixer
Shower Screen	Frameless glass
Bath	Freestanding bath Excl. Townhouses Type B & Type F
Bath Tapware	Chrome plated
WC	Concealed and wall-mounted cisterns with wall faced suite
Toilet Roll Holder	Chrome plated

## POWDER ROOM

Floor	300mm x 300mm ceramic tiles
Wall	Skirting tile, tile splash back, wash & wear paint finish, mirror
Basin	Wall hung hand basin
WC	Back to wall toilet suite

## KITCHEN FINISHES

Benchtop	Caesarstone – 40mm
Island Benchtop	Caesarstone – 40mm
Splash back	Gloss Laminex Metaline
Joinery	Polyurethane & timber veneer
Joinery Carcass	White melamine
Sink	Double bowl 1 & ½ undermount stainless steel sink
Tapware	Polished chrome kitchen mixer

## APPLIANCES

Cooktop	ILVE induction electric cooktop 600mm
Rangehood	ILVE undermounted rangehood
Dishwasher	ILVE stainless steel dishwasher fully integrated
Oven	ILVE stainless steel multifunction fan forced oven

## BEDROOMS

Floor	100% wool twist pile
Wardrobe	'Pure White' sliding glass doors

## LAUNDRY

Wall	Tiles above sink these may change to Metaline as in kitchen
Bench Top	Laminate finish
Joinery	Polyurethane finish with melamine interior
Tapware	Polished chrome mixer
Joinery Door	Polyurethane
Tub	Single bowl stainless steel sink

## SERVICES

Data / Communication	Free to Air TV & data point, incl provision for NBN, TV & data point on each
Internal Light Fitting	Surface mounted or recessed down lights
External Light Fitting	Wall and ceiling mounted lights
Air Conditioning	Ducted air conditioning with control via smartphone
Power	Clipsal Iconic switches & GPOs generally throughout townhouse
Hot Water	280L electric heat pump HW unit
Exhaust	Ducted systems to bathrooms & laundry
Water Tank	5000L Colorbond tank with pump

# Upgrade Options

Standard for Townhouses 12 & 15

## GENERAL FINISHES

Living Fire / TV Cabinet Joinery	Caesarstone bench top, polyurethane doors, soft close drawers, floating open wall shelves
Fire Unit	Built-in gas fire

## POWDER ROOM

Floor	300mm x 300mm ceramic tiles
Walls	1000mm x 300mm ceramic feature wall tile & splash back feature
Joinery	Mirror cabinet with melamine carcass
Basin	Wall hung basin
Tapware	Chrome plated mixer
WC	Concealed cistern with wall faced suite

## APPLIANCES

Electric Cooktop to Kitchen	Smeg induction electric cooktop 900mm
Oven to Kitchen	Smeg electric built-in oven 900mm
Rangehood	Smeg 900mm concealed undermount rangehood
Dishwasher	Smeg fully integrated dishwasher

## LIFT

Elevator	SELE SHP - 5 person lift, sliding door
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## PLUNGE POOL

Plunge Pool	Plunge pool with glass pool fence
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## Exclusions and Clarifications

The following items are excluded from this contract:

Soft or loose furnishings including curtains or blinds, pendant, chandelier & wall mounted light fittings; televisions, DVD players, stereos, toasters, kettles & other loose electrical or white goods; telephone handsets; microwaves, refrigerators, washing machines & clothes dryers; wallpaper or other wall coverings other than paint finish; cameras & monitoring; unfixed items generally as shown in display suites & computer-generated marketing image; locations of service risers & stack design subject to future services design & input.