

# OVAL HOUSES

LAUNCH BAY



## EXTERIOR

<b>Metal Cladding</b>	Vertical 340 Espan, Titania Colour
<b>Timber Cladding</b>	Western Red Cedar, stained with Resene WoodX Mt Honey
<b>Metal Roofing</b>	340 Espan, Titania Colour
<b>Stair Roofing</b>	Viking membrane system
<b>Windows</b>	Matte black aluminium joinery, double glazed
<b>Front Door</b>	2700mm matte black aluminium panel
<b>Louvres</b>	Matte black aluminium
<b>Pergola</b>	Matte black aluminium with operable louvres
<b>Garage Door</b>	Remote controlled insulated garage door lined as per the timber house cladding
<b>Clothesline</b>	Foldable clothesline
<b>Driveway &amp; Entry Path</b>	Exposed aggregate finish concrete
<b>Decks</b>	Hardwood decking

## INTERIOR

<b>Timber Flooring</b>	12mm engineered Oak flooring
<b>Carpet</b>	Siren Ena carpet range
<b>Garage Carpet</b>	Crazy II Anthracite
<b>Skirting &amp; Architraves</b>	85mm x 18mm except for around joinery where grooved jamb liners are used
<b>Doors</b>	Full height downstairs and 1980mm upstairs
<b>Stair Balustrade</b>	Capping and balustrade to match timber floor
<b>Heat Pump</b>	Fujitsu ARTG45LHTDP - Fully ducted heating /cooling system
<b>Wardrobes</b>	Built-in melamine wardrobes - white
<b>Alarm System Ceiling</b>	Panel to entry with sensors to entry and living room
<b>Height</b>	2700mm downstairs and 2550mm upstairs
<b>Pendant Lights</b>	Wired only - supply of pendant lights by buyer. (All others lights LED downlights)
<b>Internal Linings</b>	10mm plasterboard to walls and ceilings - square stopped to level 4 finish, moisture resistant board used in wet areas
<b>Window Coverings</b>	Drapes not supplied

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## MASTER ENSUITE

<b>Bath</b>	Caroma Maxton 1675 Free Standing bath with Enigma Mixer/Sprout
<b>Shower</b>	Tiled shower with sliding glass door, Caroma Enigma Mixer and Illusion Multifunction Rail
<b>Toilet</b>	Caroma Dorado Suite
<b>Towel Ladder</b>	Heirloom Genesis - chrome
<b>Vanity</b>	St Michel 1200 single bowl wall hung
<b>Mirror cabinet</b>	St Michel 750mm Dantee Cabinet
<b>Tiles -Floor/Wall</b>	Mike Greer Standard Tile Range options

## BEDROOM 2 ENSUITE

<b>Shower</b>	Tiled shower with sliding glass door, Caroma Enigma Mixer and Illusion Multifunction Rail
<b>Toilet</b>	Dorado Toilet Suite
<b>Towel Ladder</b>	Heirloom Genesis - chrome
<b>Vanity</b>	St Michel 600mm Single bowl
<b>Mirror cabinet</b>	St Michel 600mm Dantee cabinet
<b>Tiles -Floor/Wall</b>	Mike Greer Standard Tile Range options

## FAMILY BATHROOM

<b>Shower</b>	Tiled shower with sliding glass door, Caroma Enigma Mixer and Illusion Multifunction Rail
<b>Toilet</b>	Dorado Toilet Suite
<b>Towel Ladder</b>	Heirloom Genesis - chrome
<b>Vanity</b>	St Michel 600mm Single bowl
<b>Mirror Cabinet</b>	St Michel 600mm Dantee cabinet
<b>Tiles - Floor/Wall</b>	Mike Greer Standard Tile Range options

## WC

<b>Toilet</b>	Caroma Dorado Suite
<b>Vanity</b>	St Michel 600mm single bowl with Polished Edge mirror above

## KITCHEN & LAUNDRY

<b>Benchtop</b>	40mm Titanium Travertine Honed benchtop with waterfall ends
<b>Kitchen Sink</b>	Heritage Robiq sink insert with Caroma Poseiden Sink Mixer
<b>Laundry Sink</b>	Heritage Robiq sink insert with Caroma Poseiden Sink Mixer
<b>Hot water</b>	Ecoenergy Heatpump Hotwater System 250L Atlantic Cylinder
<b>Splashback Tiles</b>	Mike Greer Standard Tile Range options
<b>Rangehood</b>	Fisher & Paykel Powerpack Rangehood HP60ICSX3
<b>Dishwasher</b>	Fisher & Paykel Dishwasher DW60FC6X1
<b>Cooktop</b>	Fisher & Paykel 60cm Induction Cooktop C1604CTB1
<b>Oven</b>	Fisher & Paykel 85L Pyrolitic Built-in Oven, 7 Function OB60SC7CEPX1
<b>Waste Disposal Unit</b>	Fisher & Paykel Waste Disposal GD75IA1

## GENERAL

<b>Consultation</b>	Complimentary Exterior and Interior Mike Greer consultation included for off the plan sales
<b>Guarantee</b>	10 year Master Build Guarantee