

Clayborne House — Inclusions

General Items

- N2 & N3 Wind Rating
- AVH Drawing of Plans & Specifications
- Council Building application fees and permits
- Standard water & sewerage connection fees
- Qleave Levy & OH & S fees
- Builders All Risk Insurance & public liability
- QBCC Certificate of Insurance
- Six year structural Guarentee & owner warranty
- 12 months general maintenance period

Site Preparation

- Site cleaned & levelled upon completion
- Earthworks up to 1m of fall over building site
- Engineers Soil test
- Builders contour plan for site
- Soil type "M" foundations
- Engineers footing/slab design & certificate
- Concrete Pump
- Creepy Crawly Termite treatment & pest system
- Water & sewerage connection to 30m
- Stormwater to Council Requirements

External Features

- Artesian Exterior - Ridge Modular stone to walls
- Weathertex weather groove walls with battens
- Bricks - Little Hampton - 'New Ash'
- Natural Mortar
- Painted Pine gable rafter extensions & raked eaves
- Awning hoods to garage & media room
- Trimdeck roofing & engineered roof design
- 2700mm, 2550mm & 3300mm ceiling heights
- Timber wall frames & engineers certified trusses
- Metal roof battens to trusses
- R1.5 wall insulation to brick walls
- R2.0HD wall insulation to cladded walls
- R5.0 Ceiling insulation throughout
- 150mm high front quad guttering
- Jasper aluminium windows & doors as per plan
- Keylocks to all windows & doors
- Recessed door track to alfresco
- HAV44 Entrance door with cathedral glass
- Raking custom made highlight with cathedral glass
- Lockwood 1800 Plate series Brass door handle
- Colorbond Panel lift door with remote control
- Seamless flooring to garage floor - No fit out
- Thermann electric 315ltr HWS
- 3 External taps

Internal Features

- 2340mm HAV22 Internal doors
- 2340mm Mirror sliding doors to robes
- Gainsborough Bronze handles & furniture
- Privacy locks as per house
- 10mm Plaster walls & ceilings
- Waterprofing to the Australian Standards
- Sydney Cornice as per plan
- Recess Track for blinds to living & master bed
- Wainscoting 40mm x 25mm as per walls
- Joinery timber beams to entry, study & hallway
- Joinery shelf to kitchen splashback
- Skirting - 90mm Colonial
- Architrave - 42mm Colonial
- Steps to ceiling heights as shown

Joinery Features

- Total Joinery Allowance \$100k
- Integrated F & P Fridge
- Momo Pull handles & furniture
- 100mm Firestone Quartzite Leather - SNB Stone
- Sintered Stone Calcutta Oro delux to bathrooms
- Laundry Stone & Stone splash back
- Mesh doors to kitchen with color back
- Drawers & LED lighting to kitchen as shown
- Full height joinery with hidden butlers
- Zetr Brass/ black power/ USB plates to stone
- Bosch cooking inc. dishwasher Allowance \$4K
- ARI pull out sink mixer with s/steel sink to butlers
- Microwave & dishwasher provision

Electrical

- Lighting, power points to match house
- Iconic Matt black plates & switches
- 2 TV Points
- 6 NBN/ Data points
- 3 Safety witches
- 7 Photo electric smoke alarms
- IXL Neo Heat/ Light/ Fans to bath & ensuite
- Underground power to 15lm

Painting

- 3 Coat Haymes "Expressions & Ultra Trim"
- Semi-gloss acrylic to ensuite & bathroom ceiling
- Flat acrylic to remaining ceilings
- Gloss finish to architraves, skirtings & trims
- Gloss enamel/ acrylic to soffit & external
- Feature painting to external, study & media room
- Feature paint colour to laundry & main toilet
- 3 Colour external Resene selection

Laundry

- Ari Pull out mixer
- 45ltr S/steel tub
- Cupboards and door as per design
- Full height joinery linen cupboards
- 20mm Sintered Bianco Puro stone to benchtop & splash
- Momo knobs and handles
- Soft close hinges
- WM Taps & connection points

Bathroom & Ensuite

- Undercounter basin with pop up waste
- Cupboards and door as per design
- Fluted glass shower to ensuite & ensuite W.C.
- Ari basin set with ceramic disc
- Lugano wall shower with diverter on rail
- Momo knobs and handles
- Soft close hinges
- Ari wall mixer
- Attica Bondi 1700mm matt white bath on platform
- Lugano floor bath filler with mixer
- Ari towel rails and robe hooks
- Brushed Nickel shower screen with clear glass door
- Custom Cordelia mirrors with black frame

Tiles

- Tiling up to ceiling in bathroom & ensuite
- Tile allowance 20K
- Installation of tiles - similar to display
- Tile feature to vanity splash back
- Wall mounted vanities
- Tiled seat to ensuite
- Tiled reveal to windows in bath & ensuite
- Setup for accessibility as required
- Lineal tile insert wastes to bathroom & ensuite

Sundries

- Herringbone 5mm vinyl flooring throughout &
- Carpet to all beds, study & media \$23K
- Security system with 3 cameras - back to base
- Seamless flooring to garage
- Light fittings PC Allowance \$18K
- Curtains to windows \$21K
- Daiken My air ducted air conditioner throughout
- Goodwe 13.2Kw Solar panel system to roof

Not Included

- External works inc. fences, driveway, landscaping, turf
- Timber beams to entry, study or living/hall
- Front fence and mailbox
- Garage fit out
- Flyscreens or security screens
- Items not listed in the inclusions or furniture

Melinda Taylor
INTERIORS AND DESIGN



ARDEN VALE