

## Specification and Features

Display Home Specification

### Structural

2590mm ceiling to ground floor and 2440mm ceiling to first floor with 25 degree roof pitch to first floor and 20 degree roof pitch to garage Included

### Windows / Doors / Door Furniture

Corinthian Madison Series PMAD101, PMAD102 or PMAD104 920mm Entry Door Included

Aluminium three panel stacker door to Meals Area Included

Corinthian Flush Panel Internal Doors Included

Square set entry with bulkhead to Lounge Included

Double 720mm Flush Panel Doors to Robes in Bedrooms 2, 3 & 4 Included

Large Glass Aluminium Sliding external laundry door Included

Front Entry Door Furniture - Gainsborough Single Cylinder deadbolt and 700 Series lever set Included

Internal Hinged Door Furniture - Gainsborough 700 series Internal Lever sets and 25mm diameter cylinder knobs Included

### Garage

B&D Panelmasta Sectional Overhead Garage door in a choice of Classic, Caprice or Contemporary styles Included

Brick Infill including Galvanized Steel Lintel above Sectional Overhead Garage Door Included

### External Works

Extensive Choice of Category One Austral bricks with raked natural mortar and Bristle Traditional Style roof tiles Included

Colorbond Contour Fascia, Quad Gutter & Downpipes (from standard colour range) Included

Brick infill's above all windows Included

### Internal Works

75 mm cornice Included

Corinthian 67mm x 12 square skirting and 42mm x 12mm double pencil round architraves Included

Polished silver, single rail clothes rack to robes with 445mm shelf to His and Hers Robes in Master Bedroom, Bedroom 2, Bedroom 3 and Bedroom 4 Included

Storage Area under stairs with flush panel door & door furniture Included

Staircase with stained Vic Ash Step and Landing, stainless steel balusters and pine handrail Included

Corinthian Flush Panel Internal Doors, as displayed Included

Single 820mm Corinthian Flush Panel Doors to Master Bedroom Entry Included

### Floor Coverings

Ceramic floor tiles to Ensuite, Bathroom, Powder Rooms and Laundry Areas (Note: Includes tiles up to 300mm x 300mm from Beaumont Tiles 'Silver' Category) Included

### Kitchen

Dual Colours to kitchen base cabinets & overhead cupboards Included

Pot Drawers Included

Beaumont Tiles 'Silver' Category Tiling to splashback Included

Contemporary 20mm Essa Stone Quartz Bench Tops with pencil round edges (Category 1) Included

Wide Fridge Recess - 1200mm wide x 800 deep Included

Abey PR 175 Stainless Steel 1<sup>3/4</sup> bowl kitchen sink Included

Mizu 1500 Single Lever Kitchen Sink Mixer Included

### Appliances

Baumatic 90cm BAF9006 freestanding cooker and 90cm canopy rangehood Included

Dishwater cold water point, single power point and waste outlet provision Included

Baumatic BAD 6002 Dishwasher Included

Baumatic Microwave Oven with Fully Integrated stainless Steel Trim Kit, in lieu of white laminate microwave space \$668

*cont. overleaf*

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**Ensuite, Bathroom and Powder Room Fit out**

European Inspired Laminex laminate bench tops & vanity units to ensuite vanity, powder room vanity and bathroom	Included
Imperial Ware Wesley Toilet Suites - full vitreous china bowl and cistern	Included
Imperial Ware Arena 420 vitreous china vanity basins with Mizu 1500 sink mixers and Imperial Ware Mini Powder Room Basin with chrome trap to upstairs powder room with Mizu 1500 sink mixer	Included
Mizu 1500 Single Towel Bar to Ensuite and Bathroom, Guest Towel Holders to Powder Rooms and Toilet roll holders to Ensuite, WC and Powder Rooms	Included
Polished Edged full height Silver Mirrors	Included
Ceramic wall tiles to Ensuite, Bathroom, Ground Floor Powder Room and Laundry as per working drawings (Note: Includes tiles up to 300mm x 300mm from Beaumont Tiles Silver Category)	Included
Bentley 'Ultra' twin head shower enclosure with full length tiled shower base and Bermuda tiled waste outlet, 2000mm Euro shower screens, dual Phoenix Sonata slide rail shower heads and Mizu 1500 shower mixers	Included

**Bathroom Configuration**

1200mm x 900mm tiled shower, Bermuda tiled waste outlet, 2000mm Euro shower screens with a Phoenix Sonata slide rail shower head and Mizu 1500 shower mixer alongside a 1675mm Decina Carina bath with swivel outlet & Mizu 1500 bath mixer	Included
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**Laundry Configuration**

Milena Contour Cabinet and 45 litre stainless steel bowl with Base sink mixer	Included
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**Heating Cooling**

Braemar TH330 gas ducted heating to 10 points with electronic, programmable thermostat	Included
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**Hot Water Service**

Continuous, gas boosted, solar panelled, 5-Star energy compliant with North facing panel orientation	Included
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**Electrical**

2No. hard wired Smoke detectors, 4No. exhaust fans, 26No. batten light points, 2No. down lights to the ensuite shower, 3No. TV points, 22 double power points, 3No. single power points (microwave box, dishwasher and refrigerator space) and 1No. external waterproof single power point (hot water service) in accordance with the standard electrical plan	Included
Additional Downlight (per downlight)	\$96

**Paint**

Ceilings - Tradex two coat system	Included
Walls - Bristol/Taubmans three coat system with low sheen finish (excludes feature walls)	Included
Feature Painted Walls as displayed (per single wall)	\$240
Feature Painted Walls as displayed (per double wall)	\$340

**GENERAL CONDITIONS OF SALE**

All dimensions listed above are nominal. Includes earthworks costs based on a maximum site size of 650 square metres with up to 300mm of fall over the building platform and standard M-class concrete slab. Includes connections to standard sewer and stormwater points within the building site at a depth of up to 1.5m, water connection to an existing dry tapping point within the building site, underground electricity connection to an existing dedicated pit within 12m of the meter box and gas connection where available. Excludes site specific Rescode windows, rock removal, telephone service charges, other consumer charges and Local Council Requirements. This Bentley Homes specification is subject to product and pricing change without notice and we reserve the right to substitute listed products for equivalent items from alternative suppliers. Items such as Landscaping, plants/shrubs, driveways, external timber decking, BBQ's, pergolas, furniture (indoor & outdoor), timber flooring, window furnishings, audio visual equipment, alarm systems, accessories, garage deadlocks, automatic door closers, and light fittings/wall mounted lights are decorator items not included in the base house price.