

EXTERNAL FEATURES

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Structural

- ✓ Higher 2590mm ceiling height to house and garage (single storey homes and ground floor on double storey homes)
- ✓ 22.5 degree roof pitch to house and garage
- ✓ Choice of Category 1 bricks with natural mortar and a range of mortar joint selections
- ✓ Selection of concrete roof tiles in a range of diverse colours
- ✓ Colorbond fascia, quad gutter and downpipes in a range of standard colours
- ✓ Engineer designed Class M concrete waffle pod slab
- ✓ N1 & N2 wind rating bracing system
- ✓ 90mm pine wall frames with stabilised pine roof trusses

Garage

- ✓ Colorbond steel sectional overhead garage door in a choice of styles
- ✓ Remote control system to sectional overhead door with three control units
- ✓ Brickwork above sectional door
- ✓ Pedestrian access door to rear of garage

External Windows, Doors & Door Furniture

- ✓ Category Two 920mm wide front entry door in a choice of clear glass paneled styles
- ✓ Clear glazed sidelite/s adjacent to front entry door
- ✓ Single cylinder deadbolt to the front entry door with additional lever set

INTERNAL FEATURES

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Kitchen

- ✓ Reconstituted 20mm thick stone benchtops and pencil round edges with 16mm laminated shadow line
- ✓ Single bank or double bank of pot drawers (house specific)
- ✓ Laminated cabinetry and overhead cupboards
- ✓ ABS edging to cupboard doors and drawers
- ✓ Selection of chrome or satin chrome handles from our standard range
- ✓ Ceramic tiled splashback from our Silver Category range
- ✓ Large walk-in pantry with four melamine shelves and blade supports
- ✓ Dishwasher opening and provisions including cold water point, single power point and waste outlet
- ✓ Stainless steel 1 & ¾ bowl sink with a choice of single lever chrome swivel mixers

Appliances

- ✓ Selection of 900mm Stainless Steel multifunction upright cookers with cast iron trivets
- ✓ 900mm rangehood with in range of stainless steel and glass styles
- ✓ Freestanding electronic 600mm dishwasher with multi program functions and anti-flood protection

Ensuite

- ✓ Choice of laminate bench top and cabinetry colours
- ✓ ABS edging to cupboard doors
- ✓ Selection of chrome or satin chrome handles from our standard range
- ✓ Dual vitreous china vanity basins in a choice of styles with chrome overflow, plug & waste
- ✓ Dual flush toilet suite with vitreous china pan and cistern
- ✓ Enlarged shower enclosure with 2000mm high shower screens, a fully tiled shower base and tiled outlet
- ✓ Shower Mixer with Chrome Shower Rail
- ✓ Enclosed WC area
- ✓ Selection of three-piece or mixer tapware in a Chrome Finish throughout
- ✓ Chrome Toilet Roll Holder and 600mm Chrome Towel Rail
- ✓ Polished Edge Silver Mirror extending the full width of the Vanity Unit
- ✓ Wall and Floor Tiles from our ceramic Silver Category range

Bathroom

- ☑ Choice of laminate bench top and cabinetry colours
- ☑ ABS edging to cupboard doors
- ☑ Selection of chrome or satin chrome handles from our standard range
- ☑ Vitreous china vanity basin in a choice of styles with chrome overflow, plug & waste
- ☑ Enlarged shower enclosure with 2000mm high shower screens, a fully tiled shower base and tiled outlet
- ☑ Shower Mixer with Chrome Shower Rail
- ☑ 1675mm rectangular acrylic bath
- ☑ Selection of three piece or mixer tapware in a chrome finish throughout
- ☑ 600mm chrome towel rail
- ☑ Polished edge silver mirror extending the full width of the vanity unit
- ☑ Floor, wall and bath hob tiles from our ceramic Silver Category range

Powder Room / WC (house specific)

- ☑ Choice of laminate bench top and cabinetry colours
- ☑ ABS edging to cupboard doors
- ☑ Selection of chrome or satin chrome handles from our standard range
- ☑ Vitreous china vanity basin in a choice of styles with chrome overflow, plug & waste
- ☑ Polished edge silver mirror extending the full width of the vanity unit
- ☑ Dual flush toilet suite with vitreous china pan and cistern
- ☑ Chrome toilet roll holder
- ☑ Floor tiles from our ceramic silver category range

Laundry

- ☑ White Cabinet with a 45 litre stainless steel bowl
- ☑ Chrome mixer tapware
- ☑ Floor and cabinet splashback tiles from our ceramic Silver Category range

Skirtings & Architraves

- ☑ 67mmx12mm pre-primed double pencil round skirting
- ☑ 42mmx12mm pre-primed double pencil round architraves

Internal Fixings

- ☑ Double entry doors to Master Bedroom (house specific)
- ☑ 2040mm high pre-primed flush panel internal doors throughout
- ☑ Selection of lever sets for internal doors in chrome and satin chrome finishes
- ☑ Selection of pull handles to robes and linen in chrome and satin chrome finishes
- ☑ Linen Closet - 4 white 445mm melamine shelves
- ☑ Robes – Single white 445mm melamine shelf and chrome hanging rail with full height melamine blade supports
- ☑ Broom Closet– Single white 445mm melamine shelf
- ☑ Chrome hinges, latches and striker plates throughout
- ☑ Cornice - 75mm cove to house and garage

Paint

- ☑ Ceilings & Cornice – Two coat system in flat acrylic
- ☑ Skirting & Architraves – gloss enamel finish throughout
- ☑ Internal & External timber doors – gloss enamel finish throughout
- ☑ External Cladding - weather resistant external acrylic (where applicable)
- ☑ Walls – Three Coat System throughout

Energy Efficiency

- ☑ Guaranteed 6 Star Energy Rating* on any orientation
- ☑ Foil wrap to external living and utility area walls except all garage walls
- ☑ Ceiling batts to living and utility area walls except garage, porch & alfresco
- ☑ Wall batts to all dwelling external walls except garage
- ☑ Weather seals to all external doors and aluminium windows

Heating & Cooling

- ☑ Gas ducted Heating with an Electronic Programmable Thermostat to selected ceiling outlets as per electrical plan

Electrical

- ☑ Double power points throughout as per detailed electrical plan
- ☑ Exhaust fans above all showers where required
- ☑ Direct wired smoke detectors as per detailed electrical plan
- ☑ Ceiling batten lights with low energy globes throughout as per detailed electrical plan
- ☑ Two-way light switches as per detailed electrical plan
- ☑ Three TV points with 7.5m of coaxial cable for future connection

Hot Water System

- ☑ Continuous flow gas water heater with a stainless steel solar collector panel

Site and Connection Costs

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 storm-water 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.

GENERAL CONDITIONS OF SALE:

All dimensions listed above are nominal. 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. Where garage side setbacks are 200mm or less, a down-pipe will be positioned to the garage front wall, which may differ from the display home. *6 Star Energy Rating is based on Standard House Design with no alterations.

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