

# EXTERNAL FEATURES

*one series homes*

## Structural

- ☑ 2440mm ceiling height to house and garage
- ☑ 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 double sectional overhead door with three control units
- ☑ Timber trimming & cladding above sectional door
- ☑ Pedestrian access door to rear of garage

## External Windows, Doors & Door Furniture

- ☑ 2040mm high x 820mm wide front entry door in a choice of styles
- ☑ Clear glazed sidelite adjacent front entry door
- ☑ Single cylinder deadbolt to the front entry door with additional lever set
- ☑ Brickwork over front façade windows and entry frame (façade specific)
- ☑ Aluminium sliding doors with painted panels above to the areas as shown on the floor plan
- ☑ Aluminium windows with painted panels above the side & rear elevations

# INTERNAL FEATURES

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## Kitchen

- ☑ Choice of 32mm laminate bench top, cabinetry, pot drawer and overhead cupboard colours
- ☑ Selection of chrome or satin chrome handles from our standard range
- ☑ Ceramic tiled splashback from our Silver Category range
- ☑ Large double door joinery-built pantry
- ☑ Dishwasher opening and provisions including cold water point, single power point and waste outlet
- ☑ Stainless steel 1 & ½ bowl sink with single lever swivel mixer

## Appliances

- ☑ 600mm multi-function underbench oven with a cool touch glass triple glazed door
- ☑ 600mm 4-burner stainless steel gas cooktop
- ☑ 600mm canopy rangehood with aluminium filters

## Ensuite

- ☑ Choice of laminate bench top and cabinetry colours
- ☑ Selection of chrome or satin chrome handles from our standard range
- ☑ Vitreous china vanity basin in 1 or 3 hole tap configuration with chrome overflow and plug & waste
- ☑ Dual flush toilet suite with vitreous china pan
- ☑ 1200mm x 900mm shower with 1830mm high shower screens and a polymarble showerbase
- ☑ Selection of 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
- ☑ Selection of chrome or satin chrome handles from our standard range
- ☑ Vitreous China Vanity Basin in 1 or 3 hole tap configuration with chrome overflow and plug & waste
- ☑ 900mm x 900mm shower with 1830mm high shower screens and a polymarble showerbase
- ☑ 1520 rectangular acrylic bath
- ☑ Selection of 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

## WC

- ☑ Dual flush toilet suite with vitreous china pan
- ☑ Chrome toilet roll holder
- ☑ Floor tiles from our ceramic silver category range

## Laundry

- ☑ White Cabinet with a 45 litre stainless steel bowl
- ☑ Wall mounted tap set with 180° swivel spout
- ☑ 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

- ☑ 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 (house specific)
- ☑ 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
- ☑ Walls – Three Coat System throughout

## Energy Efficiency

- ☑ Guaranteed 6 Star Energy Rating\* in 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 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
- ☑ One TV point 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.

