

THE EDGE STANDARD INCLUSIONS

EXTERNAL FEATURES

- M Class concrete slab for moderately reactive soil conditions
- Tiled concrete entry patio with slip resistant tiles
- Perimeter Barrier Pest treatment with 50 years supplier warranty
- Bricks from PGH as per external selection boards
- Aluminum windows and sliding doors with obscure glass to wet areas
- Security keyed locks to all windows and sliding doors
- Hume Savoy XS26 entry door with translucent laminate glass
- Hume XF3 'G2' door with Cathedral glazing to the laundry
- Lockwood entrance set to the main entry door
- Lockwood Symmetry entrance set to the external laundry door
- Lockwood Symmetry deadbolts to Laundry & internal garage access door
- Colorbond panel-lift garage door
- Maintenance-free Colorbond metal fascia and slotted gutters
- Selected range of Monier concrete roof tiles
- Rinnai 6 STAR 26 litre instantaneous gas hot water system
- Hot Water system located in a brick work recessed box
- Front and rear garden taps
- 22.5 degree roof pitch
- 450mm wide eaves including soffit lining

KITCHEN FEATURES

- New Edge style kitchen
- Polytec Sheen cupboard doors
- Laminate benchtop to kitchen
- Fully lined adjustable shelves
- 1.75 Bowl kitchen sink
- Chrome sink flick mixer
- Plumbing and electrical provision for dishwasher
- Ceramic tile splashback
- 800mm wide benchtop to breakfast bar

INTERNAL FEATURES

- 67mm architraves
- 67mm skirtings
- 90mm cove cornices
- 2440mm ceiling height
- Taubmans two coat paint system to internal walls
- Taubmans two coat paint finish to all internal woodwork
- Flush painted internal doors with Lockwood door furniture
- Privacy locks to powder room, bathroom and master bedroom
- Linen cupboard with four Melamine shelves
- Walk-in wardrobe in master bedroom (subject to design)
- Built-in wardrobes to other bedrooms
- Door stops to all doors opening onto walls
- Ceramic floor tiles to all wet areas
- National Broadband Network provision throughout house including Powder supply Unit, Network Termination Device & Single Power Point
- 2 x TV points in nominated locations
- 2 x Phone points in nominated locations
- 1 x Cat 5 Data point
- Plasterboard lined internal walls to garage
- Single light point batten holders to each room
- Double power points (excludes power points for appliances and garage door)
- Gas Package including Cook top, Hot Water, Gas heating point
- Staircase with paint finish handrails and newel posts, stainless steel balustrades

LAUNDRY FEATURES

- 45 litre stainless steel laundry tub with metal cabinet
- Chrome Flick mixer
- Chrome washing machine taps
- Ceramic walls and floor tiles
- One row of skirting tiles and two rows of splashback tiles over laundry tub
- Waterproofing to laundry floor

BATHROOM & ENSUITE FEATURES

- Floating style vanity cabinet with Polytec Sheen cupboard doors
- Moulded vanity top
- Chrome plug and wastes
- 1m high frameless polished edge mirror to width of vanity
- Framed shower screens with pivot door & clear safety glass in bathroom and ensuite
- Ceramic toilet suite with soft close
- Decina 1.6m designer white bath
- Hand held dual function shower head & rail to all showers
- Chrome mixer tapware
- Chrome 900mm wide double towel rails in bathroom and ensuite
- Ceramic wall and floor tiles
- Wall tiling to 2.1m in shower, 400mm over bath and one row of skirting tiles remainder
- Exhaust fans in bathroom and ensuite
- Waterproofing in bathroom and ensuite

SAFETY & SECURITY FEATURES

- Construction risk insurance
- 6 year structural guarantee
- 90 day maintenance period
- Deadlocks to all external doors
- Deadlock to Garage / Hall door
- Keyed window locks to all windows & sliding doors
- Hard-wired smoke detectors with back-up battery
- Earth leakage safety switch protecting all power points

SERVICES INCLUDED

- Free Site Inspection
- 180 day tender notice
- A choice from our internal and external colour schemes prepared by an award winning team of designers
- Surveyor's fees for peg out and identification surveys
- Plan preparation and approval fees
- BASIX assessment to State Government requirements
- CDC lodgement, certification & Occupation approval
- Construction and warranty insurance premium
- Engineer's design fee & concrete slab inspection
- Soil Classification by Engineer
- Sydney Water standard approval fee
- Gas Connection fees

