

the Essential Cottage



Inclusions

Melbourne - Aug 2014

Kitchen

- 20mm engineered stone bench tops
- Laminated kitchen cabinets & overhead cupboards – choice of colours & designs from the Choose For Life builder's range of laminates
- Built-in pantry with melamine shelving
- Microwave space with power point
- Stainless steel single bowl kitchen sink with drainer
- Pin Lever mixer tap to kitchen sink
- Tiled kitchen splashback
- European-styled Technika® 600mm stainless steel 4 burner gas cooktop
- European-styled Technika® 600mm stainless steel multi function electric fan forced under bench oven
- European-styled Technika® 600mm stainless steel slideout rangehood

Bathrooms & WC

- Fully laminated vanity unit and benchtop from the builder's range of laminates
- Square vitreous china counter top vanity basin
- Polished edge frameless mirror over vanity
- Water efficient Wels rated mixer tapware to bathroom, shower & bath
- Water efficient Wels rated chrome handheld shower rose with soap dish
- Dual flush close coupled vitreous china toilet pans & cisterns with soft close seat
- Podium mounted bathtub
- Silver-coloured pivot action shower screens with clear safety glass
- Polymarble shower base
- Ceramic tiled shower recess from builder's range
- Ceramic floor & wall tiles from builder's range
- Chrome plated double towel rail to bathroom
- Chrome toilet roll holder to toilets
- Skirting tiles from builder's range to WC

Laundry

- 45 Litre laundry trough & cabinet with bypass and washing machine taps
- Mixer tapware to laundry tub
- Ceramic floor, skirting and splashback tiles from builder's range

External Finishes

- Choice of bricks from builder's range
- Certified 90mm prefabricated frame & trusses from structural grade pine timber
- Engineer designed roof trusses at 30° pitch
- House constructed up to N2 wind rating conditions
- Choice of paint grade designer front doors from builder's range
- Lever handle & deadlock to entry door
- Enviro-seal weather strips to hinged external doors
- Architecturally styled windows to front facade with powder-coated aluminium windows & sliding doors to remainder of dwelling
- Keyed window locks to all opening window sashes & sliding glass doors
- Roof tiles from builder's range to main roof with Colorbond® roof to verandah
- "Quad" type Colorbond® fascia & gutters
- Colorbond® downpipes
- Gloss paint to external timber doors
- Acrylic low sheen paint finish to exterior timber, eaves & trims
- Solar HWS with gas booster

Internal Finishes

- Raised 2590mm ceiling height with 90mm Cove cornice
- Study nook laminate bench & shelving units
- High grade flush panel 2040 high internal doors with door stops
- Choice of internal lever door handles from builder's range
- Built-in robes to bed 1 (mirror doors if sliding) with shelf & rail.
- Built-in robes with vinyl sliding doors with shelf & rail to all other bedrooms
- Built-in linen cupboard with shelving
- 67mm bevelled edge skirting & architraves
- Insulation to all ceiling areas and external walls
- 2 coat washable paint system to all internal walls with final coat by roller
- Acrylic paint to ceilings
- Gloss paint to skirting, architraves & internal doors
- In Time For Life internal builder's house clean

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Electrical

- Electrical circuit breaker & earth leakage safety switch
- Smoke detectors - hardwired with back up battery as per council requirements
- Batten lights with diaconical shades to all rooms, porch & outdoor living area
- Double power points as per plan
- Gas ducted heating with programmable thermostat to all bedrooms, family and meal areas
- Ceiling exhaust extractor fan to bathroom
- Television points to family & bed 1
- Telephone points 2 including trenching ready for network connection by customer (NBN upgrade to 2 x phone and 2 x data if NBN estate)
- Feature wall mounted lights to front facade (refer plan)

Preliminary Work

- Council building & plumbing permit application & certification fees*
- Home energy assessment certificate - minimum 6 star rating
- Builder's warranty insurance
- Public liability insurance up to \$10 million
- Engineer's Inspection fees
- Engineers slab design to suit allotment
- Geo-fabric sediment control

Landscape Works

- 1200 high painted timber picket fence to front boundary (excluding driveway)
- Plain concrete driveway, carport & front path. Coloured concrete to porch
- 2 external garden taps

Guarantees & Warranties

- 6-Star Energy Efficiency Rating guarantee
- Six month maintenance warranty
- Build For Life - statutory structural warranty
- Manufacturer's warranties

Site Works

- Earthworks including levelling of building platform over building area and rock excavation where required
- Retaining walls to base of site cut/fill as required
- Underground power, water, sewer & stormwater connection to existing supply & discharge points within 6m of the setback
- House site setout
- Concrete pump for slab
- Termite treatment in accordance with local authority
- Connection of temporary builder's power
- Water connection to pre-tapped existing water main
- 500kpa water pressure limiting device
- Clear building site of building debris, all spoil & rubbish for recycling at completion
- Waste receptacle during construction
- Site safety fencing and scaffolding during construction

The Customer is responsible for opening and payment of all consumer accounts including power and water usage during

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