

# Standard Inclusions

## Foundation

Class "M" waffle pod construction concrete slab structurally designed by qualified engineers.  
Engineered designed, termite resistant frame.

## External

<b>Walls</b>	Face brickwork with PGH bricks (Eden Brae Homes Accent Range) including natural mortar
<b>Roof</b>	Monier concrete roof tiles from builder's Accent Range
<b>Windows</b>	Aluminium windows throughout
<b>Fascia and gutter</b>	Colorbond fascia and guttering
<b>Garden taps</b>	1 to front and 1 to rear
<b>Garage Door</b>	Roller garage door

## Internal

<b>Cornice</b>	Cove cornice throughout
<b>Ceiling height</b>	2440mm to ground and first floor
<b>Robes</b>	Walk in robe to main where nominated and robes to all other bedrooms
<b>Skirting/architrave</b>	67mm (nominal) colonial skirting boards and architraves
<b>Shelving</b>	Closetmaid shelving system to all robes, linen and pantry
<b>Staircase</b>	Decorative wrought iron balustrades including feature detail and maple hand rail, closed treads and risers suitable for carpet finish only

## Kitchen

<b>Cabinetry</b>	Fully laminated cupboards, barbacks and end panels
<b>Benchtop</b>	Laminated squareform benchtop including overhang to breakfast bar (selected designs)
<b>Handles</b>	Stainless Steel handles from builder's Accent Range
<b>Sink</b>	Clark 1 and 1/2 bowl stainless steel with basket waste
<b>Tapware</b>	Sink mixer
<b>Dishwasher</b>	Provision including connection points
<b>Cooktop</b>	900mm stainless steel European style gas cooktop
<b>Oven</b>	600mm stainless steel fan forced underbench oven
<b>Rangehood</b>	900mm stainless steel canopy

## Doors

<b>Entry door</b>	Solid framed timber feature panel entry door
<b>Entry frame</b>	Timber with clear glazed sidelights (selected designs)
<b>Laundry</b>	Fully glazed with timber surround or aluminium sliding door (design specific)
<b>Garage access</b>	Steel frame flush external door (selected designs)
<b>Internal</b>	Flush panel hinged doors
<b>Robe</b>	Flush panel hinged doors
<b>Sliding doors</b>	Aluminium sliding doors where specified

## Ensuite/Bathroom/Powder Room

<b>Cabinetry</b>	Fully laminated vanity units (semi floating)
<b>Benchtop</b>	Laminated squareform bench top
<b>Vanity basins</b>	Caroma vitreous china vanity basins
<b>Mirror</b>	Polished edge mirrors
<b>Handles</b>	Stainless Steel handles from builder's Accent Range
<b>Bath</b>	Caroma 1500mm acrylic bath with tiled hob
<b>Shower screens</b>	Semi-framed shower screens
<b>Accessories</b>	Chrome finish accessories from builder's Accent Range
<b>Exhaust fan/light</b>	Combination fan/light/heater to ensuite and bathroom
<b>Tapware</b>	Tapware from builder's Accent Range
<b>W.C.</b>	Caroma concealed trap vitreous China toilet suite
<b>Floorwaste</b>	Chrome floor wastes throughout

## Tiles

<b>Ceramic tiles</b>	Floor and skirting to ensuite, bathroom, powder, laundry and WC
<b>Kitchen</b>	Balance of splashback
<b>Ceramic tiles</b>	To splashback in powder room, bathroom and ensuite
<b>Laundry</b>	Splashback

## Electrical

<b>Lighting</b>	Light point allowance as detailed on electrical plan
<b>Power points</b>	Double power points throughout as detailed on electrical plan
<b>Television</b>	Television point to family room
<b>Telephone</b>	Telephone point to kitchen

## Gas Package & Hot Water System

<b>Gas package</b>	Gas cooktop, HWS and heating point (where natural gas is available)
<b>Hot water system</b>	Rheem 170L gas quick recovery

## Paint

<b>Internal walls</b>	Taubman's Living Proof low sheen
<b>Internal woodwork</b>	Gloss paintwork
<b>Exterior</b>	All weather Matt/Gloss paintwork

## Laundry

<b>Sink</b>	Clark 45L steel laundry tub with white metal cabinet
<b>Tapware</b>	Chrome mixer tap to laundry tub and chrome finish washing machine cocks

## Door Furniture

<b>Front entry</b>	Gainsborough Tri-lock
<b>Laundry</b>	Key lock from builder's Accent Series Range - design specific
<b>Garage ext. access</b>	Gainsborough terrace set
<b>Internal passage</b>	Builder's Accent Range
<b>Robes</b>	Builder's Accent Range

## Safety Features

Full scaffold work to Workcover requirements
Smoke detectors direct wired with battery backup
Electrical safety switch provided in single phase meter box
Laminated safety glass to all shower screens
Deadlock to laundry door (where applicable)
Keyed lock to glass sliding door
Keyed window locks to all openable windows

## Additional Services

Independent quality inspections and accredited quality system
Site inspection by qualified surveyor and engineer
Council building application fees
Construction and warranty insurance premiums
Standard Sydney Water Board fees
Standard surveyor and engineer fees

Note: Decor items, brick upgrades, upgraded facades, eaves, applied finishes, roof upgrades, alarm, dishwasher, air conditioner, spa, built in furniture, floor coverings, light fittings, kitchen and bathroom upgrades, downlights, fireplace, bi-fold doors, feature walls, window coverings, landscaping, external paving, irrigation, decking, retaining walls, pergolas, clothes line, CBUS and rainwater tanks are not included. Unless noted, no concrete slab or pad will be provided to any external areas. All drawings are for illustrative purposes and should be used as a guide only. It is the client's responsibility to confirm working drawings. Eden Brae Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation.

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