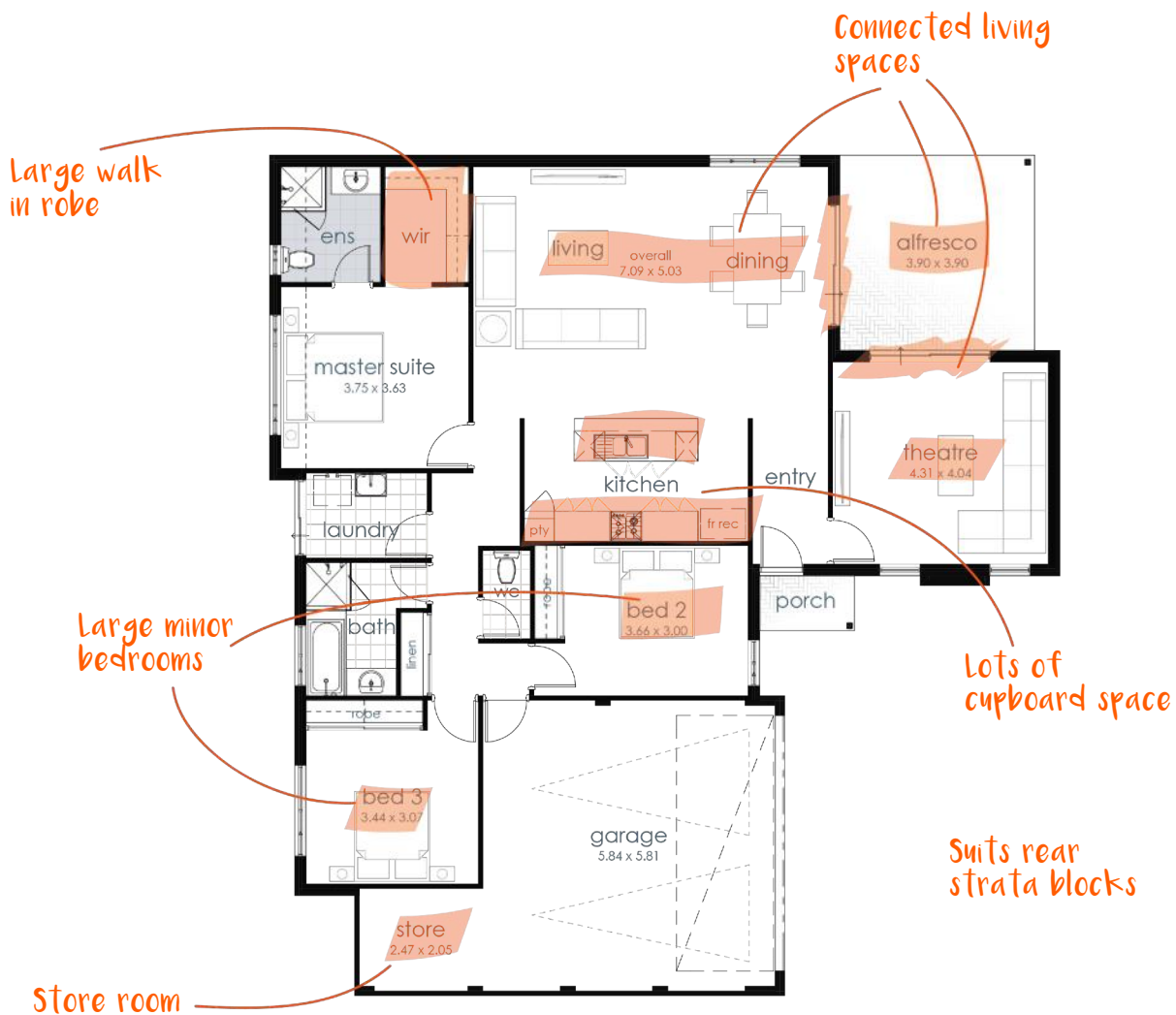




EMERALD 3 - ASPIRE

Designed to suit a rear strata block with two separate entertaining areas connected to the Alfresco.

BEDROOM: 3 BATHROOM: 2 LOT WIDTH: 18M



FLOOR AREAS

Location	Area	Perimeter
Living	151.97	61.2
Garage/Store	41.09	29.2
Alfresco	15.21	15.6
Porch	2.09	6.0
	210.36 m²	112.0 m

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BC 5975

EMERALD 3 - ASPIRE

DESIGNED TO SUIT 15M X 25M LOTS
ASPIRE HOME INCLUSIONS

EXTERNAL

Roof Cover	Concrete roof tiles from Builders Standard Range	Garage Hardstand	100mm concrete
Fascia / Gutters	Colorbond Ovolo profile to front elevation	Garage Sectional Door	Colorbond garage door inc 3 remote controls
External Walls	Brikmakers 2c Contemporary Collection as per plans	Paving	Brikmakers 190x190 Vistapave - 65m2
External Walls	Painted Render to front elevation as per plans	Roof Structure	Traditional timber roof H2 blue pine
Entry Door	Corinthian Urban Range	Aluminium Joinery	Jason Windows - Sliding doors and windows
Entry Door Frame	Double Rebated timber entry door frame	Fly Screens	To all sliding doors & windows
Entry Door Furniture	Gainsborough Trade Pro - Lennox 14401	Window Glazing	Satinlite glazing to all bathrooms & WC
External Taps	2 taps included	Ceiling Linings	Hardiflex with negative detail Ceilings as per plans
Hot Water System	Rinnai 20L instantaneous	Meter Box	Combination Electrical and Gas - Lockable

INTERNAL

Ceiling Heights	28c as per plans	Internal Doors	Flush panel
Ceiling Linings	10mm plasterboard with cove cornice	Internal Walls	Brikmakers clay bricks
Corner Beads	Included throughout	Internal Wall Finish	White plaster set to all internal walls
Insulation	R4.1 insulation batts	Robe Shelving	1x Melamine shelf with chrome rail
Internal Door Frames	JDS regal profile metal door frames	Sliding Robes	Vinyl sliders throughout
Internal Door Furniture	Gainsborough Pro Series	Linen Shelving	4x Melamine shelves

CABINETS & BENCHTOPS

Kitchen Benchtop	20mm Stone from Builders Standard Range	Handles	Artia Bow 114mm
Other benchtops	Laminate from Builders Standard Range	Dishwasher Recess	With cold tap and single GPO
Cupboard facings	Natural finish laminate facings with ABS edging	Drawers	4x Soft close to Kitchen

FIXTURES & FITTINGS

Appliances	600mm Appliances Omega OBO650X Oven, Omega OCG61X Cooktop & Omega ORW6XA Rangehood	Sink	Seima Acero SKS-A1080 Stainless Steel 1 3/4 bowl
Tapware	Phoenix Festival mixer range	Trough	Seima SLC 600 Stainless Steel Trough
Basins	Seima Chios SBC-201	Shower screens	Framed
Baths	Seima Select SBT-01 1525mm	Mirrors	Framed
Toilets	Seima Select Sto-401		

ELECTRICAL

Exhaust Fan	Included to Ensuite, Bathroom and WC	Smoke Detectors	2x hard wired detectors
Switches	Clipsal C2000 range	NBN Provision	Conduit, Double power point and Data point
External Wall Lights	Weatherproof bayonet to Laundry sliding door	TV Points	1x Digital ready point
Ceiling Light Point	Bayonet point to each room	Phone Points	1x Phone point

PAINTING

Eaves	Included	Ceilings	Included
Doors & Door Frames	Included	Meterbox	Included
Walls	Included throughout excluding internal walls	Flumes and Vents	Included

TILING

Ceramic Tiling	Allowance of \$44.00 per m2 inc GST	Wall	Kitchen, Ensuite, Bathroom, Laundry and WC
Tile size	Up to 200x400mm	Shower Hob	Included
Floor	Ensuite, Bathroom, Laundry and WC	Mitred Tiling	Included
Heights	2000mm high wall tiling in shower recess, 600mm above kitchen and laundry bench top, 200mm skirting tile to Bathroom, Laundry, WC and 400mm above bath.		

This specification is applicable at the time of signing. It is a general guide of the standard inclusions for this specification. A fully comprehensive addenda will be provided with the contract documents incorporating a complete list of items including changes that have been made in the contract quotation. The Builder reserves the right to alter products to at least equivalent should products become obsolete or there is a change of supplier. Refer to Siteworks Annexure of the Quote for the full breakdown of costs not mentioned on this document. Images are for illustration purposes only. Floor Tiles, Carpets and Air conditioning are priced separately and not included in the base house price.