



Artists impression only.

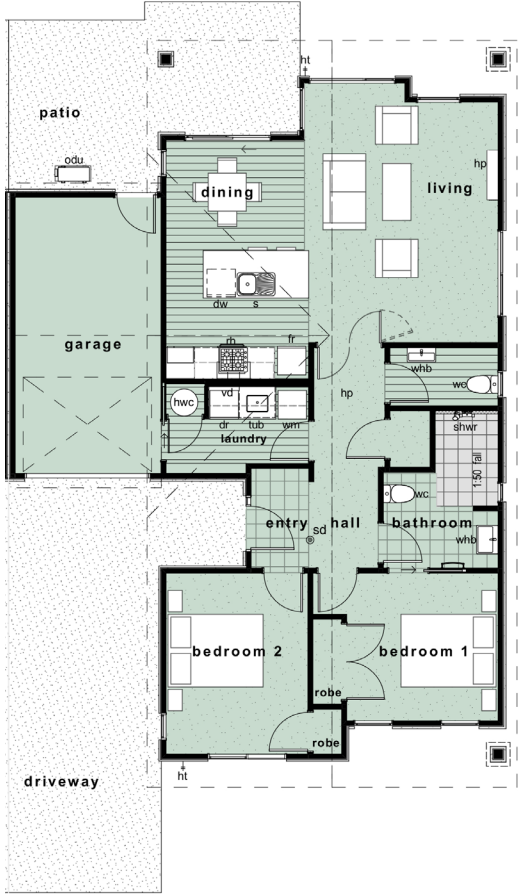
Villa Elm

2 1.5 1

FLOOR AREA: 111.8m²

Refer to architectural plans for exact measurements.

north >



Villa Elm *Specifications*

EXTERIOR

- Ribraft concrete floor with av. R2.5 insulation rating
- Roof: Coloursteel Endura 0.55g Longrun
- Fascia: 190mm Multifit Colorcote fascia
- Spouting: Colorcote spouting with internal brackets
- Downpipes: Aluminium round 80mm
- Aluminium joinery: Double glazed clear glass to all areas including garage (obscure to bathrooms)
- Aluminium Joinery Hardware: Aria Colour Matched
- Front door: Hallmark Classic with satin chrome combo set (door knob and deadlock)
- Painted Hardiflex Soffits
- H1.2 treated timber to all framing and roof trusses
- Exterior cladding: as per villa design
- 2 x exterior hose taps

INTERIOR

- Concrete floor
- Walls: 10mm GIB plasterboard – GIB® Aqualine® in all wet areas
- Ceiling: 13mm GIB plasterboard – GIB® Aqualine® in all wet areas
- Cornice: 50mm Gib-Cove® Alto
- Architrave: 40x10 single bevel finger jointed pine
- Skirting: 60x10 single bevel finger jointed pine
- Pink Batts® Insulation R3.2 walls and R3.6 ceiling
- PQ V Grooved interior doors with Lockwood Summit Velocity hardware
- Door Stops: wall mounted

ELECTRICAL FITTINGS

- For details on electrical fittings included refer to the electrical plan

HEATING

- Rheem 180ltr mains pressure electric hot water cylinder
- Daikin Heat pump to living

KITCHEN AS PER PLAN

- Doors, panels and toe kick 18mm melamine
- Bench Top: Acrylic
- Kitchen mixer: Candy
- Cupboard over fridge space
- Pantry
- Provision for oven and hob
- Drawers (soft closing)
- Upper cabinets with built-in-rangehood
- Splashback glass
- Pressed stainless steel sink bowl with draining tray
- Provision for dishwasher

LAUNDRY

- Acrylic benchtop
- Glass splashback
- 18mm melamine overhead cupboards
- Stainless steel sink and mixer
- Overhead cupboards

KITCHEN APPLIANCES: FISHER & PAYKEL

- Cooktop: Elba Ceramic Cooktop
- Oven: F&P Single Built-in-Oven
- Rangehood: F&P integrated
- Dishwasher: F&P full height
- Kitchen Mixer: Urban

ENSUITE BATHROOM

- Toilet: Mila Back to Wall Comfort Height Toilet Suite
- Vanity: Soft 1 drawer with pop up waste
- Basin Mixer: Candy
- Heirloom Easi Shower and Grab Rail
- Shower Mixer: Candy
- Croma Select E Multi Shower Set with Elbow
- R-Series Slim Towel Warmer
- Boston Toilet Roll Holder
- Boston Robe Hook

POWDER ROOM

- Toilet: Mila Back to Wall Comfort Height Toilet Suite
- Vanity: Metro Wall hung with pop up waste
- Basin Mixer: Candy
- Boston Toilet Roll Holder

WARDROBES

- Wardrobe as per plan with melamine shelving

WINDOW COVERINGS

- Curtains

FLOOR COVERINGS

- Carpet: 100% solution dyed nylon on 11mm/130kg foam bonded underlay
- Decotile vinyl planking: Kitchen, laundry & powder room
- Tile: Entry & shower

WALL COVERINGS

- Painted walls to balance of house including garage
- Painted ceilings throughout
- Tile: Shower wall
- Tile: Ensuite & powder room (splashback behind vanity)

GARAGE DOOR

- Garage Door: Futura smooth insulated sectional overhead garage door with two remotes

LANDSCAPING/DRIVEWAY

- Included as per Landscaping Plan

CLOTHESLINE/LETTERBOX

- Included as per Landscaping Plan

SERVICES – POWER, WATER AND TELECOMMUNICATIONS

- Underground services included.