

# UNIQUE ASHFORD AS DISPLAYED INCLUSIONS

- Acrylic render to Front Elevation, Rear Elevation and section of right hand side elevation (including rear wall of Garage) (excluding zero lot walls)
- 1c face brickwork from Builders standard range to section of Front Elevation
- External tile cladding from Builders Elegance range to 28c high niche to Front Elevation
- 31c high ceiling to Garage
- Hardiflex raked ceiling with black negative detail joining strip to Alfresco
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- 28c high x 840mm wide aluminium single lite (clear glass) door and frame with designer line lever handle to Front Entry
- 28c high aluminium stacker style sliding door to Kitchen/Alfresco
- 28c high head to Family, Kitchen, Bedroom 1, Bedroom 2, Bedroom 3 and Study Nook windows, Meals sliding door and Laundry sliding door
- 2340mm high internal, Garage/Entry and Rear Garage doors and frames
- Builders upgrade range metal door frames internally and to Rear Garage
- Corinthian Deco range solid door to Garage/Entry
- Corinthian Deco range doors internally
- Electrolux microwave with trim kit to Kitchen
- One stone colour allowed to benchtops
- Builders upgrade range 50mm edge stone benchtops allowed for to Kitchen
- Builders upgrade range 50mm edge stone waterfall end allowed for to Kitchen benchtop
- Contrasting laminate colour to Kitchen oven/microwave stack, overhead cupboards, pantry/fridge recess cupboards/broom cupboard/open shelves and fixed door panels facing Meals
- Push catch handles to fridge recess cupboards and two overhead cupboards in Kitchen
- 30mm recessed finger groove handles to all remaining cabinetry doors
- Mirrored splashback to Kitchen from Builders standard range
- Two Hettich ArciTech 450mm wide bins to full height Kitchen drawer
- Three corner hinges to Kitchen cupboards
- Full height wall tiling to Ensuite, Ensuite WC and Bathroom
- Builders upgrade range 20mm thick stone benchtops allowed for to Ensuite, Bathroom and Laundry
- Horizontal grain laminate to Ensuite, Bathroom and Laundry
- One set of two drawers to Ensuite and Bathroom vanities
- 1370mm high frameless mirror with chrome dome fixings to Ensuite
- 1580mm high frameless mirror with chrome dome fixings to Bathroom
- Builders Ashford range plumbing fixtures and fittings (with undermount trough to Laundry)
- Builders Ashford range toilet roll holders and towel rails
- Mirrorline mirrored sliders to Bedroom 2 robe and Bedroom 3 robe
- Mirrorline Supa White Kote sliders to Laundry Linen
- Clipsal Saturn Zen light switches and power points (excludes face brick areas – to remain as Clipsal 2000 series)
- Built-in shelving system to Bedroom 2 robe and Bedroom 3 robe
- Upgrade laminate colour to Master Suite Walk In Robe
- 60mm square edge laminate benchtop to Study Nook
- Lock and viewing panels to both meter boxes
- 6 star gas continuous flow 26L hot water system
- Satin paint finish to internal doors and frames

WHICH SPECIFICATION?  DISPLAY  ELEGANCE  ESSENTIALS

## ELEGANCE/ESSENTIALS SPECIFICATIONS

	ELEGANCE	ESSENTIALS
<b>Standard inclusions</b>		
Home Owners Indemnity insurance	•	•
H.I.A. fixed Building Contract	•	•
6 Star compliant home	•	•
4 month maintenance period	•	•
Re-Peg to site (to new subdivisions)	•	•
Contour survey completed on your block	•	•
Building Permit and Water Corporation application fees included	•	•
Termite treatment and certificate	•	•
R4.0 ceiling insulation to home including Garage	•	•
Double clay brick construction	•	•
2 course Blueprint Homes range external face bricks	•	•
Rolled brick joints in cream mortar	•	•
Your choice of full COLORBOND® metal roof range	•	•
COLORBOND® fascia, downpipes and slotted gutters	•	•
25° roof pitch as standard	•	•
H2 treated roof timbers	•	•
Quality Dowell powder-coated aluminium sliding glass doors	•	•
Quality Dowell powder-coated aluminium breeze lock windows	•	•
Flyscreens to all aluminium opening windows and sliding doors	•	•
Metal corner plaster beads to all internal trafficable corners (excludes sliding door, window and front door reveals)	•	•
Quality Gainsborough lever door handles to internal doors	•	•
European inspired mixers throughout	•	•
A.B.S. edges to laminated cupboard doors	•	•
Shelf and rail to minor Bedroom robes	•	•
Walk-in or Built-in Pantry with 4 white lined shelves (as per plan)	•	•
Walk-in or Built-in Linen with 4 white lined shelves (as per plan)	•	•
Painting specification includes: ceilings and cornice, doors and door frames, eaves, woodwork and meterbox	•	•
Dishwasher provision with cold tap and single power point	•	•
Future connect pack including TV, phone and internet point	•	•
Double power points throughout excluding Garage and appliance locations	•	•
3 external, 1 Garage ceiling and ample internal light points	•	•
Hard wired smoke detectors	•	•
2 safety switches	•	•
2 external garden taps	•	•
Feature front elevation (as displayed)	•	
Double Garage with 28c high 10mm plasterboard ceiling and concrete hardstand	•	
Builder's Elegance range custom auto sectional door to Garage as displayed with 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico/ Porch, Alfresco and 1m wide path (from Builder's 60mm Elegance range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
Painted sand finish rendered to front elevation	•	
Double Garage with 25c high Hardiflex ceiling with MDF scotia and concrete hardstand	•	
Builder's Essentials range COLORBOND® auto sectional door to Garage with flush fit pelmet and track system and 3 controllers	•	
Up to 6m long full width paved Driveway, Verandah/Portico, Alfresco and 1m wide path (from Builder's 60mm Essentials range) (with exception of rear Garage designs which include a 2m long Driveway as standard)	•	
31c high ceilings as displayed	•	
3c recessed 10mm plasterboard ceiling to Alfresco	•	
Feature glass hinged 1200 entry door to front entry	•	
Gainsborough Omni pull handle entry set to front entry door	•	
Gainsborough Trilock door hardware to Garage entry and rear Garage doors	•	
Solid Duracote doors to Garage entry and Rear Garage	•	
Feature glass front entry door to front entry	•	
Quality Gainsborough deadlock and lever entrance set to Front Entry and Garage entry doors	•	
Solid Duracote door to Garage entry	•	
Quality Whitekote or Mirrored sliders to robes	•	
Built-in shelving system to Master Suite walk-in robe (as displayed)	•	

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	ELEGANCE	ESSENTIALS
Door and frame to robes in minor Bedrooms		•
Shelf and rail to Master Suite walk-in-robe		•
Shelf and rail to minor Bedroom robes		•
Builders Elegance range cornice throughout internally and to Garage (as displayed)	•	
Clipsal Slimline light switches and power points from Builder's Elegance Range	•	
5 star gas storage 160ltr hot water system	•	
5 star gas storage 130ltr hot water system	•	
Choice of quality handles from Builder's Elegance range to all cupboards	•	
Choice of quality handles from Builder's Essentials range to all cupboards		•
Soft closing cabinet doors and drawers as standard	•	•
<b>Kitchen</b>		
20mm stone benchtops to Kitchen	•	
Electrolux 900mm black ceramic glass gas hot plate	•	
Electrolux 600mm stainless steel multi-function electric oven/s or Electrolux 900mm stainless steel multi-function electric oven (as displayed)	•	
Elegance range 900mm canopy style rangehood (flumed) or Elegance range 750mm concealed rangehood (flumed) (as displayed)	•	
European inspired double bowl undermount stainless steel sink with mixer	•	
Pot drawers to Kitchen (as displayed)	•	
Overhead cupboards (as displayed)	•	
Square postformed laminated benchtops to Kitchen	•	
Westinghouse 900mm stainless steel gas hot plate with wok burner	•	
Westinghouse 900mm stainless steel multifunction electric oven or Westinghouse 600mm multifunction electric oven	•	
900mm canopy style rangehood (flumed)	•	
1000mm wide splashback tiling between hotplate and rangehood	•	
European inspired 1½ bowl single drainer stainless steel sink with mixer	•	
<b>Laundry</b>		
European inspired dual flush china toilet suite with 4 star rating and soft close seat	•	•
Automatic washing machine taps	•	•
2m high tiling to Bathroom and Ensuite shower recess	•	•
Floor tiling to Bathroom, Ensuite, WC's and Laundry	•	•
European inspired chrome double towel rails and toilet roll holders	•	•
1525mm long bath (as displayed)	•	•
European inspired gooseneck with round or square rainhead shower or ceiling mounted round or square rainhead to Ensuite	•	
European inspired gooseneck with round or square rainhead shower to Bathroom	•	
20mm stone benchtops to Bathroom, Ensuite and Laundry	•	
European inspired 38ltr china trough and cabinetry to Laundry	•	
Clear glazed semi-frameless shower pivot door to Bathroom and Ensuite	•	
European inspired above counter china basins to Bathroom and Ensuite	•	
Frameless full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to Ensuite, Bathroom and WC's	•	
Tile insert floor wastes	•	
Hobless showers to Bathroom and Ensuite	•	
Mitred tiled edges throughout	•	
European inspired gooseneck with round or square rainhead shower to Ensuite and Bathroom	•	
Square postformed laminated benchtops to Bathroom, Ensuite and Laundry	•	
European inspired 45ltr stainless steel trough and 1m cabinetry to Laundry	•	
Clear glazed framed pivot shower screen door to Bathroom and Ensuite	•	
European inspired inset china basins to Bathroom and Ensuite	•	
Framed full vanity width mirror to Bathroom and Ensuite	•	
Flumed exhaust fan to WC areas	•	
Chrome plated floor wastes	•	

## THE ASHFORD

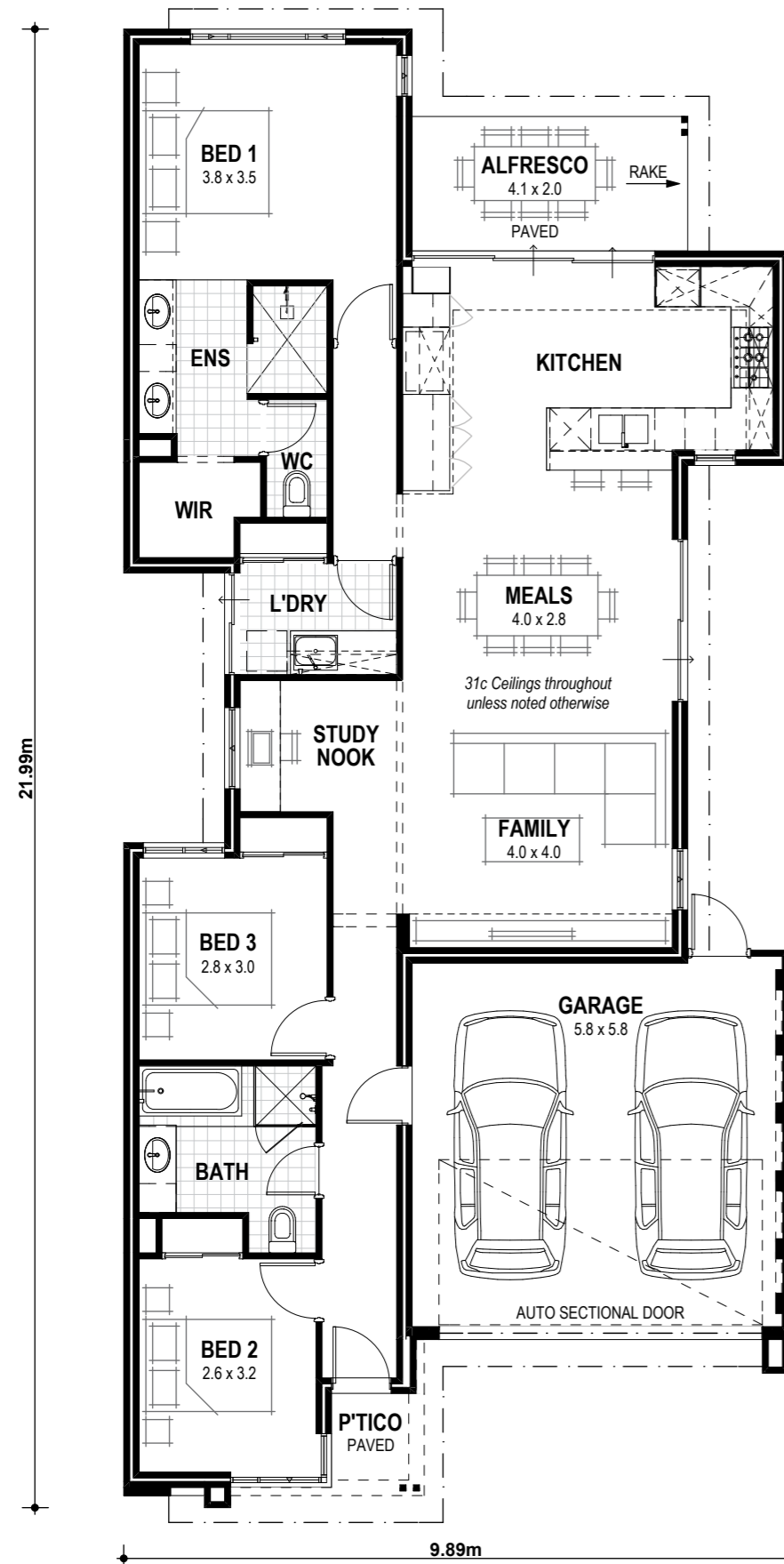


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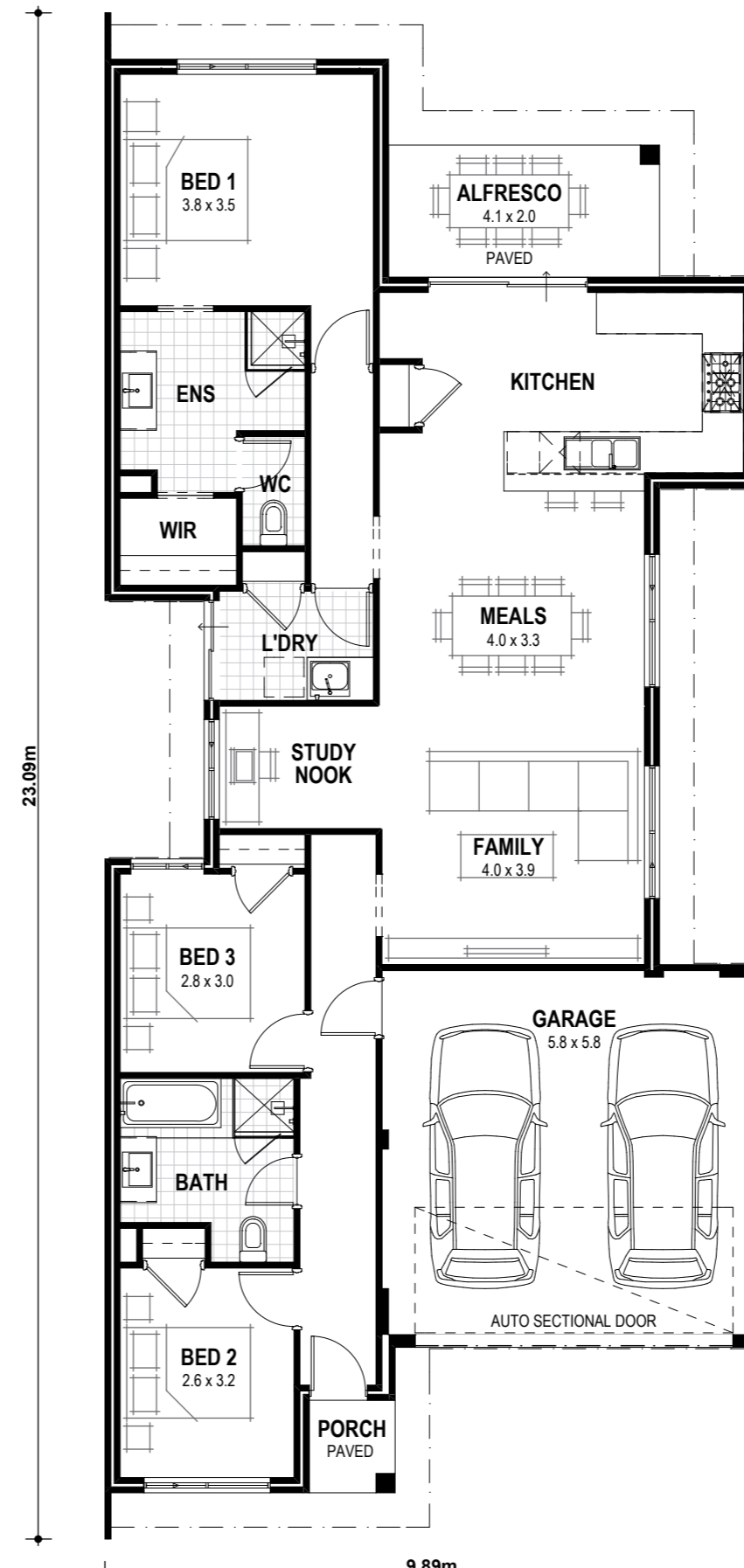
# THE ASHFORD ELEGANCE

VITAL STATS Living area 142m<sup>2</sup> (including Alfresco) Total area 175m<sup>2</sup> (excluding eaves) Scale 1:120



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