

# UNIQUE SEDANO AS DISPLAYED INCLUSIONS

- Acrylic render to front elevation and Alfresco side elevation (including Alfresco pier)
- 1c face brickwork from Builders standard range to section of Front Elevation (section of Garage including return and Planter to Courtyard 1)
- Painted timber look weatherboards from Builders standard range to section of Front Elevation (recessed panel to front of Ensuite including return)
- Feature lining boards from Builders standard range to Porch ceiling
- 31c high ceiling to Garage
- 3c recessed 10mm gyprock ceiling with cornice to Courtyard 1
- Gyprock lining to all internal walls (excluding Garage and full height wall tiling areas)
- 28c high aluminium windows to Family and Meals, sliding door to Activity and stacker sliding door to Alfresco
- 2340mm high internal, Front Entry, Garage/Entry and Rear Garage doors and frames
- Builders upgrade range metal door frames internally and to Rear Garage
- Corinthian Motive range solid door to Garage/Entry
- Corinthian Motive range doors internally
- Double cavity sliding doors (from Corinthian Motive range) and frame with Gainsborough Circular cavity slider passage set between Family and Audio Visual
- Two Electrolux 600mm multi-function electric ovens to Kitchen
- Electrolux microwave with trim kit to Kitchen
- Up to two stone colours allowed to benchtops
- 60mm mitred edge stone benchtop from Builders standard range allowed for to Kitchen island bench only
- One 60mm mitred edge stone waterfall end from Builders standard range to Kitchen island bench
- Builders standard range 20mm thick stone benchtops allowed for to Kitchen (excluding Kitchen island bench)
- Builders standard range 20mm thick stone benchtops with cupboards, drawers and overhead cupboards to Scullery
- Push catch handles to Kitchen K3 elevation cabinetry (including doors facing Audio Visual)
- 30mm recessed finger grooves handles to all remaining lower cabinetry doors and drawers
- Contrasting laminate colour to Kitchen hotplate areas overhead cupboards and Scullery overhead cupboards
- Laminex Silk/Formica gloss panel doors, drawer fronts and exposed edges to Ensuite, Bathroom, Powder 1 and Powder 2 cabinetry
- Builders Sedano range single bowl undermount stainless steel sink and sink mixer to Kitchen
- Builders Sedano range double bowl undermount stainless steel sink and sink mixer to Scullery
- Mirrored splashback from Builders standard range to Kitchen and Scullery
- Double bin insert to full height Kitchen drawer
- European inspired 1700mm freestanding bath to Ensuite
- Full height wall tiling to Ensuite, Bathroom, Powder 1 and Powder 2
- Tile recess to Ensuite shower
- Tiled low wall between Bathroom shower and vanity
- Two sets of two drawers to Ensuite vanity
- One set of two drawers to Bathroom vanity
- Vanity with Builders standard range 20mm thick stone benchtop and cupboards to Powder 1 and Powder 2
- 2140mm high 10mm thick frameless clear glazed fixed shower screen panel to Ensuite
- 2140mm high semi-frameless shower pivot door to Bathroom
- 1130mm high frameless mirrors with chrome dome fixings to Ensuite and Bathroom
- 1390mm high frameless mirrors with chrome dome fixings to Powder 1 and Powder 2
- Builders Sedano range plumbing fixtures and fittings
- Builders Sedano range toilet roll holders and towel rails
- Builders standard range 20mm thick stone benchtops allowed for to Laundry
- Overhead cupboards to Laundry
- Contrasting laminate colour to Laundry overhead cupboards
- Builders Sedano range single bowl undermount stainless steel trough to Laundry
- Mirrorline mirrored sliders to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 robe
- Mirrorline Supa White Kote sliders to Laundry Linen and Minor Bedroom Passage Linen
- Clipsal Satum Zen light switches and power points (excludes face brick areas – to remain as Clipsal 2000 series)
- L.E.D. strip lighting to Kitchen hotplate area overhead cupboards
- L.E.D. strip lighting to Retreat overhead cupboards and open shelves
- Upgrade laminate colour to Master Suite walk-in Robe
- Built-in shelving system to Bedroom 2 robe, Bedroom 3 robe and Bedroom 4 robe
- 33mm square edge laminate benchtop, cupboards, drawers, overhead cupboards/open shelves to Retreat bar
- Shelves to Retreat bar
- Contrasting laminate colour to Retreat Bar overhead cupboard/open shelves
- Grey tint mirror to Retreat bar splashback
- Tiled plinth from Builders Elegance range of tiles to Retreat
- 2c timber framed platform to section of Audio Visual
- Lock and viewing panels to both meter boxes

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 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/Porch, 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 (as displayed)	•	
Feature glass hinged 1200 entry door to front Entry	•	
Gainsborough Omni pull handle entry set to front Entry door	•	
Solid Duracote doors to Garage entry and rear Garage	•	
Gainsborough Trilock door hardware to Garage entry and rear Garage doors	•	
Feature glass front entry door to front Entry	•	
Quality Gainsborough deadlock and lever entrance set to front Entry and Garage entry doors	•	
Solid Duracote access door to Garage entry	•	
Quality Whitekote or mirrored sliders to robes	•	
Built-in shelving system to Master Suite walk-in robe (as displayed)	•	

NAME	SIGNATURE	DATE	/	/
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, Portico/Porch and Alfresco (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 1¼ bowl single drainer stainless steel sink with mixer				•
<b>Laundry &amp; Bathrooms</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 and concrete hardstand				•
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				•
1675mm long bath (as displayed)				•
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				•
1525mm long bath (as per plan)				•

## THE SEDANO



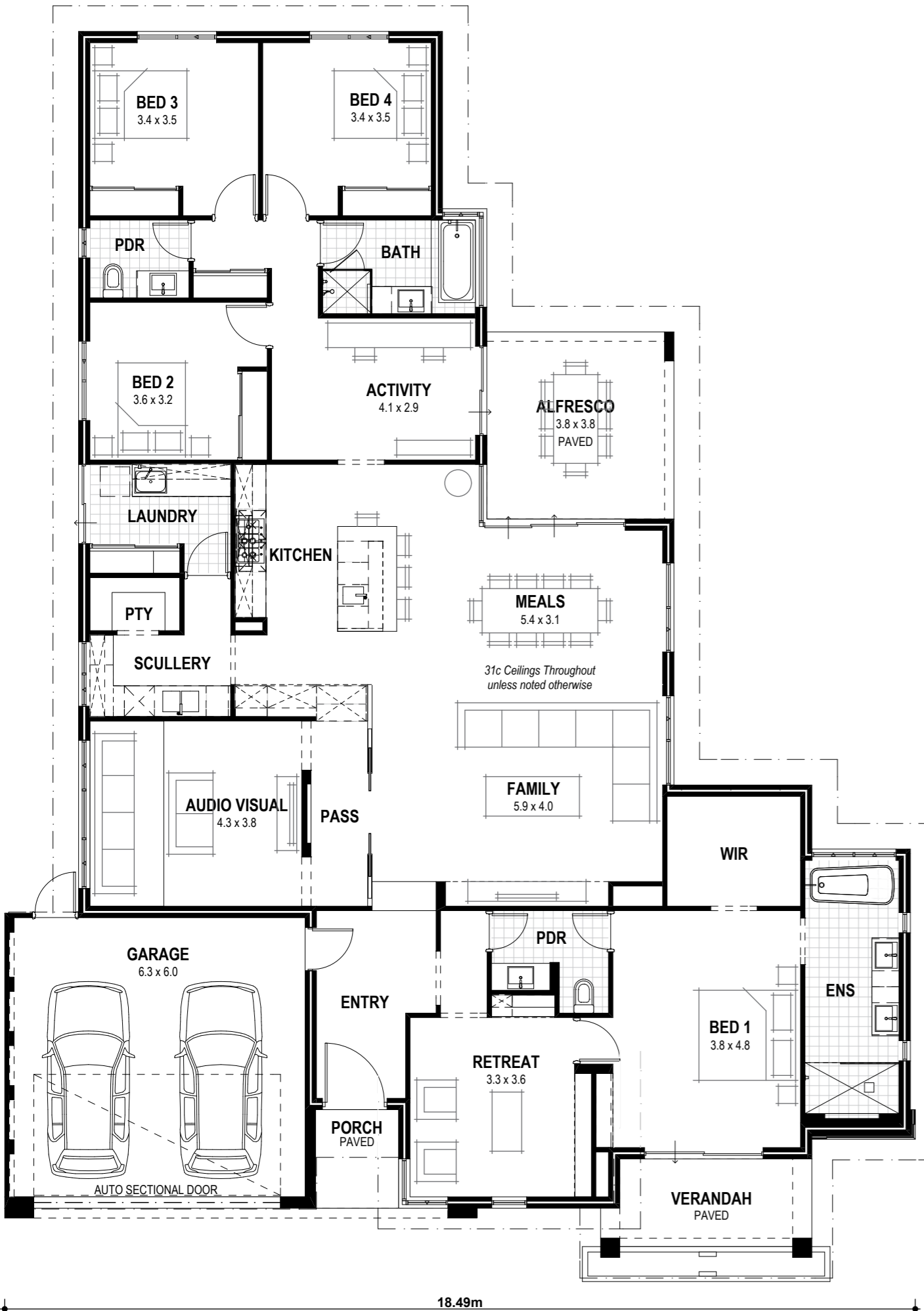
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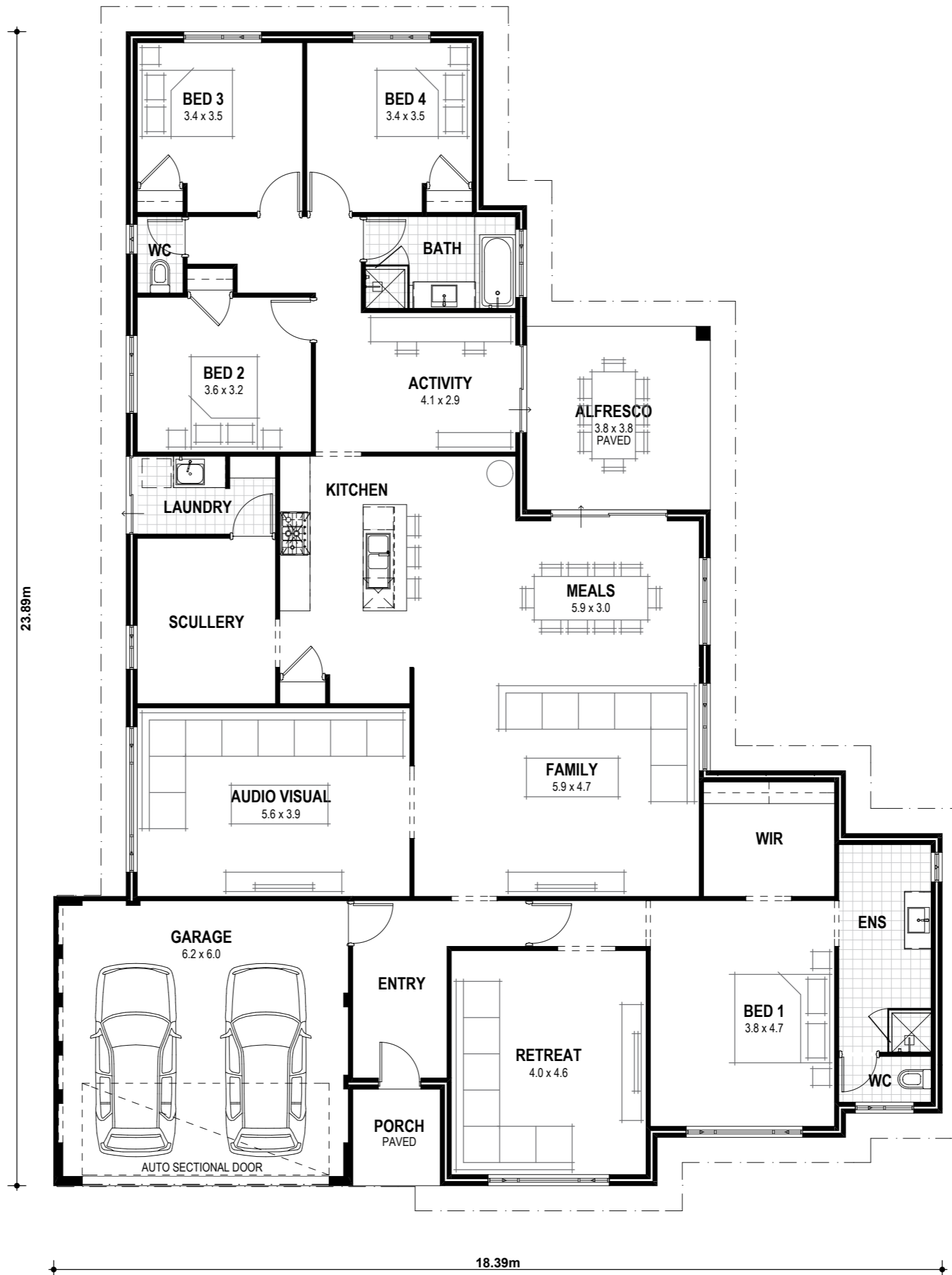
# THE SEDANO ELEGANCE

VITAL STATS Living area 263m<sup>2</sup> (including Alfresco) Total area 310m<sup>2</sup> (excluding eaves) Scale 1:100



# THE SEDANO ESSENTIALS

VITAL STATS Living area 263m<sup>2</sup> (including Alfresco) Total area 303m<sup>2</sup> (excluding eaves) Scale 1:100



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