

# Inclusions List

## DUPLEX LOT4



FRONT (SOUTH)



REAR (NORTH)



### EXTERNAL

Colorbond roofing, Aircell or similar sarking, metal fascia, gutter and leaf guard  
 Ceiling insulation and external wall insulation (not to garage)  
 Reverse brick veneer insulated 'feature wall' with zincalume miniorb cladding  
 Double brick party wall and external walls (except feature wall)  
 Timber double glazed windows with keyed locks and flyscreens (excl. louveres)  
 East and west facing windows with external sliding screens  
 Front entry door with glass feature panels and keyed deadlock  
 Tiled concrete patio at front entry and timber deck  
 Double glazed timber bi-fold doors to living room  
 Sectional overhead garage door (optional remote control) & door to rear  
 Internal access door from garage with keyed deadlock  
 Ground floor timber deck. First floor timber decks with balustrade  
 Garden taps to front and rear

### INTERNAL

Doors and shelving systems to all built-in robes  
 Internal doors with lever style handles and privacy locks to bathrooms  
 Bevelled skirting and architraves (finger jointed pine)  
 Low VOC 3 coat paint system to all internal walls  
 Floor and wall tiles from selected range to all wet areas  
 Floor tiles to living room from selected range  
 Timber floors to family room, ground floor hallways, stairs and kitchen  
 Carpet to bedrooms and upstairs hallway from selected range

### WATER SUPPLY

20,000L water tank with pump and Rainbank switch controlled mains back up  
 Water tank connected to kitchen, bathroom sinks, baths and showers  
 Recycled water supply to toilets, laundry and garden taps (when available)

### GAS/ELECTRICAL SUPPLY AND APPLIANCES

Gas boosted solar hot water system  
 Gas bayonet for heating point in living room and for bbq in rear courtyard  
 1kW solar PV array  
 Earth leakage safety switches & direct wired smoke alarms  
 Multiple TV points, phone points, cable internet/tv points.  
 Energy efficient compact fluorescent lights throughout

### BATHROOM, W/C, ENSUITE & LAUNDRY

Laminated rolled edge vanity tops with recessed drop in ceramic basins  
 6mm semi frameless shower screens with clear laminated safety glass  
 Oval bath with tiled hob  
 Dual flush toilets (water efficient 4 star min.) in white ceramic  
 Low flow taps (6 star min) and water efficient showerhead (3 star min.)  
 Single lever mixer taps to bath shower and vanities  
 Laundry cupboard, laminated top with 75 litre drop in tub

### KITCHEN AND KITCHEN APPLIANCES

Provision for dishwasher and microwave in kitchen cupboards  
 Tiled splashback above kitchen benchtops  
 Stainless steel gas cooktop ducted rangehood & fan forced wall oven  
 Stone kitchen benchtops (20mm thick with pencil round edge)  
 1 1/2 stainless steel bowl with flickmixer tap (under sink water filter optional)

### LANDSCAPING

\$1500 landscaping contribution to be paid to home owner when they have completed the front garden in accordance with community landscaping plan  
 Concrete driveway with exposed aggregate finish in standard Illabunda colour  
 Semi-permeable fence to rear boundary only and fold-down closeline  
 Illabunda feature letterbox and house number

Disclaimer: One Tree Hill Projects reserves that right to revise and make changes or improvements to the plans, specifications, materials and suppliers without notice or obligation. All drawings are for illustrative purposes only. Room dimensions are approximate. Purchasers should refer to Contract documents for detailed information. Copyright to the designs and plans contained herein remain at all times with Blue World Architecture.