Areas

House	196.62m²
Garage	33.70m²
Alfresco	14.01m²
Porch	3.61m²
Total	**247.94m²**



THE SORRENTO

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SPECIFICATIONS

CONSTRUCTION

- 2c Face Brickwork from builders standard range
- Colorbond Roof or Prime Roofing Solutions Hacienda roof tiles from builders standard range
- 25 degree Roof Pitch
- Termite Treatments and Certificate
- H2 Treated Timber to Roof Structure
- Brick Paved driveway up to 6m long,1m wide Driveway Path, Porch/Verandah and Alfresco (if applicable) from builders standard range
- Acrylic Texture Render to the Front Elevation (only) in two colours
- PVC Retic Pipe under Driveway
- Aluminium Powdercoated Windows & Sliding Doors including flyscreens
- 5mm Glazing to all windows and sliding doors
- Double Power Points throughout
- Double clay brick construction from builders standard range
- 25 year structural guarantee
- 4 month maintenance period
- Storm slotted overflow gutters
- R4.0 Insulation batts from builders standard range
- Engineer approved D10 steel reinforced concrete slab
- Metal corner plaster beads to main living trafficable areas
- Fibre Cement lining to all external ceilings and garage
- Float and Set to all internal walls
- Flickmixer taps throughout (excluding washing machine taps)
- Communications Package including Telephone, TV and Data point (National Broadband Network ready)
- Electrical safety switches
- Mains powered smoke detectors
- Garden taps x 2
- Flush panel doors internally
- Lockwood internal door handles throughout
- Lockwood Linear Secure Entrance set
- Lockwood Entrance set to garage access door
- Duracote tempered hardboard door to Garage
- Natural Grey grano hardstand to Garage
- Timber front entry door frame
- Main entry door from Hume Vaucluse Rangev
- Soft Closers to all cupboards and drawers
- Doors to robes in minor bedrooms
- Double garage enclosed with sectional door (3 controllers)
- White melamine shelf to robes with chrome hanging rod

ENSUITE / BATHROOM / WC

- Hand held shower with rail from builders standard range
- Stylish White Vitreous China Basins
- White China Toilet suite from builders standard range
- White 1525mm Bath from builders standard range
- 2m High tiling to shower from builders standard range
- 20mm Engineered Stone Bench Tops from builders standard range
- Coloured laminate cupboard doors with ABS edging and architectural handles
- Clear glass pivot door & panel to shower recess
- Fully framed vanity length mirrors
- Skirting tiles to walls (1 row) from builders standard range
- Floor tiling included to Ensuite / Bathroom from builders standard range
- Mitred tiling to wet areas
- Obscure glass to external wet area windows
- Flumed Exhaust fan with Draft Stopper (flumed to open air) to Ensuite, Bathroom and WC's
- Privacy Latch x 3

KITCHEN

- 20mm Engineered Stone Bench Tops from builders standard range
- Stainless Steel Double inset bowl from builders standard range
- 900mm Stainless Steel Gas Hot plate (5 burner) & Electric Oven from builders standard range
- 900mm Stainless Steel Rangehood (flumed to open air) with tiled splashback
- Chrome Flickmixer to kitchen sink from builders standard range
- Dishwasher Recess with a cold tap & single GPO
- Coloured laminate cupboard doors with ABS edging and architectural handles
- 1 x row wall tiling above bench top from builders standard range

LAUNDRY

- Gas Continuous Flow Water Heater (6 Star) from builders standard range
- 45L Stainless steel trough & white cabinet from builders standard range
- 2 x rows of tiling above trough from builders standard range
- Floor Tiling included to Laundry / WC from builders standard range
- Automatic Washing machine taps
- Door to laundry (if applicable)
- Chrome floor wastes

CONTRACT

- Fixed price building contract
- Indemnity Insurance
- Public Liability, workers compensation & contract works insurance
- Water Authority Standard Fees
- Standard Shire and Building Application Fees
- Stormwater Disposal to meet shire requirements

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