

# Verve Inclusions 2017

## External

**Choice of contemporary facade styles that include face brickwork & feature render. Select from a range of sectional garage doors with remote control.**

Brick in-fills above most windows & external doors (refer architectural drawings)

Face brickwork selected from a range of bricks with natural coloured mortar.

Choice of two colour on concrete roof tile profiles (sarking not included).

Colorbond downpipes and guttering.

450mm eaves to facade with a minimum 1500mm return to single storey homes and ground floor of double storey homes (design specific)

Brickwork or lightweight cladding above garage door (design specific).

## Doors

Choice of 2040mm front doors. Other external doors are 2040mm flush panel solid core hinged doors with a paint finish (if applicable).

Choice of lever, knob or deadbolt styled external door hardware.

2100mm high powder coated aluminium sliding doors with clear glazing and keyed locks. 2040mm high flush panel internal hinged doors.

Choice of internal passage doors sets. Rectangular corner flush

pulls to internal passage sliding doors (if applicable).

2100mm high vinyl sliding robe doors to bedrooms.

Hinged flush panel door to linen cupboard. White 75mm PVC cushion door stops to hinged passage doors

## Windows

Powder coated aluminium clear single glazed windows to side and rear elevations.

Keyed locks to all openable windows.

Clear glazing to bathroom, ensuite and WC windows (if applicable).

## Kitchen

**40mm reconstituted stone benchtops.**

**Select from a range of 900mm upright cooker or select from a range of 600mm underbench ovens.**

**Choice of 600mm or 900mm gas stainless steel cooktops if upright cooker not selected.**

**Choice of 600mm or 900mm rangehoods ducted into the roof space (Single Storey Only).**

Laminated finish kitchen base & overhead cupboard doors/panels (up to two colours) selected from the Velour or Natural Finish range of colours.

Large range of kitchen cupboard handles.

Soft close single door & draw hardware.

Kitchen Splashback Wall tiles selected from the Verve range (refer architectural drawings for full extent).

Choice of Franke stainless steel sinks.

Choice of mixer taps from Verve range.

Pantry or walk in pantry (product specific) with hinged door (product specific) and 4 white melamine shelves.

Dishwasher provision and connections.

## Bathroom, Ensuite & Powder Room

**The choice of either full depth vanity kickboard or slimline floating vanity style to the bathrooms (subject to design).**

**Choice of inset counter top or semi recessed vitreous china basins. Most ensuites come with a double vanity.**

**Choice of basin, bath and shower mixers or tap sets.**

Laminated finish to vanity benchtops selected from the Velour range or Natural Finish range of colours (refer to architectural drawings for benchtops type).

Tiled skirting.

Laminated finish vanity cupboard doors & panels (up to two colours) selected from the Natural Finish or Velour range of colours.

Large range of vanity cupboard handles.

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Polished edge mirrors above all vanity units.

Vitreous china toilet suites with soft close acrylic seat. Acrylic bath in tiled hob to main bathroom (refer to architectural drawings for size) in white.

Raised tiled shower bases with approximately 1950mm high clear glazed semi framed shower screen & semi frameless pivot door (silver trims).

## Laundry

Laminated finish laundry base cabinets up to 900mm wide with laminated benchtop (up to two colours) selected from the Velour Finish or Natural Finish range of colours.

45ltr stainless steel inset trough with by-pass.

## Tiling & Carpet

Wall tiles to wet areas (refer to architectural drawings for full extent).

Tiled skirting to wet areas. Floor tiling to wet areas & kitchen.

Select from a wide range of carpet for the remainder of home.

## Stairs

MDF treads and risers with pine stringers.

Paint finish KD hardwood handrail stained in a clear finish.

Plaster dwarf wall balustrading.

## Internal

**Three coats of wall paint and two coats of ceiling paint from the Wattyl Luxe range.**

**2550mm ceiling height in single storey homes and to the ground floor of double storey homes.**

2400mm ceiling height to the first floor of double storey homes. 75mm cove cornice.

Choice of styles of 65mm x 18mm MDF architraves.

Choice of styles of 65mm x 18mm MDF Skirtings.

## Electrical

Light switches as identified on electrical plan.

Batten holders throughout house  
Double powerpoints as identified on electrical plan.

Safety switch.

Hard wired smoke detectors  
Exhaust fans over shower recess  
Single batten holder to portico ceiling (facade specific).

Single batten holder to alfresco ceiling (facade specific).

Wall bunker light to external wall outside laundry.

2 tv points.

## Robes & storage

Master bedroom robe in white melamine with a fixed shelf & single hanging rod.

Secondary bedroom robes with melamine shelf & hanging rod.

Linen cupboard in white melamine finish with four shelves.

## Heating

Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations)  
Gas ducted heating unit and manual thermostat.

## Insulation & Hot Water

R1.5 Insulation to all external walls (including garage/house wall). R3.5 insulation to roof cavity above living zones.

Hotwater - Storage tank & solar panel(s) connected to Rinnai Instantaneous Hot Water Service (location and panels required subject to dwelling orientation) or recycled water connection (if available).

## Preliminary

Engineer designed class M concrete footings.

Site levelling up to 300mm of fall across the block, Soil test, contour survey, footing design, building permits, water tapping fee.

Connection of services provided by the developer within the lot boundaries up to 12m of the dwelling (excludes account opening fees) up to 700m<sup>2</sup> block.

Underground Telstra communication provision.

Home Owners Warranty Insurance.

Master Builders Association of Victoria Home Builders Contract.

Please Note:

The products proposed to be incorporated in future building contracts may differ from the items listed in this brochure for a range of reasons including product availability and changes in manufacturer's specifications. You should review any quotation and contract carefully to ensure that all products specified meet your requirements.

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