

# Zest Inclusions 2017

Sienna Homes have taken a fresh look at what an affordable home should be. Zest is a series of stylish, cleverly designed homes that maximise their available space, with open plan living, loads of natural light and plenty of storage space. Zest designs come with a great selection of quality inclusions.

## External

A traditional facade. Select from four panel lift garage doors with remote control.

Light weight infills over garage openings, under eaves, side and rear elevation external openings (refer architectural drawings for extent).

Face brickwork 76mm series - selected from the Zest range (natural colour finish mortar).

Boral Macquarie concrete colour on roof tiles or Boral Slimline Concrete colour on roof tiles (excluding sarking).

Colorbond downpipes and guttering.

## Windows

Powder coated aluminium single clear glazed awning windows to front elevation and sliding to side and rear elevations. Including keyed locks to all openable windows.

Clear glazing to Bathroom, Ensuite and WC windows (if applicable).

## Doors

Solid core 2040mm flush panel entry door with paint finish 2040mm and to other external doors (if applicable).

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

2100mm high powder coated aluminium sliding doors with single clear glazing and keyed locks.

Choice of internal passage doors sets. Rectangular corner flush pulls to internal passage sliding doors (if applicable).

2040mm high flush panel internal hinged doors with paint finish throughout home.

2100mm high vinyl sliding robe doors to bedrooms.

75mm PVC cushion door stops in white.

## Kitchen

Laminated finish to kitchen benchtops with 32mm thick square edge, selected from the Zest Velour Finish range of colours.

Select from a range of 600mm stainless steel gas cooktops.

Select from a range of 600mm stainless steel underbench ovens.

Canopy 600mm stainless steel rangehood.

Rangehood ducted into roof space (Single Storey Only).

Inset stainless steel kitchen sink.

Straight kitchen sink mixer tap.

Wall tiles selected from the Zest range to the kitchen splashback (refer architectural drawings for full extent).

Dishwasher provision and connections.

Laminated finish kitchen base & overhead cupboard doors/panels (two tone) selected from the Zest Velour Finish range of colours.

Soft close single doors & draw hardware.

Laminated finish end panels to kitchen base cupboards

Kitchen cupboard handles selected from the Zest range.

## Bathroom, Ensuite & Powder Room

Vanities with laminate finish benchtops and doors. Colours selected from the Zest range of laminate colours.

Choice of vitreous china semi-recessed basins from Zest range.

Choice of modern chrome tapware.

Polymarble showerbases (white) with 1850mm high clear glazed semi-framed shower screen & semi frameless pivot door with silver trims.

Polished edge mirrors above all vanity units.

Acrylic bath in white with tiled hob to main bathroom (refer architectural drawings for size).

**1800 SIENNA**

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Vitreous china toilet suite in white with soft close acrylic seat.

## Laundry

Combination Stainless Steel 45ltr Trough & White Powdercoated Steel Cabinet.

Classic style sink mixer.

## Tiling & Carpet

Wall tiles to wet areas selected from the Zest Range (refer to architectural drawings for full extent).

Tiled skirting to wet areas. Floor tiling to wet areas & kitchen selected from the Zest Range.

Carpet to the remainder of home selected from the Zest Range.

## Stairs

Custom MDF wood treads and risers with pine stringers. Paint finish KD hardwood handrail stained in a clear finish. Plaster dwarf wall balustrading.

## Internal

Premium paint system, selected from the Zest range of colours.

2400mm 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 Boral Cove Cornice. Choice of single beveled or pencil 65 x 18mm 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)

Single wall bunker light to external wall outside laundry

2 Free To Air tv points

## Heating

Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations)

## Robes & storage

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

Secondary bedroom robes with white melamine shelf & hanging rod.

Linen cupboard in white melamine finish with four white shelves.

Pantry and storeroom: Melamine finish with four white shelves (product specific).

## Insulation & hot water

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

Continuous gas booster hot water service with recess box.

## Preliminary

Engineer designed class M concrete footings.

Site levelling up to 300mm of fall including the removal of vegetation to the building area  
Soil test, contour survey, footing design, building permits, water tapping fee and asset protection fee.

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

Underground Telstra communication provision.  
Master Builders Association of Victoria Home Builders Contract.

## Post Construction

90 day maintenance period.

Inspection before handover.

## 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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