

## DOORS AND DOOR FURNITURE

<b>ENTRY DOOR</b>	Solid 2340mm x 820mm door paint or stain finish, external grade
<b>LAUNDRY EXTERNAL</b>	Solid 2040mm x 820mm door paint finish, external grade
<b>FRONT/REAR PATIO</b>	Aluminium sliding door with standard powdercoat finish (as per plan)
<b>GARAGE</b>	Colorbond sectional overhead garage door with remote
<b>INTERNAL DOORS</b>	Redicote flush hollowcore doors 2340mm high with gloss finish to ground floor, 2040mm high with gloss finish to first floor
<b>ROBES/STORAGE</b>	Redicote flush hollowcore doors 2340mm high with gloss finish to ground floor, 2040mm high with gloss finish to first floor
<b>EXTERNAL HANDLES</b>	Lane lever type entrance set with deadbolt to front entry and laundry external
<b>INTERNAL HANDLES</b>	Lever handles with builder's premium range. Privacy set to garage internal access

## FLOOR COVERINGS

<b>TILING</b>	Entrance / hallway, dining and kitchen in 450mm x 450mm floor tiles chosen from builder's premium range
<b>CARPET</b>	To remainder of home from builder's premium range

## ELECTRICAL

<b>LIGHTING</b>	20 LED downlights throughout, bayonets to remainder to home
<b>EXTERNAL LIGHTS</b>	1x bayonet fitting each to front porch and back alfresco area (subject to design)
<b>POWER POINTS</b>	1x double power point per room throughout, 2x double power points to kitchen, single power point per appliance to standard provision
<b>TV POINTS</b>	2x TV points
<b>TELEPHONE</b>	2x telephone points
<b>ALARM</b>	Standard alarm with one panel to entry, 4 sensors and 1 siren
<b>NBN</b>	PROVISION ONLY – conduit to location of electrician's discretion including 1x double power point (owner to arrange connection directly with provider)
<b>SAFETY</b>	4x smoke detectors direct wired, with battery backup. Safety switch to meter box

All inclusions are from the builder's premium range and are subject to design and individual standard plans. This inclusions list is a guide only. You may change any inclusions you wish to, please let us know if this is the case. All items are subject to availability and can be changed without notice at the discretion of Crystele Homes. Premium inclusions current as at 01/05/18.



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# PREMIUM INCLUSIONS



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Crystele  
HOMES

## EXTERNAL

<b>FOUNDATION</b>	Engineer designed & certified 'M' Class slab, waffle pod construction
<b>STRUCTURAL</b>	90mm pine wall frames, trusses and floor joists as per Australian Standards
<b>BRICKWORK</b>	Bricks from Austral builder's premium range with natural or off-white mortar, flush or ironed joints
<b>ROOF</b>	Tiles from Bristile builder's premium range, 22.5' roof pitch, eaves 450mm where required
<b>CLADDING</b>	Subject to design. Weatherboard cladding to partial façade and rear elevation
<b>TERMITE PROTECTION</b>	Flickguard reticulation system to perimeter and internal penetrations to slab
<b>FASCIA &amp; GUTTER</b>	Colorbond fascia and gutter
<b>DOWNPIPES</b>	90mm PVC downpipes, painted with exterior colour to match
<b>WATER SYSTEM</b>	24L instantaneous natural gas hot water system (subject to gas availability)
<b>WINDOWS</b>	Aluminium throughout, powder coated with standard finish colours
<b>GARDEN TAPS</b>	2x garden taps, 1 to front and 1 to rear of home (1 connection to be recycled water from water tank as per BASIX)

## INTERNAL

<b>INTERNAL LINING</b>	10mm plasterboard throughout
<b>CORNICES</b>	90mm premium range choice of cornice throughout
<b>SKIRTING &amp; ARCHITRAVES</b>	67mm half splayed pine throughout with paint finish (90mm for skirting)
<b>CEILING HEIGHT</b>	2740mm height to ground floor, 2400mm to first floor, unless changed
<b>STAIRCASE</b>	Timber treads and MDF risers. Stained timber to hand rail, painted finish to newel posts and stringers. Stainless Steel balustrade
<b>BUILT-IN ROBES /WALK-IN ROBES</b>	1x white melamine shelf and single hanging rail
<b>LINEN CUPBOARD</b>	4x white melamine shelves
<b>UNDER STAIRS STORAGE</b>	Selected double storey designs only – lined and painted with Redicote flush hollowcore door, excludes floor coverings
<b>INSULATION</b>	R3.0 batts to ceilings, R2.0 to external walls. Excludes garage walls and ceiling
<b>GAS POINTS</b>	1x internal gas bayonet to living room, 1x external gas bayonet to alfresco

## PAINTING

<b>WALLS</b>	3 coats Taubmans Endure low-sheen water-based paint to all interior walls (single colour)
<b>CEILING</b>	3 coats Taubmans Endure flat water based to ceiling (single colour)
<b>DOORS &amp; TIMBER</b>	3 coats gloss enamel to all doors and interior wood work (single colour)
<b>EXTERIOR</b>	Acrylic exterior paint to all timber and metal work, downpipes, meter box

## BATHROOM – ENSUITE – POWDER ROOM

<b>BATH</b>	1675mm designer freestanding bath in white
<b>SHOWER</b>	Semi-frameless shower screen with pivot door, glazed safety glass and colour coordinated frame
<b>TOILET</b>	Full vitreous china concealed trap with close coupled suite, back to wall fitting
<b>VANITIES</b>	Fully laminated wall hung with white ceramic vanity top (sizes subject to design)
<b>TAPWARE</b>	Chrome finish throughout from Premium range
<b>ACCESSORIES</b>	All chrome finish from builder's premium range. 1x towel rail, 1x toilet roll holder, 1x hand towel ring per bathroom (excludes towel rail to powder room)
<b>MIRROR</b>	Polished edge mirror to suit vanity size
<b>FAN/LIGHT COMBO</b>	Heat/light/fan combo to ensuite and main bathrooms. Baton light and fan to powder room if no window
<b>FLOOR WASTES</b>	Tile Insert floor wastes to all bathrooms / powder room.
<b>WATERPROOFING</b>	Full sealed waterproofing to wet areas, as required

## KITCHEN

<b>CABINETRY</b>	Laminated doors and drawers throughout (4 laminate shelves to pantry)
<b>BENCHTOP</b>	40mm feature stone benchtop from builder's premium range
<b>SINK</b>	Double bowl stainless steel with basket waste
<b>TAPWARE</b>	Chrome finish spring pull-down single lever mixer
<b>HANDLES</b>	Stainless steel from builder's premium range
<b>DISHWASHER</b>	Provision only including connections
<b>OVEN</b>	900mm stainless steel electric oven
<b>COOKTOP</b>	900mm stainless steel gas cooktop (subject to gas availability)
<b>RANGEHOOD</b>	900mm stainless steel slide-out rangehood
<b>SPLASHBACK</b>	Tiled from bench to below overhead cupboard region from builder's premium range

## LAUNDRY

<b>TAPWARE</b>	Chrome finish single lever mixer to tub, hot and cold chrome washing machine taps
<b>LAUNDRY TUB</b>	Single unit 45L laundry sink above mount design
<b>CABINETRY</b>	20mm stone benchtop from builder's premium range with single laminate floor cupboard
<b>SPLASHBACK</b>	Tiled splashback to laundry tub 600mm high from builder's premium range

## TILING

<b>FLOORS</b>	Floor tiling to wet areas as per standard design. Choose from builder's premium range
<b>WALLS/SKIRTING</b>	Floor to ceiling wall tiling to bathroom and ensuite, 1 row of skirting to other wet areas
<b>SELECTION OPTIONS</b>	All tiles to be chosen from builder's premium range