

PHOENIX

Stage 7
Inclusions and Upgrades

Cranbourne West

Inclusions

Kitchen

- Artusi or similar 600mm stainless steel electric underbench built-in oven and gas cooktop
- Artusi or similar 600mm stainless steel built in concealed rangehood, ducted to outside
- Artusi 600mm stainless steel free standing dishwasher
- Stainless steel undermount single bowl sink
- Brushed stainless steel sidelever sink mixer
- 20mm stone benchtop
- Feature wall tiles to kitchen splashback
- Laminate finish to kitchen cabinetry with soft close drawers (colours and finish as per individual selection)
- Water point to fridge

Bathroom & Ensuite

- Brushed stainless steel pin lever wall mixer with undermount vanity basin
- Dual flush soft close Vitreous toilet
- Brushed Stainless Steel in lever shower/bath mixer, dumper style showerhead (ensuite), curved bath spout and shower rail (bathroom)
- Brushed stainless steel double towel rail, robe hook and toilet roll holders
- Shower niche with trim to each shower
- Laminate finish to cabinetry (colours and finish as per individual selection)
- 20mm stone benchtop
- Polished edge mirrors above vanities
- Decina acrylic bath set into tiled podium
- Fully tiled shower base
- Burlington Blanco or similar ceramic 600mm x 600mm floor and wall tiles (tile layout as per contract drawings)
- Semi frameless shower screens and pivot doors
- Exhaust fans including self-sealing air flow draft stoppers

Laundry

- 45 Litre stainless steel laundry tub in metal cabinet
- Chrome sink mixer
- Burlington Blanco or similar ceramic 600mm x 600mm floor and skirting tiles. Wall tiles above the laundry tub (tile layout as per contract drawings)

Electrical, Heating & Cooling

- Clipsal double power points and light switches (white) with downlights (as per standard electrical layout in contract drawings)
- RCD safety switches (earth leakage detector)
- Smoke detectors interlinked to comply with AS3786
- 2 x Free to Air TV points and 2/3 data/phone points (TV antenna available with move in upgrade options)
- Exhaust fans including self-sealing air flow draft stoppers to ensuite, bathroom, laundry and WC
- Gas ducted heating to living areas and bedrooms
- Split systems to Living (5kw) & Bed 1 (2kw)
- Recessed wall lights to staircase
- Double fluorescent light in garage
- External wall light fittings to external
- Downlights to external soffits

Inclusions

Internal Finishes (General)

- Haymes 2 coat paint system to all plastered walls (minimalist 2) and ceilings (flat white)
- Square set cornices to all living areas, bathrooms, ensuites and bedrooms, plaster cove cornice to the remainder
- Ceiling heights: 2700mm to living area level, 2550mm to non-living level
- 2040mm high Hume flush panel internal doors with stops and chrome hinges
- Stainless Steel lever passage sets to all internal hinged & latched doors
- 67mm x 18mm MDF architraves and skirtings
- Sliding robe doors 2100mm high
- White melamine finish to robes, fixed shelf and chrome hanging rods to bedrooms, additional robe tower to master
- Staircase with painted pine stringers, MDF treads and risers with carpet. Painted pine handrail
- Carpet to bedrooms and upstairs passages
- Engineered oak floating timber floors to living areas
- Single roller blinds to all windows and doors and TV antenna

External Finishes & Roofing

- A combination of hebel render, foam render, painted timber claddings as per schedules
- Colorbond metal roofing, gutter, fascia, cappings, box gutters and flashings

Windows & External Doors

- Timber entry door and frame, with Trilock
- Aluminium sliding doors and windows with keyed locks and flyscreens to openable windows
- Flywire screen doors to sliding door to courtyard
- Slimline aluminium panel lift remote controlled garage door (2 x remotes), standard Colorbond colours

Landscaping & Fencing

- Exposed aggregate concrete driveways and entry paths
- Aluminium fold down clothesline (courtyard units only)
- Freestanding letterbox
- Garden beds with soil, mulch and planting.
- Combination of timber picket fencing and timber paling fencing as per site specific contract drawings

Site External

- Fixed site costs including all earthworks
- Building permit and all relevant fees
- Minimum 6-Star energy rating assessment and report
- Minimum of 2 external taps, one in the front and one to the rear (when applicable)
- Home owners warranty insurance and public liability insurance

Upgrades

Kitchen Upgrades

- SMEG Kitchen appliances upgrade
- 600mm induction cooktop
- 600mm electric oven
- 600mm concealed externally ducted rangehood
- 600mm freestanding dishwasher
- Mirrored glass splashback with 200mm stone splashback skirt
- Stainless steel double undermount kitchen sink with pull out mixer option (colour selection available)

Bathroom Upgrades

- Freestanding bath
- Colour selections available
- Shaving cabinet with mirror (each)

Bedroom Robe Upgrade

- Wardrobe door mirror finish in lieu of vinyl (per door)

Cooling Upgrades

- Ceiling fans to bedrooms
- Ducted cooling

Move-In Options

- Double roller blinds to all windows and doors and TV antenna
- Digital front door lock upgrade (unlock with pinpad)
- Security alarm & Intercom

Further Upgrades

- Further upgrade offerings and design changes (non structural) to be discussed directly with builder

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