



Ferntree Homes P/L

"Building your future"

Standard Inclusions

FEATURES

- Engineer designed & certified concrete floor slab class "M"
- **Austral** "Old Colonial" or "Classic" Range Bricks
- **Monier** "Waverley" or "Elabana" Concrete roof tiles. Extensive range of colours
- **Boral** Aluminium sliding windows and doors with keyed deadlocks – choice of frame colour
- Maintenance free Colorbond metal fascia, gutters and downpipes
- **Gainsborough** "Governor" external door furniture
- **Corinthian** "Solidcarve" Front Entrance Door
- Clear glass sidelights to front entry
- Front and rear garden taps
- **B & D** Roll-A-Doors to Garage
- **CSR** R2.5 Batts to roof space & R1.5 to External Walls
- Termite control system
- Engineered designed truss roof

INTERNAL FEATURES

- 67mm × 18mm splayed or colonial profile skirtings and architraves
- **Corinthian** Flush or Milan Series profile internal doors
- Cushion door stoppers fitted to all doors
- **Gainsborough** porcelain door handles
- Built-in wardrobes with **Corinthian** sliding doors to bedrooms as per plan
- **Lafarge** gyprock 50mm or 90mm cornices as per plan
- **Taubmans** paints to interior and exterior
- Low sheen paint to walls & semi-gloss enamel to all internal timberwork
- **Clipsal** electrical fittings and safety switches
- 1 × Gas heating points when gas is available

ELECTRICAL AND SAFETY

- **Clipsal** Earth leakage safety switch for your safety and security
- Double power points to all rooms as per plan
- TV and telephone points as per plan
- Smoke detectors as per plan
- Window deadlocks to all opening sashes`
- 135L Gas or 315L HWS



Ferntree Homes P/L

"Building your future"

Standard Inclusions

KITCHEN FEATURES

- **Westinghouse Appliances incl** PON663 fan forced electric oven, GHL11gas cooktop & WRJ600 rangehood
- 1 3/4 bowl stainless steel sink
- Chrome mixer tap to kitchen sink
- **Formica** laminate kitchen benchtops with a variety of colours and patterns for selection
- **Formica** Colorpanel doors and 600 mm deep cupboards
- Built-in pantry with matching Colorpanel door as per plan
- Ceramic tile splashback to the underside of the rangehood and cupboards

BATHROOM, ENSUITE AND WC FEATURES

- Laminate vanity units including a marble or laminate moulded top and basin
- Ceramic floor and wall tiling 1m high to main bathroom, skirting tiles to ensuite
- Ceramic wall tiling 1800mm high to showers
- Ceramic wall skirting tiles to WC and powder room
- Ceramic towel rail, soap dish and toilet roll holder fittings
- Powder-coated framed mirror above vanity to bathroom and ensuite
- Laminated clear glass and powder-coated framed shower screen with pivot door
- **Englefield** 1300mm corner bathtub,
- **Look** "Aspect" tapware
- **Fowler** 'AAA' rated Tasman dual flush toilet suite
- Flexible waterproofing to bathroom, ensuite, WC and power room floors
- Privacy door locks

LAUNDRY

- Ceramic floor, skirting and splashback tiling as per plan
- 45 litre stainless steel laundry tub with white cabinet
- Flexible waterproofing to laundry floor

SERVICES INCLUDED

- **House construction and supervision personal service with attention to detail**
- **Plans, specifications and council fees**
- **Home Owner's Warranty Insurance**
- **6 Year Structural Guarantee**
- **Three month maintenance period following completion**