

## STANDARD SPECIFICATION:

(Custom Modular Home)

### EXTERNAL:

- Engineered design
- C2 cyclone rating as standard
- 2600 high walls (2550 ceiling height)
- Raked wall 3600h with fixed glass high windows
- 700mm nominal FFL (options to raise if req)
- Insulated walls and under roof
- HDG steel stumps
- Glass and aluminium windows/doors with fly screens
- Solid core standard profile Laundry door (Hume Doors) with glass top panel
- James Hardies Primeline Chamfer cladding or equiv
- Colourbond fascia, gutters and roofing
- Modwood composite decking and DCC handrail
- Hardwood step treads oiled
- Dulux weather shield or equiv external paint
- AC external units and HWS on welded chassis brackets
- Heat pump HWS

### INTERNAL:

- Flush set gyprock ceilings
- VJ paneling to all walls except wet areas
- 6mm vilaboard flush set to wet area walls - Main bathroom only
- Ensuite and main fully tiled walls
- Laundry floor tiled with 100mm skirting. Tiled splashbacks to laundry and kitchen
- Cabinet made cupboards to laundry and walk in robe

- Built in robes to all bedrooms with 1 x mirror and vinyl sliding doors. Vinyl sliding doors to other cupboards other than bedrooms
- Laminate kitchen cabinets with stone bench tops by Ross Joinery Kitchens, includes overheads to 2100 high with VJ bulkhead over, fridge space plumbed, dishwasher space, all draws except under sink to have doors, Oven tower with pot draw under. Microwave tower/pantry with draws, Bin draw, Bar area doors under and open storage over. Gas strut awning window to kitchen/deck
- Westinghouse or equiv 90cm induction cooktop, 90cm recirculating rangehood in overheads over cooktop. 60cm ovens and microwave with fascia to tower area.
- Double bowl undermount sink with mixer tap
- Wall hung vanities to bathrooms (Selections from Reece)
- Mirror shaving cabinets to match vanity width over vanities
- Premium range fixtures including all mixer taps and back to wall toilet suites (Selections from Reece)
- Enclosed shower to ensuite with semi frameless screen by Bradnams
- Split system air conditioning to all bedrooms and living area Daikin
- White DC Ceiling Fans, white LED downlights, exhaust fans in bathrooms, GPO's throughout, internal sub board or meter box
- High quality vinyl planking to main areas and bedrooms
- Interior walls/skirting in Dulux Wash & Wear premium paint or equiv.
- Interior doors & frames in Aquanamel gloss of wall colour

*\* Please note at contract stage a detailed item and colour selections booklet will be completed which goes through fixtures and finishes in more detail.*