



# Real Choice

DESIGNER RANGE  
INCLUSIONS

Langdon®

# INCLUSIONS

## Preliminaries

- Upfront sales tender prior to deposit
- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 month free maintenance & service
- Energy report
- Personal colour consultation.

## Foundations

- Engineer designed concrete waffle slab up to a standard 'Class H1' soil classification to a maximum 300mm fall & no existing fill
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (site specific).

## Site Costs & Connections

- Site cost & connections based on land size up to 600m<sup>2</sup> block & maximum setback of 6m, up to 10lm service run-ins (excluding additional works outside boundary)
- Stormwater connection and sewer connection (up to 1.8m deep) within the building allotment
- Underground power connection
- Excludes electricity & telephone account opening fees
- Up to BAL 12.5 bushfire rating requirements (site specific).

## Framing

- Prefabricated timber framing & roof trusses
- Up to N2 wind speed rating.

## Brickwork\*\*

- Selection of Selkirk or PGH bricks
- Brick infills above all doors & windows (including garage).

## Facade Features

- Choice of standard Designer Range facades.

## Roof Plumbing

- Colorbond® roofing
- Colorbond® fascia, quad gutters & rectangular downpipes.

## Insulation

- Ceiling insulation up to R 4.2 blow in cellulose fibre (to residence only)
- External wall insulation up to R 2.0 wall batts to dwelling.

## Floor Coverings

- Selection of Designer Range floor tiles
- Selection of Designer Range hybrid flooring
- Selection of Designer Range carpets
- Designer Range underlay.

## Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- Choice of 75mm Designer Range feature cornice to Entry, Hallway, Bed 1, Meals & Living spaces\*
- Choice of 67mm Designer Range skirting & architraves (Note: skirting tiles to wet areas).

## Doors

- Entrance: 2040mm high x 820mm wide\*, choice of painted Designer Range clear or glazed, up to BAL 12.5 rated doors
- External: 2040mm high x 820mm wide external grade rear door\*
- Internal: 2040mm high x 820mm wide (or 720mm wide\*), choice of Designer Range doors\*.

## Door Furniture

- Front entrance door: Lockwood lever set & deadlock (keyed alike)
- Internal Doors: choice of Lockwood Velocity range
- Choice of chrome or satin hinges, latches & striker plates throughout.

## Windows

- Fly screens to all openable windows
- Aluminum awning windows to facade single glazed
- Aluminum sliding windows to remainder single glazed\*
- Obscure glass to wet areas
- Key Locks to all openable windows (keyed alike).

## Internal Blinds

- Blockout Holland Blinds to windows & sliding doors\* (does not include windows in showers).

## Painting

- Haymes Elite Range, 3 coat paint system to all internal walls. Semi-gloss acrylic to doors, skirting, architraves & reveals internally
- Semi-gloss acrylic paint finish to exterior timber, metalwork, cladding & entrance door.

## Heating & Cooling

- Braemar gas ducted heating
  - Braemar evaporative cooling (outlets to first floor only in two storey homes)
  - Hard wired Navigator thermostat
- Note: total number of points and unit size product specific.

## Hot Water Service

Gas boosted solar system with 1 x solar panel.

## Kitchen

- Choice of Designer Range laminate benchtops
- Joiner built, soft-close cabinetry
- Choice of Designer Range splashback tiles
- Designer Range 1 ¾ bowl stainless steel sink
- Choice of Designer Range flick mixers
- Overhead cupboards to fridge space
- Dishwasher space & connections
- Double bin drawer
- Cold water point to fridge space.

## Appliances

- Choice of Westinghouse or Inalto appliances
- 900mm freestanding cooker
- 900mm retractable rangehood
- 600mm dishwasher.

## Bathroom

- Joiner built vanity with soft-close cabinetry (size product specific)
- Choice of Designer Range wall tiles
- Choice of Designer Range laminate benchtop
- Choice of Designer Range semi inset basins
- Choice of Designer Range basin mixer
- Designer Range towel rail
- Tiled shower base
- Choice of Designer Range shower mixer & shower head
- Full size white hob bath
- Choice of Designer Range bath mixer & spout
- 2 (no) Globe heat / light / fan unit
- Polished edge mirror (width of vanity).

## WC

- Close coupled porcelain toilet suite
- Designer Range chrome toilet roll holder.

## En suite

- Joiner built vanity with soft-close cabinetry (size product specific)
- Choice of Designer Range wall tiles
- Choice of Designer Range laminate benchtop
- Choice of Designer Range semi inset basins
- Choice of Designer Range basin mixer
- Designer Range towel rail
- Tiled shower base
- Choice of Designer Range shower mixers & shower head
- 2 (no) Globe heat / light / fan unit
- Polished edge mirror (width of vanity).

## Laundry

- Choice of Designer Range laminate benchtops
- Choice of Designer Range splashback tiles
- Joiner built, soft-close base cabinets
- 45 ltr Drop-in trough
- Choice of Designer Range flick mixers
- Designer Range chrome washing machine stops
- Clothes hamper drawer\*.

## Robes, Linen & Pantry

- Sliding robe doors to match internal door selected
- 1 x white melamine top shelf with hanging rail & nest of 4 x white melamine shelves to robes
- 2 x pigeon boxes to bed 1 WIR
- 4 x white melamine shelves to pantry & linen
- 1 x white melamine top shelf to broom cupboard\*.

## Electrical

- Feature lights to Bed 1, Meals & Living spaces\*
- LED downlights to Hallways, WIR, Secondary Bedrooms, WC, Laundry, Kitchen, Pantry, Porch & Alfresco\*
- Up to 3 x pendant lights to kitchen\*
- NBN pre-wire including 3 x data points, patch panel cabinet and conduit with draw string for easy connection
- Choice of Designer Range up/down external light fittings to front facade\*
- External bunker light to external door\*
- Double power points as per electrical plan\*
- White slimline range cover plates & switches.

## Staircase\*

- Carpet covered MDF risers & treads
- Painted pine stringers
- Painted pine balustrade & handrail.

## External Balustrade\*

- Stainless steel posts & glass inserts
- External tiles to floor unless noted otherwise

## Garage

- Panel lift garage door including remote control 2 x remote handsets & 1 x wall control
- Choice of five profiles
- Single roller door for rear access\*.

## External Features

- Paving included to portico and alfresco (design specific) and up to 50m<sup>2</sup> of paving to driveway and laundry door landing only
  - up to class H1 soil classification
- 2 x external brass cold water taps.