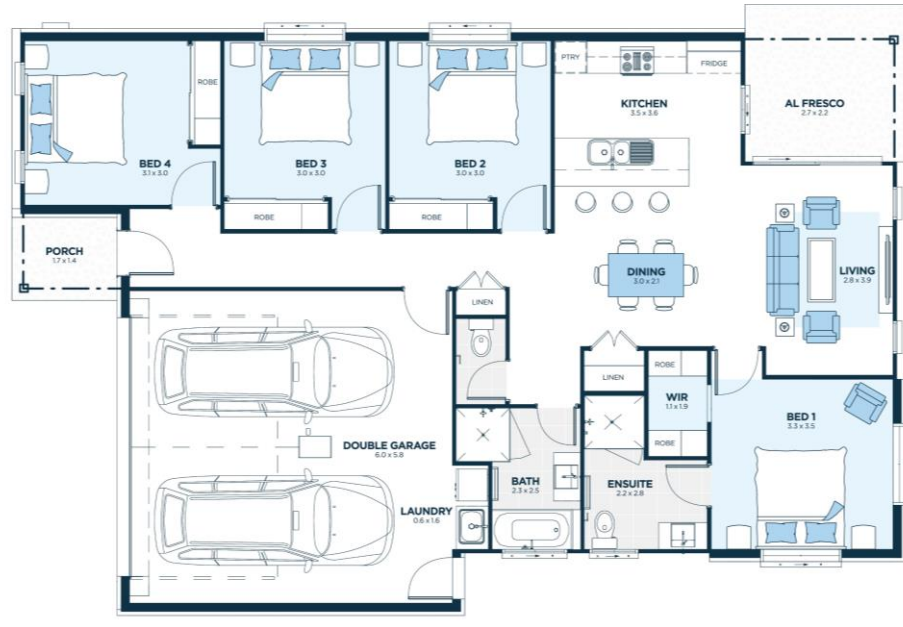




This image is for marketing purposes only.
Actual façade may differ.

Raised Portico Façade & Platinum Inclusions

4  2  2  1 



PLATINUM INCLUSIONS

- NBN ready
- 20mm engineered low silica stone bench tops throughout
- 600mm Stainless Steel appliances to Kitchen
- 2440mm Ceiling Height
- Split system A/C to living room & master bedroom
- Roller blinds throughout
- Ceiling fans throughout
- Colorbond Roof
- Carpet & floor tiles
- Diamond Grill Screens to external doors & windows
- Landscaping, fencing & turf
- Clothesline & letterbox
- Exposed aggregate to driveway & alfresco

HOUSE SIZE	160 sqm
HOUSE PRICE	\$373,160
LAND SIZE	502 sqm
LAND PRICE	\$404,000

TOTAL PACKAGE PRICE
\$777,160



This site plan including measurements and dimensions are approximate and for illustrative purposes only.
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
 All enquiries must be directed to the agent, vendor or party representing the site plan.

Beachmere QLD



PLATINUM INCLUSIONS DWELLING

GENERAL



Preliminaries

- » Site Survey
- » Engineering plan, inspections, and certifications
- » Building Applications and inspections
- » Colour schemes from Builders' standard range



Insurances

- » Construction and Liability insurance



Warranties

- » 12-month maintenance warranty
- » 6 year and 6-month structural warranty



CONSTRUCTION MATERIALS - EXTERNAL

Frames

- » 70 mm prefabricated frames and roof trusses
- » 2440mm (nominal) ceiling height

Windows

- » Powder coated aluminium finish with keyed locks
- » Translucent glass to bathroom, ensuite and WCs (plan specific), clear to remaining

Sliding Doors

- » Powder coated aluminium finish with keyed locks

Garage Door

- » Colorbond sectional overhead door with two (2) remotes and wall switch

External Hinged Doors

- » Entry door - Solid panelled door - Hume - Vacluse or Newington
- » Laundry door - 1/3 glass hinged door (plan specific)
- » Garage door - Solid panelled door

Door Furniture

- » Keyed Deadlock entrance door lock

Rainwater & Roofing

- » Metal fascia, gutter, and barges
- » Metal 125mm quad gutter
- » Metal sheet roof or concrete roof tiles (plan specific)
- » Anticon blanket to roof - as per energy efficiency
- » Painted 90mm downpipes

External Walls

- » As per construction plans
- » Sisalation to external walls

Termite Protection

- » Termite protection to pipe penetrations and building perimeter





CONSTRUCTION MATERIALS - INTERNAL

Linings	» Villaboard to wet areas » Plasterboard to remaining
Trims	» Pre-primed pine door jambs » 66mm x 12mm splayed/pre-primed pine skirtings » 42mm x 12mm splayed/pre-primed pine architraves » 55mm cove cornice
Hinged Doors	» 2040mm high flush panel doors
Hinged Door Furniture	» Lever door handles » Privacy locks to bathroom, toilet and ensuite » Stainless steel stops to wet areas » Stainless steel magnetic catches to remaining
Stairs (plan specific)	» Carpet grade stairs
Balustrade (plan specific)	» 1000mm high plasterboard lined balustrade with 50mm round grab rail

INTERNAL FINISHES - KITCHEN

Cabinetry	» Laminate cabinetry with 20mm engineered stone benchtop (from Builders' standard range) » Chrome finish to handles
Pantry	» Four (4) Melamine shelves
Sink	» 1 3/4 stainless steel bowl with drainer (or as per plan)
Tapware	» Single lever flick mixer – chrome finish
Appliances	» 600mm wide ceramic cooktop » 600mm wide stainless steel slide out range hood » 600mm wide stainless steel multi-function oven » 600mm wide stainless steel dishwasher
Splashback	» Tiled – from builder's standard colour schemes
Fridge Tap	» Plumbed in fridge tap & connection

STUDY (if applicable)

Bench top	» 20mm engineered stone (from builder's standard range)
------------------	---

LAUNDRY

Cabinetry	» Laminate cabinetry with 20mm engineered stone bench tops (from Builders' standard range)
Tub	» 35L slimline stainless steel drop in
Tapware	» Single lever mixer – chrome finish » Tri-tec valve
Tiles	» 400mm splashback behind washing machine provision and laundry tub » 200mm skirting tile (Selected from Builders' standard colour schemes)

FLOORING

Flooring	» Premium carpet and underlay to bedrooms » Broom finish, plain concrete to garage » 600mm x 600mm tiles to remaining
-----------------	---

BATHROOM, ENSUITE & WC

Cabinetry	» Laminate cabinetry with 20mm engineered stone bench top (from Builders' standard range) » Chrome finish to handles
Basin	» Semi-recessed white vitreous china
Mirror	» Framed mirror to full vanity width
Bath	» 1510mm Bambino white acrylic with chrome waste – bathroom only (plan specific)
Tiles	» 2.0m high tiling to shower cubicle » Bath apron » 600mm splashback tile to bath » 200mm splashback tile behind vanities » 200mm skirting tile to remaining walls » (Selected from Builders' standard colour schemes)
Shower base	» Chrome floor waste
Shower screen	» Semi-frameless (chrome finish) with pivot door and laminated glass
Tapware	» Single lever flick mixer – chrome finish
Shower rose	» Hand held shower rose on rail – chrome finish
Toilet suite	» White vitreous china with dual flush cistern, soft close seat and mini chrome stop tap
Toilet roll	» One (1) per toilet suite – chrome finish
Towel rail	» 600mm wide double towel rail – chrome finish

DOORS & WINDOWS

Window Coverings	» Roller blinds to clear glass windows and sliding glass doors(excluding wet areas)
Screens	» Diamond grill screens to opening windows and sliding glass doors
Linen Doors	» Vinyl sliding doors (unless nominated as hinged on plans)
Robe Doors	» Mirrored sliding doors (unless nominated as hinged on plan)

SHELVING

Robes	» One (1) Melamine top shelf with hanging rail » One (1) bank of four (4) Melamine shelves
Linen	» Four (4) Melamine shelves
Broom	» One (1) Melamine shelf

PAINT

Walls & trims	» 3 coat paint system – sealer/ pre primed with 2 colour top coats » One colour walls, doors, skirtings and architraves
Ceilings	» 3 coat system – sealer with 2 coats ceiling white



ELECTRICAL FITTINGS

Smoke Alarms	» Smoke alarms as per National Construction Code (NCC) requirements
Lighting	» LED lighting throughout
Air-conditioning	» 5kW split system to main living x one (1) » 2.5kW split system to bedroom x one (1)
Hot water	» 250L heat pump hot water system
Ceiling fans	» Living/ Dining - White four (4) blade ceiling fan – one (1) » Bedrooms - White four (4) blade ceiling fan/ light combo – one (1) » Alfresco – white four (4) blade ceiling fan – one (1)
Exhaust fan / light	» Exhaust fan/light combo to bathroom, ensuite and internal WCs (plan specific)
TV	» TV point to primary living area and bedroom 1 – two (2) in total » TV point to MPR (plan specific) » TV antenna
NBN	» NBN ready – for connection by home occupier
Power Points	» Kitchen- Three (3) double to benchtop, one (1) single to microwave, fridge and dishwasher provisions – three (3) in total » Garage - One (1) single for garage remote, one (1) double, one (1) double for NBN » Bedrooms - Two (2) double to bedroom 1, one (1) double to remaining bedrooms » Study - One (1) double (plan specific) » Living / MPR - Two (2) double – per room (plan specific) » Dining - One (1) double » Laundry - One (1) double for dryer/ washing machine, one (1) double to benchtop (plan specific) » Bathroom - One (1) double to benchtop » Ensuite - One (1) double to benchtop
Light Points	» Kitchen - Two (2) downlights + two (2) feature pendant lights over kitchen bench (builders standard range) » Bedrooms - Ceiling fan/ light combo – one (1) » Study - One (1) downlight (plan specific) » Living / MPR - Two (2) downlights – per room (plan specific) » Dining - Two (2) downlights » Laundry - One (1) downlight » Bathroom - Exhaust fan /light » Ensuite - Exhaust fan / light » WCs - One (1) downlight or exhaust fan / light for internal » Garage - One (1) double batten with diffuser » External - Two (2) downlights to Alfresco, twin spot sensor light to clothesline area One (1) downlight to porch, up-down lights to sides of Garage door/s



EXTERNAL

Concrete	» Exposed aggregate to driveway and entry path up to 60m ²
Alfresco & Clothesline path	» Exposed aggregate (plan specific)
Landscaping	» Gravel to areas less than 2.0m wide, including weed mat under » 10sqm garden to front including edging, plants & mulch or as per covenant requirements » Turf to remaining up to 80m ²
Water	» Two (2) external hose taps – refer to plans for locations
Clothesline	» Fold down clothesline – fixed to fence or external wall
Letterbox	» Rendered paint finish with numbers
Fencing	» Pine timber paling fence to all sides with gate as per plan – Up to 60L/M