

## DOORS AND DOOR FURNITURE

<b>ENTRY DOOR</b>	Solid 2040mm x 820mm door paint finish, external grade
<b>LAUNDRY EXTERNAL</b>	Solid 2040mm x 820mm door paint finish, external grade
<b>FRONT/REAR PATIO</b>	Aluminium sliding door with standard powdercoat finish (as per plan)
<b>GARAGE</b>	Colourbond sectional overhead garage door with 2x remote controls and 1x wall control unit
<b>INTERNAL DOORS</b>	Redicote flush hollowcore doors 2040mm high with paint finish
<b>ROBES/STORAGE</b>	Redicote flush hollowcore doors 2040mm high with paint finish
<b>EXTERNAL HANDLES</b>	Lever type entrance set with deadbolt to front entry and laundry external
<b>INTERNAL HANDLES</b>	Lever handles with builder's classic range. Passage set to garage internal access

## FLOOR COVERINGS

<b>TILING</b>	Porch, entrance, hallway, dining and kitchen in 450mm x 450mm floor tiles chosen from builder's classic range
<b>CARPET</b>	To remainder of home from builder's classic range

## ELECTRICAL

<b>LIGHTING</b>	1x bayonet fitting to each room throughout
<b>EXTERNAL LIGHTS</b>	1x bayonet fitting each to front porch and back alfresco area (subject to design)
<b>POWER POINTS</b>	1x double power point per room throughout, 2x double power points to kitchen, single power point per appliance to standard provision
<b>TV POINTS</b>	2x TV points
<b>TELEPHONE</b>	1x telephone points
<b>NBN</b>	PROVISION ONLY – conduit to location of electrician's discretion including 1x double power point (owner to arrange connection directly with provider)
<b>SAFETY</b>	Smoke detectors direct wired, with battery backup. Safety switch to meter box

*All inclusions are from the builder's classic range and are subject to design and individual standard plans. This inclusions list is a guide only. You may change any inclusions you wish to, please let us know if this is the case. All items are subject to availability and can be changed without notice at the discretion of Crystele Homes. Classic inclusions list current as at 01/06/2021.*



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# CLASSIC INCLUSIONS



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## EXTERNAL

<b>FOUNDATION</b>	Engineer designed & certified 25mpa 'M' Class slab, waffle pod construction
<b>STRUCTURAL</b>	90mm pine wall frames, trusses and floor joists as per Australian Standards
<b>BRICKWORK</b>	Bricks from builder's classic range with natural or off-white mortar, flush or ironed joints
<b>ROOF</b>	Tiles from Bristile builder's classic range, 22.5' roof pitch, eaves 450mm where required
<b>CLADDING</b>	Subject to design. Weatherboard cladding to partial façade and rear elevation
<b>TERMITE PROTECTION</b>	Termite protection system to perimeter and internal penetrations to slab
<b>FASCIA &amp; GUTTER</b>	Colourbond fascia and gutter
<b>DOWNPIPES</b>	90mm PVC downpipes, painted with exterior colour to match
<b>WATER SYSTEM</b>	26L instantaneous natural gas hot water system (subject to gas availability)
<b>WINDOWS</b>	Aluminium throughout, powder coated with standard finish colours
<b>GARDEN TAPS</b>	2x garden taps, 1 to front and 1 to rear of home (1 connection to be recycled water from water tank as per BASIX)

## INTERNAL

<b>INTERNAL LINING</b>	10mm plasterboard throughout
<b>CORNICES</b>	90mm Cove cornice throughout
<b>SKIRTING &amp; ARCHITRAVES</b>	67mm half splayed pine throughout with paint finish
<b>CEILING HEIGHT</b>	2400mm height to ground and first floor, unless changed
<b>STAIRCASE</b>	MDF treads and risers ready for carpet, paint finish to hand rail, newel posts and stringers. Balustrade from builder's classic range
<b>BUILT-IN ROBES /WALK-IN ROBES</b>	1x white melamine shelf and single hanging rail
<b>LINEN CUPBOARD</b>	4x white melamine shelves
<b>UNDER STAIRS</b>	Selected double storey designs only
<b>STORAGE</b>	Hollowcore door, excludes floor coverings
<b>INSULATION</b>	R3.0 batts to ceilings, R2.0 to external walls. Excludes garage walls and ceiling
<b>GAS POINTS</b>	1x internal gas bayonet to living room, 1x external gas bayonet to alfresco

## PAINTING

<b>WALLS</b>	2 coats of low-sheen water based paint to all interior walls (single colour)
<b>CEILING</b>	2 coats of flat water based to ceiling (single colour)
<b>DOORS &amp; TIMBER</b>	2 coats gloss enamel to all doors and interior wood work (single colour)
<b>EXTERIOR</b>	Acrylic exterior paint to all timber and metal work, downpipes, meter box

## BATHROOM – ENSUITE – POWDER ROOM

<b>BATH</b>	1525mm designer acrylic bath in white
<b>SHOWER</b>	Semi-frameless shower screen with pivot door, glazed safety glass and colour coordinated frame
<b>TOILET</b>	Full vitreous china concealed trap with close coupled suite, back to wall fitting
<b>VANITIES</b>	Fully laminated floor mount with white acrylic moulded vanity top (sizes subject to design)
<b>TAPWARE</b>	Chrome finish throughout
<b>ACCESSORIES</b>	All chrome finish from builder's classic range. 1x towel rail, 1x toilet roll holder, 1x hand towel ring per bathroom (excludes towel rail to powder room)
<b>MIRROR</b>	Polished edge mirror to suit vanity size
<b>FAN/LIGHT COMBO</b>	Baton light and exhaust fan to all bathrooms. Fan to powder room if no window
<b>FLOOR WASTES</b>	Chrome floor wastes to all bathrooms / powder room
<b>WATERPROOFING</b>	Full sealed waterproofing to wet areas, as required

## KITCHEN

<b>CABINETRY</b>	Laminated doors and drawers throughout
<b>BENCHTOP</b>	20mm stone bench top from builder's classic range
<b>SINK</b>	1 and ¾ bowl stainless steel with basket waste (over mount design)
<b>TAPWARE</b>	Chrome finish single lever mixer
<b>HANDLES</b>	Stainless steel from builder's classic range
<b>DISHWASHER</b>	Provision only including connections
<b>OVEN</b>	600mm stainless steel electric oven
<b>COOKTOP</b>	600mm stainless steel gas cooktop (subject to gas availability)
<b>RANGEHOOD</b>	600mm stainless steel slide-out rangehood
<b>SPLASHBACK</b>	Tiled from bench to below overhead cupboard region from builder's classic range

## LAUNDRY

<b>TAPWARE</b>	Chrome finish single lever mixer to tub, hot and cold chrome washing machine taps
<b>LAUNDRY TUB</b>	600-900mm laminate cabinet with laminate benchtop and 45L sink (design specific)
<b>TILING</b>	Tiling to splashback 600mm high and 1 row of skirting from builder's classic range

## TILING

<b>FLOORS</b>	Floor tiling to wet areas as per standard design. Choose from builder's classic range
<b>WALLS/SKIRTING</b>	2m high to shower recess, 1200mm high to rest of walls of ensuite and main bathrooms
<b>SELECTION OPTIONS</b>	All tiles to be chosen from builder's classic range