

## 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>	Automatic colorbond sectional garage door with 2 remotes
<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 Creative Collection Range. Passage set to garage internal access

## Floor Coverings

<b>TILING</b>	Porch, hallway, dining and kitchen in 450mm x 450mm floor tiles chosen from Creative Collection Range
<b>CARPET</b>	To remainder of home from Creative Collection 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>	1x TV point
<b>TELEPHONE</b>	1x telephone point
<b>SAFETY</b>	Smoke detectors direct wired, with battery backup. Safety switch to meter box

All inclusions are from the Creative Collection Range and are subject to design and individual standard plans. This inclusions list is a guide only. Not to be used in conjunction with any other designs outside of the Creative Collection. 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. Creative Collection Inclusions list is current as at 01/12/2020.



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Inclusions



## External

<b>FOUNDATION</b>	Engineer designed & certified 25mpa 'M' Class slab, waffle pod construction
<b>STRUCTURAL</b>	70mm pine wall frames, trusses and floor joists as per Australian Standards
<b>BRICKWORK</b>	Bricks from Austral Creative Collection Range with natural mortar, flush or ironed joints
<b>ROOF</b>	Tiles from Bristile Creative Collection 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 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 Creative Collection 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

## 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>	Fully-framed shower screen with pivot door, glazed safety glass and colour coordinated frame
<b>TOILET</b>	Full vitreous china standard P trap with close coupled suite, back to wall fitting
<b>VANITIES</b>	Fully laminated with white acrylic moulded vanity top (sizes subject to design)
<b>TAPWARE</b>	Chrome finish throughout
<b>ACCESSORIES</b>	All chrome finish from Creative Collection 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>ELECTRICAL</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>	33mm freeform laminate
<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 Creative Collection 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 Creative Collection Range

## Laundry

<b>TAPWARE</b>	Chrome finish single lever mixer to tub, hot and cold chrome washing machine taps
<b>LAUNDRY TUB</b>	Single unit 45L laundry sink with white metal cabinet
<b>SPLASHBACK</b>	Tiled splashback to laundry tub 600mm high from Creative Collection Range

## Tiling

<b>FLOORS</b>	Floor tiling to wet areas as per standard design. Choose from Creative Collection Range
<b>WALLS/SKIRTING</b>	Main bath - 1200mm all around and 2m in shower Ensuite - skirting to wet areas and 2m in shower
<b>SELECTION OPTIONS</b>	All tiles to be chosen from Creative Collection Range