

# Lifestyle Inclusions

## **Connections & Earthworks**

All Construction and warranty insurances  
Council building and application fees (based on Gold Coast City Council)  
Engineers & Surveyor fees  
Underground power, sewer, storm water & water connection to 600m<sup>2</sup> lot with 6m set back  
HIA Building Contract  
Full Termimesh termite treatment to entire dwelling  
"S" class engineered concrete slab on level site  
500mm total fall over house pad made up of 250mm equal cut/fill  
N2 (W33) Engineers wind rating

## **External**

Brick veneer construction  
Colorbond metal fascia/gutter  
Alfresco under main roof (design specific)  
Painted PVC downpipes  
Colorbond panel lift garage door, with remote control handsets  
Concrete roof tiles from the standard range  
450mm eaves to entire home  
22.5 degree roof pitch  
PGH Clay bricks from the Palladio Homes standard range  
Garden taps provided to front and rear (2 in total)

## **Internal Inclusions**

Cover Grade Staircases 2590mm ceiling, with powder coated balustrade and paint grade timber hand-rail (design specific)  
Built in robes to all bedrooms and WIR to master suite  
Choice of ventilated or melamine shelving, with hanging rail, to all built in robes and WIR  
Four (4) shelves to linen cupboards, choice of ventilated or melamine shelving  
Dulux paint to all internal walls, including gloss enamel paint to all woodwork (3 coat paint system to all internal walls)  
2440mm ceiling height throughout all single storey designs  
2590mm ceiling height to lower level of double storey designs  
42mm architrave – select from 4 profiles  
67mm skirting – select from 4 profiles  
75mm Cornice throughout

## **Windows**

Powder coated aluminium windows and sliding doors  
Keyed alike window locks to all opening windows  
Toughened clear glazing to wet area windows

## **Hot Water Service**

24Lt Continuous flow gas hot water

## **Energy Efficiency**

Insulation to all of our homes to achieve a 6 star energy rating

## **Kitchen**

Baumatic Stainless Steel 600mm Oven, 600mm Gas or Ceramic Cooktop, 600mm Slideout Rangehood  
**or**  
Baumatic Stainless Steel 900mm freestanding upright range with gas hobs and electric oven and 900mm canopy rangehood  
Ceramic tile splashback from the Builders standard range  
Laminate kitchen cabinetry with melamine shelves  
Select from over 150 cabinet laminates  
20mm CaesarStone benchtops from the Builders standard range (no gable ends)  
Select from over 30 cabinet handles  
Prestige shadow line kitchen finishes  
Overhead cupboards including bulkheads to ceiling  
Four (4) melamine shelves to pantry  
1 & ¾ bowl Posh Solus drop in stainless steel kitchen sink  
Provision for dishwasher  
Provision for microwave  
Mizu single lever sink mixer

## **Bathroom/Ensuite/WC/Powder room**

Laminate cabinetry with melamine shelves to all vanities  
Select from over 150 cabinet laminates  
20mm CaesarStone benchtops from the Builders standard range  
Select from over 30 cabinet handles  
Porcher Quatre or Ovale vitreous china above counter basins  
Ceramic floor tiling to all wet areas from Builders standard range  
Ceramic tile skirting (max. 200mm high) from the Builders standard range  
Ceramic wall tiles to showers (2100mm high) and bath hob (where applicable) from the Builders standard range  
Frameless mirror to vanity tops with arised edges  
Hobless showers to single storey designs  
Semi-frameless chrome finish shower screens with pivot action doors and clear safety glass  
Carina 1750mm acrylic white designer bath/s (design specific)  
Mizu water efficient chrome tapware throughout  
Valero white close coupled china toilet suites  
Mizu chrome finish accessories throughout (1500 series double towel rail to Ensuite & Bathroom, Mizu chrome finish towel ring to Powder room (where applicable), Mizu chrome finish toilet roll holder to WC's)  
Nickles cubit massage 4 function shower rail

## **Laundry**

Everhard White laundry cabinet with 45lt stainless steel tub – model no. 71189c  
Ceramic floor tiling from Builders standard range  
Ceramic floor tile skirting (max. 200mm high)

Ceramic tile splashback from Builders standard range  
Flickmixer tap

## **Doors & Door Furniture**

No. 7 Half glazed door to Laundry with Gainsborough 540 S/S Entrance Set lock  
Enviro-seal Entry door frames  
Corinthian 820mm paint grade front entry door from the extensive Urban range  
External Door Furniture: Gainsborough 540 S/S Entrance Set and 850 Double cylinder deadbolt with 980 Slimline Satin Chrome backing plate  
All external hinged doors to be keyed alike  
2040mm Flush Panel hinged doors throughout including door stops  
Choice of hinged robe doors, as displayed, or vinyl sliding robe doors  
Internal Door Furniture: Gainsborough 700 Lever Series (select from 6 handle options) BC or SC passage sets. Gainsborough privacy sets to powder room, ensuite, baths and WC's

## **Electrical**

Single phase meter board with circuit breakers  
Slimline power points and light switches throughout  
Double power points throughout (20 to double storey designs & 15 to single storey designs)  
5 Single power points for microwave, cooktop, dishwasher, refrigerator & automatic garage door TV antenna  
TV points (3 to double storey designs & 2 to single storey designs)  
Exhaust fans to all non-ventilated bathrooms, ensuites, powder rooms and WC's  
External bunker light (separate to porch or alfresco areas if applicable)  
Provision for one phone point to Kitchen  
Smoke detectors hardwired to 240 volt, including battery back up  
Earth leakage safety switches  
Batten holders to all light points with energy efficient globes to 80% of the internal floor area (30 to double storey designs & 25 to single storey designs)

## **Excluded items**

Dishwasher, Microwave, window coverings, furniture, floor coverings (except wet areas), light fittings and 12 volt light system, wall paper and feature painted walls, air-conditioning, Alfresco floor coverings, external paving and concrete, including driveways, retaining walls, fences and landscaping.

Palladio Homes Pty Ltd reserves the right to change any plans, specifications, materials and suppliers without notice.

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