

“Deliver what we promise with uncompromising quality”

INCLUSIONS & SCHEDULE OF FINISHES

INCLUSIONS:

PROPERTY ADDRESS

14 Webb St, Margate

PROPERTY TYPE

7 Units / Apartments

INCLUSIONS

GENERAL:

Windows	Aluminium windows, fixed panels and patio sliding doors with clear glazing
Roof	Colorbond Custom Orb or Trimdeck
Fascia & Gutters	Colorbond metal fascia and gutter and 90mm PVC or Metal downpipes
External Walls	Rendered Core Filled Blockwork
Walls	Low sheen acrylic painted plasterboard
Living Area Floors	Timber Flooring
Bedroom Floors	Carpet
Bathrooms, WC & Laundry	Floor & Wall Tiled (600 x 600 and/or 600 x 300 Tiles)
Ceilings	Painted flat acrylic white to ceiling plasterboard
Cornices	Painted flat acrylic white to cornices plasterboard
Architraves	Timber - 42mm x 12mm Colonial, Square/similar (FJ) with paint finish
Skirtings	Timber - 68mm x 12mm Colonial, Square/similar (FJ) with paint finish
Doors Internal	Hume Selections with Gainsborough door furniture, (or Similar)
Doors External	Front Entry Selections with Gainsborough door furniture, (or Similar)
Fences	Block wall at front with Aluminium Slats. - Side & Rear Timber or Colorbond
Privacy Screens	Aluminium Slats powder coated
Landscaping	As per council requirements

TILING:

Kitchen	Porcelain Quality Up to 600mm over bench top (Stone or Glass)
Bathroom	Full Height
Laundry	1500 high
WC	1500 high
Flooring Main Areas	Porcelain Tiles to all other areas - Patios/Verandas to be tiled

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KITCHEN:

Appliances

Bosch Stainless Steel appliances listed – or similar
Bosch Microwave with finished surrounds or similar
Bosch Multifunction Electric Oven or similar
Bosch Rangehood or similar
Bosch Electric Cooktop or similar
Bosch Freestanding Dishwasher - 7 wash or similar

Floor

Timber Floor

Bench Tops

30mm Stone Benchtop

Joinery

Two Pack finish to all cupboards with "Soft touch doors & draws"

Kick Boards

Laminated/Brushed Aluminium or similar

Tap Ware

Dorf or similar

Sink

Stand 1 1/2 Bowl, or Similar

BATHROOM / ENSUITE:

Vanity Tops

Stone top with 2 Pack cupboards, or polytec (as per quote)

Joinery

20mm Stone Benchtop

Kick Boards

Two Pack finish to all cupboards with "Soft touch doors & draws"

Tap Ware

Dorf or similar

Shower Screen

Semi recessed Shower Screen

Floors

Tiled 600mm x 300mm

Walls

Tiled Full height

Toilet

Toilet Suite close coupling Raymor or similar

LAUNDRY:

Tub

Single laundry sink unit

Tap Ware

Dorf flick Mixer tapware or similar

Walls

Tiled splash to tub, skirting tile where applicable

Letterbox

Supplied, fitted where applicable

Clothes Line

Supplied, fitted where applicable

BEDROOMS:

Built in Robes

Mirrored robe sliding doors, shelves, hanging rails & draws

Walk in Robes

Two stacks of shelving with hanging rails & draws

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WARDROBES: Regency coloured aluminium framed sliding door robe with mirror or similar

BALCONIES:

Floor Tiled
Balustrade Aluminium Glass balustrade with powdercoat finish to handrails
Ceilings Textured paint finish

ELECTRICAL:

TV TV Points to living area & all bedrooms with coaxial cable
Pay TV (Foxtel) Points to living area & bed 1
Telephone 2 Telephone line per unit. Points to living & bed 1
Air Conditioning Semi Ducted Air Conditioning to all units
Smoke Detectors 2 Smoke detectors to each unit wired to main supply

PAINTING:

External Paint to all external rendered work, soffits and downpipes
Internal Flay acrylic white to ceilings. Sealer coat, 2 coats of washable premium acrylic to all walls.
Doors Gloss enamel to all internal doors & woodwork

COMMON FACILITIES & FEATURES

Services:

Hot Water 5 star rated 330 litre Rheem Heat Pump or similar
Garbage 2 bins per unit
Sewer From all service areas to main outlet point
Stormwater From all downpipes to main outlet point

IT & Communications:

Internet Broadband cabling provided. 1 service line per unit
Telephone All cabling provided

COMMON AREAS

Visitors Car park 2 x visitors car spaces in basement
Lift As per plan - 15 to 17 person lift (Bed Lift)

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PROPERTY DESCRIPTION:

UNIT/APARTMENT DETAILS

Bedrooms	2, 3 & 4
Lounge / Dining	1
Bathroom	2 & 3
Ensuite	1 & 2
Kitchen	1
Pantry	1
Separate Toilet	1
Laundry	1

CONSTRUCTION

Timber
Concrete
Rendered
Cladding
Block Work

ROOF

Colorbond

STYLE

Contemporary

TYPE

4 Levels + Basement Carpark

SERVICES

Town Water
Sewer
Cable to street

INTERIOR WALLS

Plasterboard

APPLIANCES

Electric Heat Pump
Oven - Electric
Hot Plate - Electric
Range Hood
Dishwasher
Microwave
Dryer

HOT WATER SYSTEM

330 litre Rheem Heat Pump or similar

FEATURES

Cable TV - Wiring only
Ducted Air Conditioning
Patio/Tiled
Terrace/Tiled
Timber Fences or Colorbond
Ceiling Fans

OUTLOOK

East to West

ELECTRICAL SAFETY SWITCH

Yes

SMOKE ALARMS

Yes

TERMITE & PEST PROTECTION

As Determined by plans

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SCHEDULE OF FINISHES:

COLOUR SELECTIONS:

Please see the Dulux & Taubmans colours below & the following details: All colours to be confirmed with painter before starting.

China Doll – Taubmans

1. External Rendered Building walls
2. External Front Rendered Wall

Whisper White W (B18) – Dulux

3. Internal walls & ceilings colour – Whisper White W (B18)

Whisper White W (B18) – Gloss - Dulux

4. All Doors (Internal) - Whisper White W (B18) – Gloss
5. Front & rear door colours - Whisper White W (B18) – Gloss
6. External doors - Whisper White W (B18) – Gloss
7. Slats above patios/balconies - Whisper White W (B18) – Gloss

Warm Neutral W A164 - Dulux

8. Slat inserts on front rendered wall - Warm Neutral W (A164)
9. Concrete Rendered Patio's - Warm Neutral W (A164)

Deep Bamboo (A164) - Dulux

10. Front Rendered Feature Wall – Deep Bamboo (A164)
11. Garage door colour – Deep Bamboo (A164)
12. Horizontal beams above driveway – Deep Bamboo (A164)

Surfmist (C1):

13. Roof colour - Surfmist (C1)
14. Custom Orb – Surfmist (C1)
15. Guttering & Fascia's colour - Surfmist (C1)
16. Window & sliding doors frame colours - Surfmist (C1)
17. Glass Balustrade railings & posts colour - Surfmist (C1)
18. Privacy screens colour – Surfmist (C1)

FINISHES:

19. Kitchen colours – All cupboards are Gloss white, Splash back is coloured glass, kitchen stone bench will be Snow, Ice Snow or Latte - may vary
20. Bathrooms colours – White tiles on walls with feature stripe in shower & main wall, light brown tiles on floor - may vary
21. Floor Tiles colour – Wall tiles are gloss white, bathrooms tiles are light Brown (600x300) – may vary
22. Carpet colour – Brown/Beige
23. Stairs colour – Oak Timber finish with glass handrail & balustrade
24. Vanities – Top and bottom cupboards are white, Splash back is coloured glass, kitchen stone bench will be: Snow, Ice Snow or Latte – may vary
25. Internal Feature walls – Stone Faced or Tinted Glass (if applicable)
26. Window & Door Frames – Anodic Natural Matt GY235A (Trend Windows)

Please Note: These items may change without notice, depending on stock & range available.

Disclaimer:

While every care has been taken in the preparation of this document the seller makes no representation as to its accuracy or completeness.

The seller may substitute any items without notification to the buyer.

Stone - Stone is a naturally occurring material and variations in colour cannot be controlled.

Carpet - Watermarks in carpet are normal and will not be treated as defects.

Timber - Is a naturally occurring material and variations in colour cannot be controlled.

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