

Villa Roma Appointments (7 May 09)

- ☞ Standard water board fees.
- ☞ BASIX and Natethers energy efficiency report on every home.
- ☞ Standard council lodgement fees, development application fees, certification inspections, interim occupation certificate and construction certificate fees.
- ☞ Homeowners warranty insurance and comprehensive building insurance.
- ☞ Engineer designed monolithic slab to "M" class conditions.
- ☞ House peg out and house identification surveys.
- ☞ Scaffolding allowance to comply with work cover requirements.
- ☞ Site-specific termite protection.
- ☞ Connection of short water service to 15 lineal metres.
- ☞ Connection of 90mm stormwater to 60 lineal metres.
- ☞ Connection to existing junction of 100mm sewer line to 50 lineal metres.
- ☞ Connection to underground power to 15 lineal metres (Power pole not included).
- ☞ Brick veneer construction with 90mm frames to all internal and external walls.
- ☞ 2.700m high ceilings to ground and first floors.
- ☞ Stegbar or Trend aluminium awning windows with courtyard doors.
- ☞ Smooth render finish to external walls.
- ☞ All decorative dentils, keystones, quoining and window mouldings and sills.
- ☞ Colour bond high quad guttering with aluminium fascia and paintable downpipes.
- ☞ Boral terra cotta roof tiles with sarking.
- ☞ R2.0 insulation to external walls and R3.5 to ceiling areas.
- ☞ Decorative cornice to living areas, (garage, linen and robes have 90mm cove cornice).
- ☞ 190mm decorative skirting and 92mm architraves with rosettes to doors and windows.
Some minor areas excluded)
- ☞ Exclusive front door 2.340m high with special finish.
- ☞ Corinthian (BAL 3) 2.340m high panelled solid doors throughout.
- ☞ Corinthian (WIN 40) 2.340m high glazed clear bevelled feature doors.
- ☞ Pavtom 8400 series Italian door furniture. With mortice lock with roller and door pulls to front doors.
- ☞ Full body porcelain tiling to vestibule and glazed porcelain tiles to kitchen, morning and leisure rooms floors.
- ☞ 100mm solid brass door hinges throughout.
- ☞ Feature timber staircase with decorative leaf pattern wrought iron handrails and balustrade with gold leaf finish.
- ☞ Moulded and routed 600 series polyurethane doors to kitchen cabinets with island bench including glass feature doors and CaesarStone bench tops.
- ☞ Huge walk in pantry with laminated cabinets and bench tops.
- ☞ Clark NEW Monaco 5111 stainless steel 1 ¾ bowl sink with Blanco B5899 Sink mixer tap.
- ☞ Ilve IVX39/90 Fully ducted canopy range hood.
- ☞ Ilve T906WMP Free standing oven with gas cook top
- ☞ Ilve IVSI X3 semi integrated dishwasher.
- ☞ Rinnai Infinity 32 gas HWS.
- ☞ Laminated laundry cupboards with 70 litre drop in tub and laundry chute.
- ☞ 600 series Polyurethane vanity cabinets to bathrooms with Bottichino marble tops and drop in Argent Century self-rimming basins.
- ☞ Tiling to ceiling height in bathroom and ensuite with decorative border tiles surrounding mirrors.
(skirt tile to powder, WC and laundry)
- ☞ Taubmans 2 coat paint system throughout.
- ☞ Argent Century low down suites.
- ☞ Argent Century baths to ensuite and bathroom.
- ☞ Brodware Arcade tapware with lever handles in chrome/gold
- ☞ Grohe Relax Trio Compact Hand Held shower with slide rail to all showers.
- ☞ Brodware Arcade towel rails, towel rings, toilet roll holders and soap dishes.
- ☞ Fully frameless shower screens.
- ☞ Bevelled edge frameless mirrors to bathrooms and powder room.
- ☞ Full length and double hanging with drawer units and shelves to all robes.
- ☞ Video intercom system with 1 internal master station and electronic gate opener.
- ☞ Alarm system with 3 P.I.R's, external strobe and siren with 2 key pads.
- ☞ Decorative wrought iron entry gates.
- ☞ Pane lift garage door with 2 remote openers.
- ☞ Fully ducted exhaust fans to bathroom, ensuite and powder room.
- ☞ Satin light glazed louvres to laundry room.
- ☞ Evergreen glazing to all windows.
- ☞ Front and rear hose connection points.
- ☞ Lopi 564 DV gas log fireplace with black and brass fender, granite surround with timber mantle and terra cotta chimney pots.

In our continuing effort to meet customer expectations, Charleston Homes Pty Limited reserves the right to modify features, specifications, and/or prices without obligation. All square metreages are approximate. Renderings are artist's concept only, and may differ to showplace.

NOTE: The above items are standard appointments to specific types of designs. Appointments will change subject to Designs/Sketches and Variations, all of which are specified in items in the Tender.