

CHOICE ESSENTIAL Inclusion Package

The perfect home crafted for you and by you

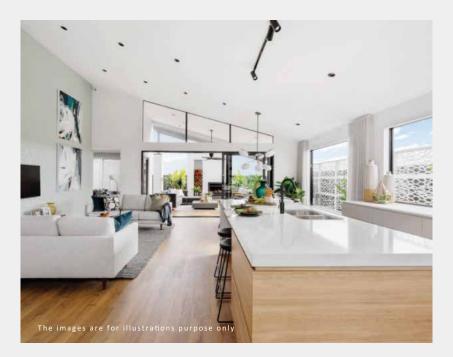
The essential inclusions package to help you make the right choice





EXTERNAL

Facade	Traditional facade with face brick
Porch	Integrated concrete slab to porch with oudoor tiles
Foundation	Engineer designed waffle pod concrete slab (M or H1 classification)
Structural	90mm thick stabilised timber wall frame, roof trusses and 300mm high engineered floor joints in accordance with AS 1684
Garden Taps	Two external walls Garden tap to front & rear connected to rainwater tank.
Bricks	Face Bricks from Choice Essential Range off white iron raked Mortar
Lightweight Cladding	Standard weatherboard cladding partial facade, side and rear Elevation (refer to design).
Termite Protection	Termite barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
Main Roof & Pitch	Concrete colour roof tiles with sarking from Monier Choice Essential Range (refer to design). 22.5 degree roof pitch & 450mm wide perimeter eaves (refer to design)
Secondary Roof	Colorbond® metal sheet roofing (refer to design).
Fascia & Gutter	Colorbond® Fascia, Gutter and barge.
Alfresco	Integrated concrete slab & Plasterboard ceiling with timber Moulding
Hot Water System & Watertank	Gas continuous flow 26L hot water system (subject to gas availability). Up to 2000l slimline water tank including pump & electrical connection
Windows	Powercoated Aluminium awning windows to front faç obscure glaze to bathroom & WC and aluminium slidir windows with keyed alike door to remainder.



INTERNAL

Gas	1 x Internal gas bayonet heating point (subject to gas availability).
Insulation	R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (excluding internal dividing wall between main area and garage).
Paint	Taubman paint Two coat system to all ceiling, external & internal including woodworks.
Cornice	75 mm cover cornice throughout home.
Ceiling Height	2450mm ceiling height to ground and 2450mm first floor.
Built-in Robes / Walk-in Robes	Mirror sliding door in metal Frame one white melamine shelf and single hanging rail (as per standard plan).
Linen	Include four white melamine equally spaced shelves
Broom Cupboard	Open area provided in Garage (refer to design).
Under Stairs Storage	Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
Architraves/ Skirting	42mm high MDF half splayed architrave and 66mm high MDF half splayed skirting mouldings.
Staircase	Decorative stainless steel square balustrades with pine oval handrails and square posts in paint finish. MDF closed treads and risers (double storey).



KITCHEN

Cabintery Joinery	Laminaxe cabinatery benchtop, island and overhead cupboards doors end panels white melamine lined interior
Benchtop	33mm Laminate square edge benchtop and white melamine lined interior (refer to design).
Sink	Double bowl stainless steel sink
Tapware	Chrome finish single lever mixer tap
Handles	Stainless steel handles from Choice Essential Range
Drawers	3 pot drawers
Dishwasher	Westinghouse 600mm stainless steel including connection points.
Rangehood	Westinghouse 600mm stainless steel, your choice of reticulated undermount or slide-out Rangehood.
Cooktop	Westinghouse 600mm stainless steel gas cooktop (subject to gas availability).
Oven	Westinghouse 600mm stainless steel underbench oven.
Refrigrator	Water point to Refrigerator
Microwave	Provision for power connection (refer to design)
Pantry	Walk-in pantry with four equally spaced melamine shelves (refer to design)





BATHROOM / ENSUITE / POWDER ROOM

Waterproofing	Sealed waterproofing membrane to standard wet areas as required.
Bath	1500mm or 1650mm long designer acrylic with bath hob (refer to design).
Shower	Fully-framed clear glazed showerscreen and pivot door (refer to design).
Vanity Units	Laminate or polytech wall hung vanity with benchtop including insert basin
Handles	Stainless steel handles from Choice Essential Range
Mirror	Polished edge mirror over vanity.
Toilets	Fully ceramic dual flush close coupled toilet suit with soft close seat
Bathroom Accessories	Chrome finish bathroom accessories(single 600mm towel rail to shower(s), toilet roll holder to toilet suites & Towel ring).
Exchaust Fans	Exhaust fans to main bathroom and ensuite.
Tapware	Chrome finish tapware throughout.
Floorwastes	Chrome floor wastes throughout.





LAUNDRY

Laundry Tub 40L Stainless Ste coated steel cabi

40L Stainless Steel Laundry Tub with White Powder coated steel cabinet.

Taps

Chrome finish single lever mixer tap, with hot and cold washing machine taps including screw hose fittings.



TILES

Kitchen Splashback	Tiled splashback or window splashback with full height return (refer to design)
Floor Tiles	Floor tiling to wet areas as per standard house design. Selection from Choice Essential Range
Laundry Splashback	Tiled splashback 300mm over to tub. Selection from Choice Essential Range
Wall/Skirting Tiles	2100mm(h) wall tiling to shower recess, including floor tiles and 150mm high skirting tiles to remainder. Selection from Choice Essential Range
Additional Labour Charges	Selected tiles within the Choice Essential Range may incur additional labour/ cleaning charges depending or size of tile.



SITE INCLUSION

Sewer& Stromwater Connection	Sewer connection to front or rear junction within boundry Stromwater connection to Street or rear easement Pit
Piering & Pump	Concrete or Screw pier up to 60 L/m including pump
Earthworks	Cut & fill up to 300mm to achieve floor pan level
Site Security	Temporary security fencing with erosion & sediment control plan with neighbour notification
Planning & Approvals	CDC fees and 10.7 certificate(exlude DA Fees, flood report, bushfire report and Sydney water engineer approvals & Rock excavation)





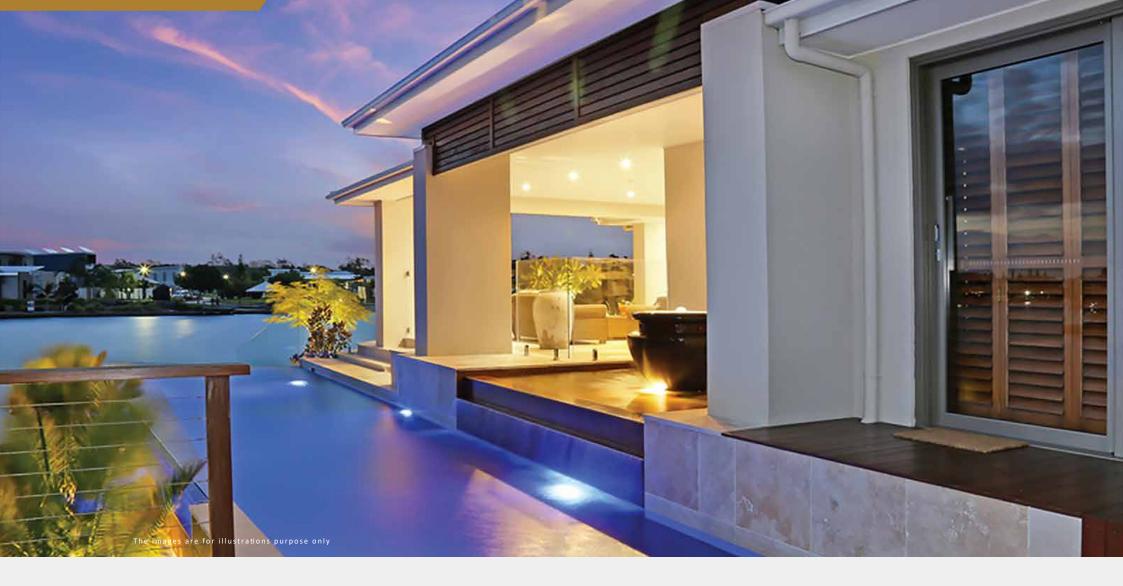
DOOR & DOOR FURNITURE

Entry Door	2040mm high x 820mm wide external grade clear glazed door in paint finish with standard chrome satin lock
Laundry External	2040mm high x 820mm wide glazed hinged door or aluminium door (refer to design)
Sliding Doors	Aluminium sliding doors with standard powdercoat finish colours where specified (refer to design).
Internal Room Doors	2040 mm flush panel hinged internal doors with smooth paint finish (refer to design).
Robe / Storage Doors	Flush panel hinged 2040mm(h) doors in brushed satin chrome (as per standard plan).
Garage	Automatic sectional overhead garage door with door motor cradle mounted and two remote controls
External	Lever type entrance set and deadbolt to front entry door and Entrance Knobset and deadbolt and to laundry external door (refer to design)
Internal	Chrome hinges & Chrome locks from Choice Essential Range
Internal Garage Access	Lever type passage set.

ELECTRICIAL

Lighting	Standard oyester light or light points included florescent globe each room including porch, alfresco and balcony thoughout
Air Conditioning	Ductwork only including ceiling outlets provided
Power Points	1 x double power point to each room throughout / 2 x double power points to kitchen / Single power points to appliances, fridge space, microwave and dishwasher provisions only, smoke detector to comply with as 3786 (refer to design).
NBN (provision only)	Standard NBN connection by location at the discretion of electrician, including 1 x double power point.
Data & TV	2 x TV point, 2x Data points or Phone points
Power Connection	Three phase provision included (where applicable) with underground power











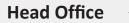




You'll Love your new home...

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Choice Homes mission is to be the default choice of people to build their dream home and with a choice.



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