

The Lifestyle Series Inclusions

Foundation/Frame

Class "M" waffle pod construction concrete slab structurally designed by qualified engineers.

External

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|--------------------------|---|
| Walls | Face brickwork with PGH bricks (Eden Brae Homes Lifestyle Range) including natural mortar |
| Roof | Monier concrete roof tiles from builder's Lifestyle Range |
| Windows | Aluminium windows throughout |
| Fascia and gutter | Colorbond fascia and guttering |
| Garden taps | 1 to front and 1 to rear |
| Garage Door | Sectional overhead garage door |

Internal

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| Cornice | Cove cornice throughout |
| Ceiling height | 2440mm to ground and first floor |
| Robes | Walk in robe to main where nominated and robes to all other bedrooms |
| Skirting/architrave | 67mm (nominal) colonial skirting boards and architraves |
| Shelving | Closetmaid shelving system to all robes, linen and pantry |
| Staircase | Contemporary timber staircase with wrought iron balustrade and pine posts and handrails, closed treads and risers for carpet finish |

Kitchen

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| Cabinetry | Fully laminated cupboards, barbacks and end panels |
| Benchtop | Laminated squareform benchtop including overhang to breakfast bar (selected designs) |
| Handles | Stainless Steel handles from builder's Lifestyle Range |
| Sink | Clark 1 and 1/2 bowl stainless steel with basket waste |
| Tapware | Sink mixer with swivel spout |
| Dishwasher | Provision including connection points |
| Cooktop | 900mm stainless steel European style gas cooktop |
| Oven | 600mm stainless steel fan forced underbench oven |
| Rangehood | 900mm stainless steel canopy |

Doors

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|----------------------|---|
| Entry door | Solid framed timber feature panel front entry door |
| Entry frame | Timber with clear glazed sidelights (selected designs) |
| Laundry | Fully glazed with timber surround or aluminium sliding door (design specific) |
| Garage access | Steel framed flush external door (selected designs) |
| Internal | Flush panel hinged doors |
| Robe | Flush panel hinged doors |
| Sliding doors | Aluminium sliding doors where specified |

Ensuite/Bathroom/Powder Room

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| Cabinetry | Fully laminated vanity units (semi floating) |
| Benchtop | Laminated squareform bench top |
| Vanity basins | Vitreous china vanity basins |
| Mirror | Polished edge mirrors |
| Handles | Variety of handles from builder's Lifestyle Range |
| Bath | Caroma 1500mm acrylic bath with tiled hob |
| Shower screens | Semi-framed shower screens |
| Accessories | Chrome finish accessories from builder's Lifestyle Range |
| Exhaust fan | Exhaust fan to ensuite and bathroom |
| Tapware | Tapware from builder's Lifestyle Range |
| W.C. | Caroma concealed trap vitreous China toilet suite |
| Floorwaste | Chrome floor wastes throughout |

Tiles

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|----------------------|---|
| Ceramic tiles | Floor and skirting to ensuite, bathroom, powder, laundry and WC |
| Kitchen | Balance of splashback |
| Ceramic tiles | To splashback in powder room, bathroom and ensuite |
| Laundry | Splashback |

Electrical

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|---------------------|---|
| Lighting | Light point allowance as detailed on electrical plan |
| Power points | Double power points throughout as detailed on electrical plan |
| Television | Television point to family room |
| Telephone | Telephone point to kitchen |

Gas Package & Hot Water System

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|--------------------------|---|
| Gas package | Gas cooktop, HWS and heating point (where natural gas is available) |
| Hot water system | Rheem 170L gas quick recovery |
| Paint | |
| Internal walls | Taubman's Living Proof low sheen |
| Internal woodwork | Gloss paintwork |
| Exterior | All weather Matt/Gloss paintwork |

Laundry

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|----------------|---|
| Sink | Clark 45L steel laundry tub with white metal cabinet |
| Tapware | Chrome mixer tap to laundry tub and chrome finish washing machine cocks |

Door Furniture

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|---------------------------|--|
| Front entry | Gainsborough Tri-lock |
| Laundry | Key lock from builder's Lifestyle Series Range - design specific |
| Garage ext. access | Gainsborough terrace set |
| Internal passage | Builder's Lifestyle Range |
| Robes | Builder's Lifestyle Range |

Safety Features

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| Full scaffold work to Workcover requirements |
| Smoke detectors direct wired with battery backup |
| Electrical safety switch provided in single phase meter box |
| Laminated safety glass to all shower screens |
| Deadlock to laundry door (where applicable) |
| Keyed lock to glass sliding doors |
| Keyed window locks to all openable windows |

Additional Services

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| Independent quality inspections and accredited quality system |
| Site inspection by qualified surveyor and engineer |
| Council building application fees |
| Construction and warranty insurance premiums |
| Standard Sydney Water Board fees |
| Standard surveyor and engineer fees |

Note: Decor items, brick upgrades, upgraded facades, eaves, applied finishes, roof upgrades, alarm, dishwasher, air conditioner, spa, built in furniture, floor coverings, light fittings, kitchen and bathroom upgrades, downlights, fireplace, bi-fold doors, feature walls, window coverings, landscaping, external paving, irrigation, decking, retaining walls, pergolas, clothes line, CBUS and rainwater tanks are not included. Unless noted, no concrete slab or pad will be provided to any external areas. All drawings are for illustrative purposes and should be used as a guide only, it is the client's responsibility to confirm working drawings. Eden Brae Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation. Effective March 2023.