



# LONGHORN BARNDOMINIUMS LUXURY FIXTURES & FINISHES

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EXTERNAL FINISHES  
KITCHEN FEATURES  
BATHROOM FEATURES  
LAUNDRY FEATURES  
INTERNAL FINISHES  
LIGHTING & ELECTRICAL  
PROJECT INCLUSIONS



*'THE WHOLE IS MORE THAN THE SUM OF ITS PARTS'*  
— ARISTOTLE



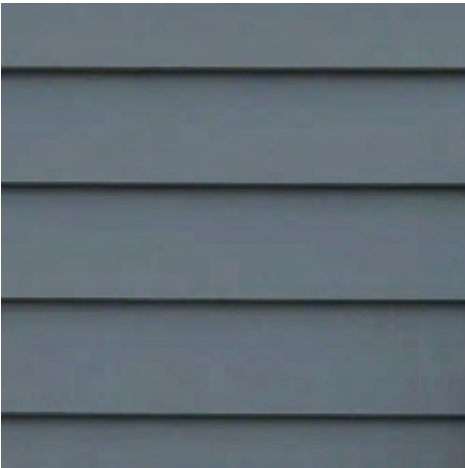
## EXTERNAL FINISHES

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## EXTERIOR CLADDING by James Hardie

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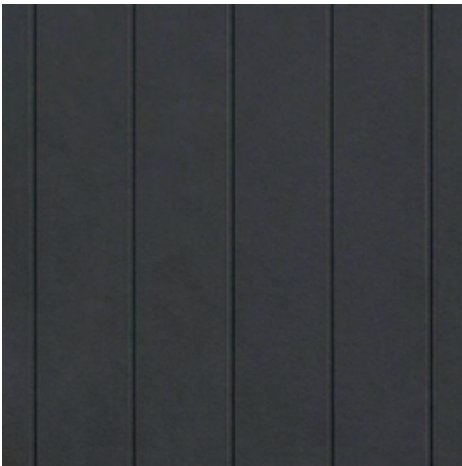
Linea Weatherboard



Hardie Oblique



Axon



### SPECIFICATION DETAILS

#### Linea Weatherboard

Available Sizes: 150mm W or 180mm W x 16mm D

#### Hardie Oblique

Available Sizes: 200mm W or 300mm W x 14mm D

#### Axon

Panel Design Width: 133mm W or 400mm W x 9mm D (1200mm W Sheets)

\*Specific Cladding type as nominated on design plans

## EXTERIOR TIMBER CLADDING by Modinex

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### Elements Channel Cladding



Raw



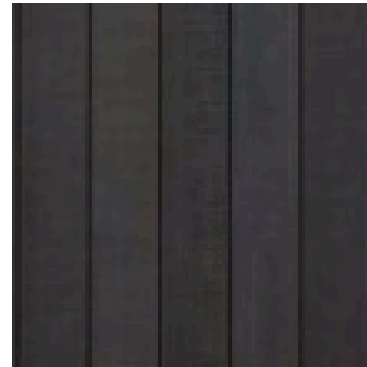
Patina



Walnut



Ebony



Graphite

### SPECIFICATION DETAILS

Material: Thermally Modified Hemlock Softwood

Available Sizes: 115mm W x 18mm D

\*Specific Cladding type as nominated on design plans

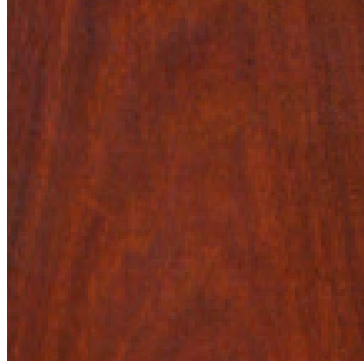
## EXTERIOR TIMBER CLADDING by Modinex

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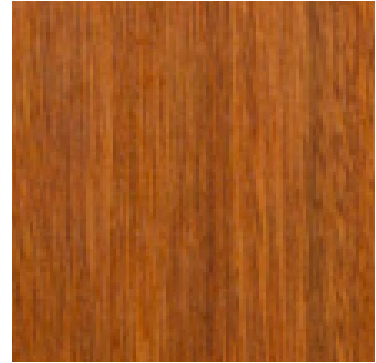
### Newport Channel Cladding



Blackbutt



Ironbark



Spotted Gum

#### SPECIFICATION DETAILS

Material: Blackbutt, Ironbark and Spotted Gum Hardwoods

Available Sizes: 120mm W x 19mm D

\*Specific Cladding type as nominated on design plans

## EXTERIOR STONE CLADDING by Casa Della Casa

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### Natural Stone Z Panel



Beige Limestone



Beige Limestone Tumbled



Amber Limestone



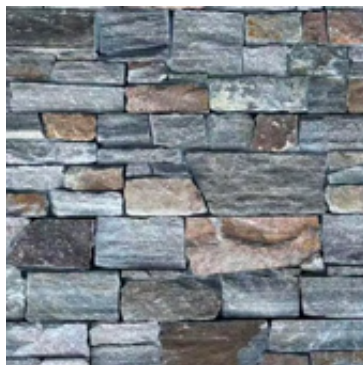
Yellow Sandstone



Oyster Quartzite



Blue Ridge Quartzite



Sesame Yellow & Grey Mixed



Cloud Grey

### SPECIFICATION DETAILS

\*As specified on design plans, or client nominated areas



## ROOFING by Lysaght

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Longline 305



### SPECIFICATION DETAILS

Dimensions: 305mm W (48mm H rib)

Available Finishes: Colorbond Steel Classic & Matte

## GUTTER, FASCIA & DOWNPIPES by Colorbond

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150 Half Round Flatback Gutter



Novaline Profile Fascia  
Downpipe - Round PVC



Available Colorbond Finishes (Roof, Gutter, Fascia, Downpipe)



### SPECIFICATION DETAILS

Lysaght Half Round Gutter

Materials: Aluminium/zinc/magnesium alloy-coated ZINCALUME® and COLORBOND® steel

Lysaght Novaline Fascia

Available Materials & Finishes: Colorbond Steel Classic & Matte

## EXTERIOR ALFRESCO TILES by Casa Della Casa

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### Quarzite Porcelain



Bianco



Beige



Ocra



Grigio



Piombo

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Available Sizes: 300mm x 600mm, 600mm x 600mm, 600mm x 1200mm



## GARAGE DOORS by Steel-Line

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### Colorbond Sectional Door



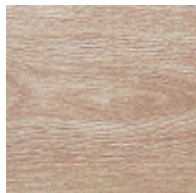
Plain Ranch Profile



Stockton Ranch Profile



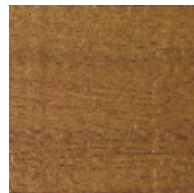
Curly Birch



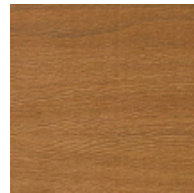
American Oak



Weathered  
Timber



Kwila



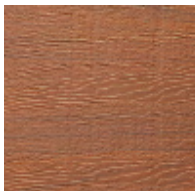
Silky Oak



Casuarina



Western Red  
Cedar



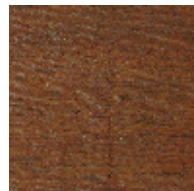
Merbau



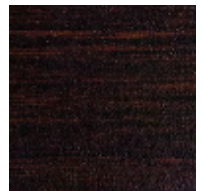
Ironbark



Bush Cherry



Chestnut



Wenge

#### SPECIFICATION DETAILS

Materials: Australian BlueScope Steel

Finishes: Standard Colorbond Range & DecoWood Finishes

## EXTERNAL DOORS by Corinthian

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### Peninsula Range



AWO 40

### Blonde Oak Range



PPENWS 2G



AWO 42G



AWO 2G

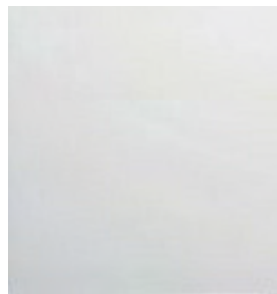


AWO 21

### Glazing Options



Reeded Glass



Clear



Translucent

#### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans  
 Peninsula & Blonde Oak Ranges  
 Applicable to all Entrance, Side and Rear Hinge Doors  
 Standard and Custom Sizes Available

## EXTERNAL DOOR HARDWARE by Keeler Hardware

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### Iver Sarlat Collection



Door Pull Back Plate  
in Signature Brass



Door Pull  
in Signature Brass



Lever Back Plate  
in Signature Brass



Round Rose Lever  
in Signature Brass



Door Knocker  
in Signature Brass

#### SPECIFICATION DETAILS

\*Client item and finish selections to be made for nominated areas on design plans

Applicable to all Entrance, Side and Rear Hinge Doors

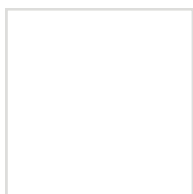
Available Finishes: Brushed Brass, Brushed Chrome, Brushed Gold PVD, Chrome Plated, Distressed Nickel, Matt Black, Polished Brass, Polished Nickel, Satin Nickel, Signature Brass

## WINDOW & DOOR FINISHES by Trend Windows

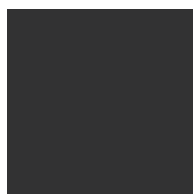
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### Available Trim Finishes



PEARL WHITE



ULTRA BLACK



MONUMENT



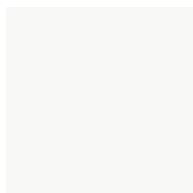
WOODLAND  
GREY



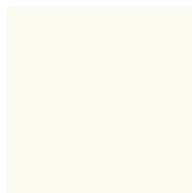
DUNE



NATURAL



SURFMIST



OFFWHITE



PRIMROSE



STONE BEIGE

Applicable to all external windows, sliding and bifold doors where specified on design plans.



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KITCHEN

## KITCHEN APPLIANCES by Fisher & Paykel

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### Series 7 Integrated French Door Refrigerator Freezer



#### SPECIFICATION DETAILS

\*Client selection includes one item

Series 7 Integrated French Door Refrigerator Freezer RS90AU1

Dimensions: 1798mm H x 896mm W x 606mm D

Finishes: Panel Ready or Stainless Steel Available

## KITCHEN APPLIANCES by Fisher & Paykel

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Series 9 Integrated Beverage Centre



Series 9 Integrated Wine Cabinet



### SPECIFICATION DETAILS

\*Client selection includes one item

Series 9 Integrated Beverage Centre RS6009SBLT1

Dimensions: 864mm H x 592mm W x 579mm D

Finishes: Panel Ready or Stainless Steel Available

Series 9 Integrated Wine Cabinet RS6009V2RT1

Dimensions: 864mm H x 592mm W x 579mm D

Finishes: Panel Ready or Stainless Steel Available

## KITCHEN APPLIANCES by Fisher & Paykel

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### Series 9 Classic Dual Fuel 5 Burner



Black



White



Stainless Steel

### Series 9 Classic 5 Zone Induction



Black



White



Stainless Steel

#### SPECIFICATION DETAILS

\*Client selection includes one item

Series 9 Classic Dual Fuel 5 Burner Pyrolytic Cooker

Dimensions: 898mm H x 897mm W x 600mm D

Available Finishes: Black, White, Stainless Steel

Series 9 Classic 5 Zone Induction Pyrolytic Cooker

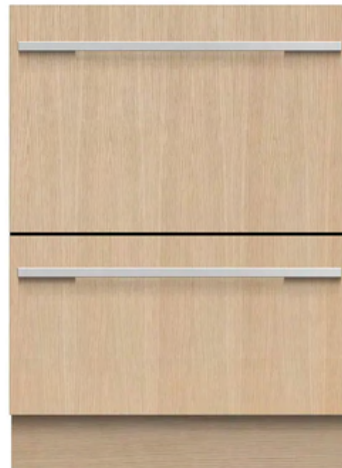
Dimensions: 898mm H x 897mm W x 600mm D

Available Finishes: Black, White, Stainless Steel

## KITCHEN APPLIANCES by Fisher & Paykel

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Series 9 Integrated Double DishDrawer Dishwasher DD60DI9



Series 7 Integrated Insert Wall Rangehood HP90IDCHX4



### SPECIFICATION DETAILS

\*Client selection includes one item per category

Series 9 Integrated Double DishDrawer Dishwasher

Dimensions: 820mm H x 599mm W x 571mm D

Finishes: Panel Ready or Stainless Steel Available

Series 7 Integrated Insert Wall Rangehood HP90IDCHX4

Dimensions: 316mm H x 830mm W x 280mm D

## KITCHEN & BUTLER SINKS by ABI Interiors

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Hartley Double Farmhouse Fireclay Sink  
Location: Kitchen Sink



Satin Black



Gloss White

Hartley Small Single Farmhouse Fireclay Sink  
Location: Butler Sink



Satin Black



Gloss White

### SPECIFICATION DETAILS

\*Client to select one finish per category

Hartley Double / Single Farmhouse Fireclay Sink

Available Finishes: Satin Black or Gloss White

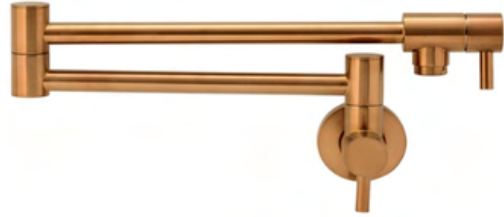
## KITCHEN & BUTLER FIXTURES by ABI Interiors

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Kingsley Commercial Pull-Out Kitchen Mixer  
Location: Kitchen Sink



Elysian Pot Filler  
Location: Above Freestanding Cooker



Sink Basket Waste



### SPECIFICATION DETAILS

\*Client to select one finish per category

Mixers and Accessories

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black



## BATHROOMS

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## VANITY MIRRORS by Beacon Lighting

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### Contour LED Colour-Shifting Mirror



Oval



Arch



Rectangle

#### SPECIFICATION DETAILS

\*Clients to make selections as per design plans

Interchangeable Frame and CRI LED Lighting

Frame Finishes: Black, Bronze, Aged Brass, and Brushed Chrome

## BATHROOM FIXTURES by Reece

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Posh Solus Freestanding Bath with Overflow



Kado Lux Back to Wall Rimless Toilet Suite



Roca Inspira Light Soft Basin



Roca Inspira Ceramic Pop-Up Waste



### SPECIFICATION DETAILS

Posh Solus Freestanding Bath with Overflow and Waste

Dimensions: 1780mm W x 800mm D x 560mm H or 1500mm W x 700mm D x 600mm H

Finishes: White Acrylic

Roca Inspira Light Soft Basin & Pop-Up Waste

Dimensions: 125mm H x 500mm W x 370mm D

Finishes: Gloss or Matte White

## BATHROOM FIXTURES by ABI Interiors

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Kingsley Hand Shower Rail Set



Kingsley Shower Arm & Head Set



Kingsley Shower Top Diverter



### SPECIFICATION DETAILS

\*Clients to make selections as per design plans

Hand Shower Rail Set & Arm + Headset Included in All Showers

Master Ensuite to have 'his and her' shower tapware sets

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black

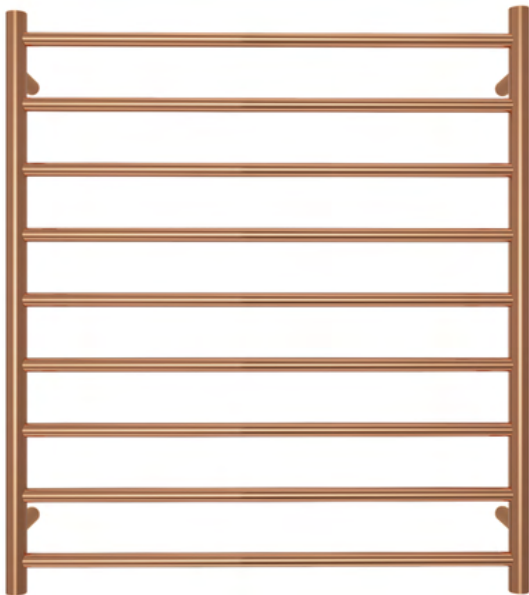
## BATHROOM FIXTURES by ABI Interiors

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Kingsley Wall Mounted Vanity Basin & Bath Spout + Mixer



Elysian 9-Bar Heated Towel Ladder



### SPECIFICATION DETAILS

\*Clients to make selections as per design plans

Master Ensuite to include Elysian Heated Towel Ladder

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black

## BATHROOM FIXTURES by ABI Interiors

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Kingsley Single Towel Rail 800



Kingsley Toilet Roll Holder



Kingsley Robe Hooks Set



### SPECIFICATION DETAILS

\*Clients to make selections as per design plans

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black

## BATHROOM FIXTURES by ABI Interiors

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Pixi Tile Insert Shower Channel Waste 900mm



Pixi Tile Insert Floor Waste 125mm



Waste Bath Bend Pop Down Connector



### SPECIFICATION DETAILS

\*Clients to make selections as per design plans

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black



LAUNDRY

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## LAUNDRY APPLIANCES by Fisher & Paykel

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Series 9, 10kg Front Load Washing Machine



Series 9, 9kg Heat Pump Dryer



### SPECIFICATION DETAILS

Series 9, 10kg Front Load Washing Machine WH1060SG1

Dimensions: 850mm H x 600mm W x 675mm D

Finishes: Graphite

Series 9, 9kg Heat Pump Dryer DH9060FSG1

Dimensions: 850mm H x 600mm W x 670mm D

Finishes: Graphite

## LAUNDRY FIXTURES & ACCESSORIES by ABI Interiors

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Hartley Small Single Farmhouse Fireclay Sink



Satin Black



Gloss White

Kingsley Kitchen Mixer



Sink Basket Waste



### SPECIFICATION DETAILS

\*Client to select one finish per category

Hartley Single Farmhouse Fireclay Sink

Available Finishes: Satin Black or Gloss White

Mixers and Accessories

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black



## INTERNAL FINISHES

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## INTERIOR TIMBER CLADDING by Modinex

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### Elements Channel Cladding



Raw



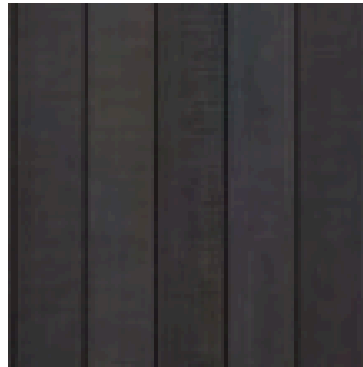
Patina



Walnut



Ebony



Graphite

#### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Modinex Elements Channel Cladding

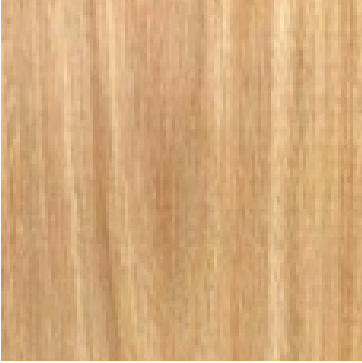
Material: Thermally Modified Hemlock Softwood

Available Sizes: 115mm W x 18mm D

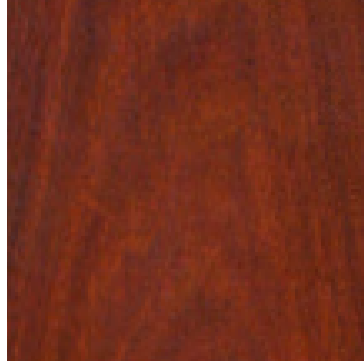
## INTERIOR TIMBER CLADDING by Modinex & James Hardie

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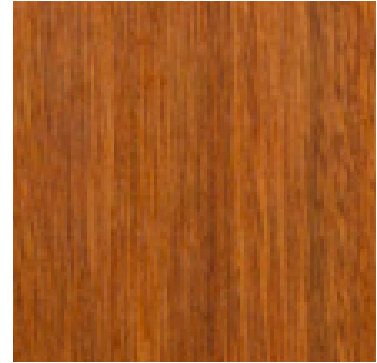
### Newport Channel Cladding



Blackbutt



Ironbark



Spotted Gum

### Hardie Groove Lining



#### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Newport Channel Cladding

Material: Blackbutt, Ironbark and Spotted Gum Hardwoods

Available Sizes: 120mm W x 19mm D

Hardie Groove Lining

Available Sizes: 100mm W x 3000mm H

## INTERIOR STONE CLADDING by Casa Della Casa

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### Natural Stone Z Panel



Beige Limestone



Beige Limestone Tumbled



Amber Limestone



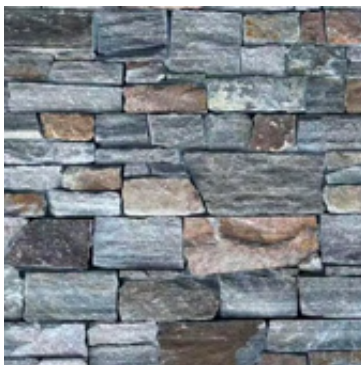
Yellow Sandstone



Oyster Quartzite



Blue Ridge Quartzite



Sesame Yellow & Grey Mixed



Cloud Grey

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

## HYBRID FLOORING by Carpet Call

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### Trident Ultra Plank XL



Crisp Natural



White Oak



Sienna Oak



Soft Rustic



Ash



Blackbutt



Toffee Oak



Spotted Gum



Burnt Amber

#### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Trident Ultra Plank XL

Material: Hybrid

Dimensions: 1824mm L x 230mm W x 6.5mm D (.55mm D Veneer)

## INTERIOR TILES by Casa Della Casa

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### Quarzite Porcelain



Bianco



Beige



Odra



Grigio



Piombo

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Available Sizes: 600mm x 600mm, 600mm x 1200mm

Application: Floors throughout, Bathroom floors and walls



## CARPET by Carpet Call

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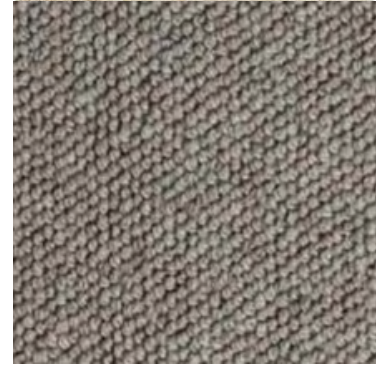
### Meadow Gait



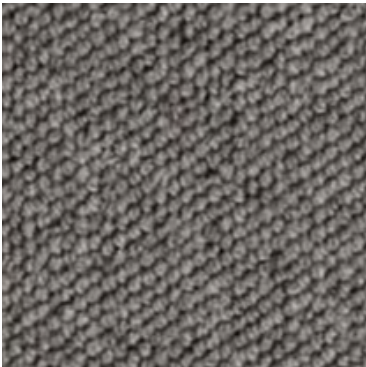
Whitehaven



Cascade Mist



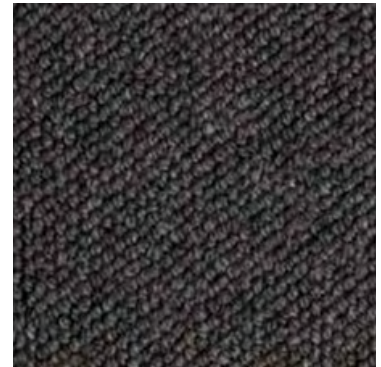
Goldenrock



Albatross



Coffee Rose



Mortar

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Material: Wool Loop



## CARPET by Carpet Call

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### City Coast



Linenfields



Clearing



Cedar Creek



Summer Sky



Dove Wing



Night Sail

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Material: Nylon Loop

## SKIRTING & ARCHITRAVE MOULDING by Corinthian

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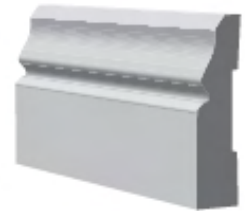
Splayed/Beveled



Half Splayed



Colonial



Australian Colonial

### SPECIFICATION DETAILS

\*Client selections to be made

Material: Pine or MDF Pending Profile Design

Skirting Details: 92mm H Standard Inclusion

Architrave Details: 67mm H Standard Inclusion

Specific profiles vary based on location, with other profiles available.

## INTERNAL DOORS by Corinthian

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### Moda Primed Range



PMD 10

### Moda Barn Range



PBD 1



PBD 2



PBD 3



PBD 4

### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans  
Barn Door Tracks Available in Black or Stainless Steel Finishes

## INTERNAL DOOR HARDWARE by Keeler Hardware

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### Iver Sarlat Collection



Round Rose Lever  
in Polished Brass



Chamfered Backplate  
in Polished Brass



Chamfered Backplate  
in Signature Brass



Chamfered Backplate  
in Matt Black



Chamfered Backplate  
in Polished Nickel



Chamfered Backplate  
in Satin Nickel



Chamfered Backplate  
in Polished Chrome



Chamfered Backplate  
in Brushed Chrome

#### SPECIFICATION DETAILS

\*Client selections to be made for nominated areas on design plans

Available Finishes: Brushed Brass, Brushed Chrome, Brushed Gold PVD, Chrome Plated, Distressed Nickel, Matt Black, Polished Brass, Polished Nickel, Satin Nickel, Signature Brass

Privacy Locks and Inbuilt systems available in all finishes

## INTERNAL STAIRS by S&A Stairs

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Stair Type 5D Timber Stringers



### SPECIFICATION DETAILS

Stair Type shown includes Stair Nosing, Balustrade S25 and Handrail HR07  
Tasmanian Oak construction.



## LIGHTING & ELECTRICAL

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## FIREPLACE by Jetmaster

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Heat & Glo Mezzo Series (Gas LPG)



Single Sided + Black Trim & Crushed Glass

Kelman Celestial 900 (Electric)



### SPECIFICATION DETAILS

Heat & Glo Mezzo Series

Available Sizes: 1300mm W (Double or Single Sided) & 1600mm W (Single Sided)

Trim: Black or Brushed Nickel / Glass: Black or Clear

Media: White or Black Crushed Glass Crystal, Logs or River Rock Pebbles

Kelman Celestial 900 Insert Fan Forced Single Sided - C900INFHFAN

Dimensions: 1054mm W x 595mm H

Trim: Metallic Black

\*Client selections to be made for nominated areas on design plans



## FIREPLACE by Jetmaster

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1050 Open Fireplace



### SPECIFICATION DETAILS

1050 Single and Double Sided FIREBOX1050LOWLO

Trim: Metallic Black

Additional Sizes Available

\*Client selections to be made for nominated areas on design plans

## EXTERNAL LIGHTING & ELECTRICAL by Beacon Lighting

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Portsea Light Large Exterior Wall Bracket  
Location: Front Porch Qty 2



Sentinel 2 Adjustable Spotlight with Sensor  
Location: Perimeter Light Qty 3



Atlanta 208cm DC Fan with Light  
Location: Alfresco Living Qty 1



### SPECIFICATION DETAILS

Portsea Light Large Exterior Wall Bracket  
Finishes: Black or White

Sentinel 2 Adjustable Spotlight with Sensor  
Finishes: Black, White or Stainless Steel

Atlanta 208cm DC Fan with Light  
Finishes: Black, White, Monument or Oil Rubbed Bronze with Optional Light

## INTERNAL LIGHTING & ELECTRICAL by Beacon Lighting

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Vaille 3 Light Pendant in Oil Rubbed Bronze  
Location: Dining or Living Room Qty 3



Manor Mix 'N' Match Collection Cord & Shade  
Location: Kitchen Island Qty 3



Manor Light Wall Bracket Frame  
Location: Master Bedroom Qty 2



Atlanta 208cm DC Fan with Light  
Location: Living Area Qty 1 & Master Bedroom Qty 1



### SPECIFICATION DETAILS

Vaille 3 Light Pendant in Oil Rubbed Bronze  
Finishes: Bronze

Manor Mix 'N' Match Collection Cord & Shade  
Various Designs Available

Manor Light Wall Bracket Frame  
Frame Finishes: Black or Aged Steel + Shade Finishes: Clear Glass, Opal Glass, Black or Aged Steel

Atlanta 208cm DC Fan with Light  
Finishes: Black, White, Monument or Oil Rubbed Bronze with Optional Light

## INTERNAL LIGHTING & ELECTRICAL by Beacon Lighting

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City III Downlights Range, Fixed or Gimble  
Location: External & Internal Areas as per plans



Vector 1200mm LED Colour Switching Flush Mount  
Location: Garage Lighting, Qty 2



Thermalite Pro 3-in-1 Bathroom Heater, Exhaust Fan and LED Light  
Location: Master Ensuite



Thermalite Pro Mini 3-in-1 Bathroom Heater, Exhaust Fan and LED Light  
Location: Ensuities and Baths



Mett IP Round Exhaust Fan  
Location: Powder Rooms



### SPECIFICATION DETAILS

City III Downlights Range 92mm with Dimmable Feature  
Options: Fixed or Gimble, with Colour Change Light  
Finishes: White, Black, Chrome or Brass

Vector 1200mm LED Colour Switching Flush Mount  
Finishes: White or Black, with Colour Change Light  
Dimensions: 1200mm L x 32mm D x 42mm H

Mett IP Round Exhaust Fan 240mm  
Finishes: White or Black



## INTERNAL LIGHTING & ELECTRICAL by Temple & Webster

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Lunescent Lighting Corey 12 Light Pendant  
Location: Foyer or Living Qty 1



### SPECIFICATION DETAILS

Lunescent Lighting Corey 12 Light Pendant

Dimensions: 810mm H x 1212mm W

Finishes: Black Iron

## AIR CONDITIONING by Fujitsu

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### Fujitsu Ducted Air Conditioning



#### SPECIFICATION DETAILS

Features: Design Specific to Project Plans, with zoning.

Touch screen control panel included with wireless zone temperature sensors.



## PROJECT INCLUSIONS

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### PRE-CONSTRUCTION

- Master Builders Contract
- Plans & Specifications
- Energy Efficiency Certificate to achieve 7-star rating
- Relevant state homeowner warranty insurance
- Contractors All-Risk insurance
- Engineers soil report and slab design
- Engineers wind rating
- Contour survey
- Preliminary Planning Assessment - Certifier
- Council standard building application fees

### SITE WORKS & SAFETY

- Earthworks - Cut & fill allowance for up to 500mm cut & 500mm fill (no exportation or importation of fill)
- Concrete slab (Up to Class H) to suit engineers soil description and slab design. No allowance for slab / footing piers (to be determined as part of engineers report)
- Termite treatment to slab penetrations and physical termite barrier
- Sewer connection to existing discharge point (within 10m of house)
- Stormwater connection to legal point of discharge (within 10m of house)
- Electrical mains (single phase) and run in (within 10m of house)
- Water connection to pre-tapped water main (within 10m of house)
- House constructed to 'N3' wind rating unless specificized otherwise from Engineer
- Roof edge protection
- External & Internal scaffolding
- Temporary fencing if WH&S required on site
- Temporary site toilet

### SITE WORKS CONTINUED

- Strictly excluded unless specifically noted otherwise are:
  - a. Under slab piercing due to trees of influence, low bearing soil or reduced distance to adjoining structures
  - b. Slab upgrade beyond H class (P, E)
  - c. Acoustic requirements
  - d. Flood requirements or minimum build heights to avoid flood / water table
  - e. Bushfire requirements
  - f. Traffic control or footpath permits
  - g. Overhead power protection
  - h. Rock excavation or removal
  - i. Home Sewage Treatment Plant (HSTP) supply, install or connection
  - j. Any unforeseen subterranean soil condition including contaminated soil treatment or removal

### ENERGY EFFICENCY

- Ceiling insulation batts rating R3.0 to ceiling area
- Thermal break to external wall frames
- Reflective foil wrap to external stud walls
- R2.0 insulation batts to lightweight cladding external stud walls
- 60mm Anticon blanket to roof
- Energy efficient aluminium framed windows and sliding door units (translucent glazing to wet areas)
- Weather strips to hinged external doors
- WELS rated water saving shower heads and tapware
- 500KPA Water pressure limiting device
- Enviroheat Heat Pump Water Heater M9 330Lt

### STRUCTURAL

- H2F Termite resistant treated structural pine frame and trusses OR steel frame and trusses, both to engineers design and details



## PROJECT INCLUSIONS

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### EXTERNALS

- Colorbond Roof in Builders Standard Range
- Trend Windows Synergy Powder Coated Aluminium Frame Windows
- Keyed Window Locks to All Opening Sashes and Sliding Doors
- Fly Screens to All Open Windows
- Exterior Cladding – James Hardie Linea, Oblique or Axon
- Colorbond Steel-Line Sectional Garage Door, Wall Mount & Two Cordless Remote
- External Cladding (design specific) Painted or Stained where applicable
- Exterior Stone Cladding as per design plans where applicable
- Colorbond Gutter & Fascia
- Painted PVC Downpipes
- Casa Della Casa Tiles – Quartzite Range to Porch and Alfresco areas
- Corinthian Peninsula or Blonde Oak Range External Doors
- Door Hardware – Keeler Hardware Iver Sarlat Collection
- Paint – Watty Duraguard Exterior Paint System
- Beacon Lighting Fixtures to Porch and Walls
- Beacon Lighting Atlanta Fan to Alfresco

### INTERNALS

- 10mm Plasterboard to Walls & Ceilings
- 3000mm (nominal) ceilings lower level and 3000 (nominal) ceilings upper level - design specific and as per plans
- Square set ceilings throughout
- James Hardie Easy VJ Groove Lining Feature Walls
- Bulk heads to Kitchen, Butlers, Laundry and Master Robe
- 3 Coat Premium Wash and Wear paint to all internal walls
- Corinthian Pine Skirting 92mm x 11mm F/J
- Corinthian Pine Architraves 67mm x 11mm F/J
- Corinthian Doors Moda Primed Collection 2340mmH
- Corinthian Doors Moda Barn Door with Track 2340mmH (design specific)
- Internal Door Hardware – Keeler Hardware Iver Sarlat Collection
- Staircase & Balustrade – S & A Stairs, as per design plan
- Modinex Elements Channel & Newport Feature Wall Wood Panelling
- Jetmaster Gas, Wood or Electric Fireplaces
- Floor Tiles – Casa Della Casa Quartzite Range
- Carpet Call Wool or Nylon Loop to Bedrooms & Media
- Carpet Call Hybrid Flooring - Trident Ultra Plank XL
- Beacon Lighting Pendants to Dining, Living and Entrance Areas
- Beacon Lighting Sconces to Master Bedroom
- Beacon Lighting Atlanta Fans to Bedrooms
- Beacon Lighting Recessed Fixed CCT 90mm Downlights Throughout



## PROJECT INCLUSIONS

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### KITCHEN SPECIFICATIONS

- 2.7m High Cabinetry
- Shaker-Profile 2-Pak Polyurethane or Polytec Woodmatt
- Island Including Feature End Plinth Detail
- Two Pot Drawers
- Floor-Mounted Cabinets with One Adjustable Shelf Each
- Fully Lined White Melamine Carcass
- Overhead Cabinets with Finger Pull or Handle
- Integrated Joinery Shaker Panels for Appliances
- Soft Close Drawers and Doors
- Shark Nose Profile or Selection of Hardware
- Featured Joinery Range Hood Cover and Undermounted Range Hood
- Beverage / Wine Fridge with One Adjustable Shelf Fully Lined
- Cosentino Group 2 Stone or Porcelain Island Benchtops 40mm
- Cosentino Group 2 Stone or Porcelain General Kitchen Benchtops 20mm
- ABI Kingsley Commercial Pull-Out Mixer
- ABI Elysian Pot Filler
- ABI Hartley Farmhouse Fireclay Double / Single Sink and Waste
- Fisher & Paykel Classic 5 Burner or Induction Cooker
- Fisher & Paykel Connected Undermount Rangehood
- Fisher & Paykel Dish Drawer Dishwasher
- Fisher & Paykel Integrated French Door Refrigerator Freezer
- Fisher & Paykel Integrated Beverage or Wine Cooler

### LAUNDRY & MUDROOM

- Overhead Cabinets with Finger Pull or Handle
- Floor Mounted Cabinets with One Adjustable Shelf Each
- 2-Pak Polyurethane or Polytec Woodmatt Finishes
- Fully Lined White Melamine Carcass
- Pull Out Laundry Hamper and Overhead Hanging Rail
- Soft Close Drawers and Doors
- Selection of Hardware
- Cosentino Group 2 Stone or Porcelain Benchtops 20mm
- Mudroom Bench Seat with Hanging Hooks and Shoe Storage
- ABI Kingsley Sink Mixer
- ABI Hartley Farmhouse Fireclay Single Sink and Waste
- Fisher & Paykel 10kg Front Loader Washer
- Fisher & Paykel 9kg Heat Pump Dryer

### BATHROOMS

- Kitchen Innovations Wall-Hung Vanities with Porcelain Benchtops
- Casa Della Casa Tiles – Quartzite Range Full Height Walls and Floors
- Stegbar Frameless Shower Screens
- Beacon Lighting Mirror with LED Frame and Metal Trim
- ABI Kingsley & Elysian Range Hardware & Fixtures
- Reece Roca Inspira Basin
- Reece Posh Solus Freestanding Bath
- Reece Kado Lux Toilet



## PROJECT INCLUSIONS

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### HEATING & ELECTRICAL

- Clipsal Iconic Light Switches & GPO's throughout
- Garage Lighting Vector Range Integrated LED Range
- Thermalite Pro 3-in1 Bathroom Heaters & Exhaust Fans
- Mett IP Round Exhaust Fan to Powder Room
- Clipsal External GPO
- Clipsal Data Point Socket x Two
- Fujitsu Ducted Air Conditioning with Zoning, Control Panel & Sensors
- Chromagen 170 Litre Heat Pump Hot Water System

### BLINDS & CURTAINS

- Living Room - Lovelight S Fold Curtain with Sheer or Blackout Roller C1
- Bedrooms - Lovelight S Fold Curtain with Blackout Roller C1
- Trend Window Aluminium Flyscreens in Standard Colours

### WARDROBES

- Master Robe with Two Double Hanging Sections, Two x Four Drawer Banks, Open shelving with 1800mm Open Height and Finishes in Polytec Matt Board
- Standard Bedrooms with One x Four Drawer Bank and Single Hanging Rail, Open shelving with 1800mm Open Height and Finishes in Polytec Matt Board

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**CASA DELLA CASA**



**FISHER & PAYKEL**



**CLIPSAL**

**COSENTINO**



**polytec**

**FUJITSU**

**Colorbond**

**Lovelight**



**wattyl**





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