



Ultra Range Specifications

External Features

<i>Slab</i>	Class H1 Waffle slab up to 300mm of site fall
<i>Brickwork</i>	Ultra range from Selkirk Bricks
<i>Roofing</i>	Concrete roof tiles - Traditional profile
<i>Fascia and gutter</i>	Colorbond fascia and gutter
<i>Eaves</i>	Up to 450mm painted eaves
<i>Entrance Doors</i>	Corinthian Madison front door 2340mm x 820mm Aluminium glass hinged door to Laundry Solid core weatherproof door to garage PA door
<i>Lockset</i>	Lockwood Nexion mechanical lockset to front entrance Lockwood Manor knobset to other external doors
<i>Windows</i>	Aluminium framed windows Keyed locks to all windows Aluminium framed flyscreens to all windows and sliding doors
<i>HWS / Tank</i>	Choice of slimline rainwater tank or solar hot water (270 litre storage hot water system when rainwater tank selected)
<i>Garage</i>	Brick with plaster lined ceilings Colorbond roller door with remote access (3 controllers)
<i>Insulation</i>	Walls and ceiling to meet 6 star energy rating
<i>Garden taps</i>	3 taps included
<i>Connections</i>	Allotment 650m ² , 6m setback
<i>Permits</i>	Building permit and application fees

Internal Features

<i>Ceilings</i>	CSR plaster 2700mm ceiling height
<i>Internal doors</i>	2340mm high Corinthian painted flush panel Lockwood Velocity lever handles Quickslide robe doors to robes
<i>Door stops</i>	Lockwood stainless steel door stops
<i>Shelving</i>	Melamine shelving, all robes to include nested shelving and hanging rails.
<i>WIR</i>	Joinery units to master bedroom walk-in-robe.
<i>Skirtings</i>	92mmx18mm primed pine. Tiled skirting to wet areas.
<i>Architraves</i>	67mmx18mm primed pine
<i>Cornice</i>	70mm cove cornice
<i>Heating</i>	Brivis 5.0 star gas ducted central heating with zone control

Kitchen Features

<i>Appliances</i>	Westinghouse 900mm stainless steel freestanding range, canopy rangehood & dishwasher
<i>Benchtop</i>	Laminate – post formed or square edged
<i>Cabinetry</i>	Laminate
<i>Sink</i>	Blanco sink Dinas 1 ¾ bowl with drainer
<i>Tapware</i>	Akemi or Blaze sink mixer
<i>Splashback</i>	Ceramic tiles

Laundry and Bathroom Features

<i>Benchtop</i>	Laminate – post formed or square edged
<i>Cabinetry</i>	Laminate
<i>Tapware</i>	Spirit or Blaze mixers to basins, bath and shower
<i>Basin</i>	Gemelli inset vanity basins
<i>Laundry trough</i>	Stainless steel Everhard 45 litre benchline
<i>Mirrors</i>	Polished edge mirrors to width of vanity
<i>Wall tiles</i>	Your choice of ceramic tiles to shower walls, bath & joinery splashbacks
<i>Showers screens</i>	Semi frameless with pivot door
<i>Bath</i>	Select MKII bath 1675mm
<i>Shower bases</i>	In-situ tiled shower base to ensuite
<i>Toilets</i>	Gemini Heart back to wall toilet suite with soft close lid
<i>Bathroom acc's</i>	Empire or Komo double towel rails and toilet roll holders
<i>Exhaust fan</i>	To toilets
<i>IXL Tastic</i>	To ensuite and bathroom

Electrical Features

<i>Power points</i>	Double outlets throughout including 2 per bedroom Slimline switches
<i>Internal lights</i>	LED downlights to Entry and Living room Batten holder to all other rooms
<i>External lighting</i>	Double spotlight to front and rear
<i>T.V. antenna</i>	Digital antenna with two television outlets
<i>Telephone</i>	Two telephone outlets
<i>Safety switch</i>	RCD circuit breaker
<i>Smoke detectors</i>	Hard wired smoke detectors

Flooring

<i>Tiling</i>	Your choice of ceramic floor tiling to wet areas and as indicated on plans
<i>Carpet</i>	Your choice of carpet (as indicated on plans) on ultimate underlay
<i>Painting</i>	Internal and external - Wattyl or Solver three coat system

*Conditions apply