



House area	229.20m ²	24.67 squares
Garage	36.20m ²	3.89 squares
Portico	4.10m ²	0.44 squares
Alfresco	13.00m ²	1.39 squares
Total area	282.50m²	30.40 squares
House width	12.60m	
House length	20.59m	
Minimum lot size	14m wide	26m deep

Sapphire 282 is open-plan by design, while still providing plenty of space to retreat. The combined kitchen, meals, living area opens onto the alfresco for the ultimate outdoor dining and entertaining experience, while the separate living area provides a functional space for the kids, allowing that precious adult time.

Photographs for illustrative purposes only. Plans subject to amendment.

GENERAL

- Detailed quotation
- Design consultation
- 10 year structural guarantee
- Allowance of 300mm site fall (up to 600m² allotment)
- Construction, Liability and Home Owners Warranty Insurances
- Building permit application and fees
- Site classification soil test, wind rating & site level survey
- Engineers slab design
- BAL rating assessment & BAL 12.5 compliant
- Full working drawings
- Specifications and contract preparation
- 6 Star Energy Rating certificate
- 4 hour in-house professional colour consultation
- Termite assessment

SERVICES

- Natural gas connection
- Water connection up to 10 lm
- Electrical connection – single phase up to 10 lm
- Sewer drains with external connection point up to 5 lm
- Stormwater system with connection to legal point of discharge
- Telephone/NBN ready for connection (if available in area)

FOUNDATIONS

- 'HI' Class concrete slab

FRAME

- 90mm timber framing
- Engineer designed roof trusses
- Ceiling height of 2400mm

WINDOWS

- Powder coated aluminium windows and sliding doors
- Keyed locks to all openable windows and external doors
- Flyscreens to windows and fly doors to sliding doors
- Obscure glass to bathroom, ensuite and toilet
- Draft seals to all external hinged doors

ROOFING

- Choice of 'Colorbond' roofing or 'Monier' roof tile at 22.5 degree pitch
- 'Colorbond' fascia, gutter and downpipes
- Sarking under roofing

EXTERNAL

- Face brickwork from Selkirk Bricks (up to category 3)
- Brick infills above façade windows and doors
- Feature James Hardie Sycon 'Axon' panel & render (design specific)
- Painted fibre cement sheet lining to eaves
- 90mm x 90mm timber posts or brick columns (design specific)
- 'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- Concrete driveway, alfresco and entry portico (up to 36m²)
- 2,000ltr poly water tank connected to storm water system
- 2 x external garden taps
- Wall mount clothesline
- Letterbox

INSULATION & INTERNAL WALLS

- R2.0 batts to external walls and sisalation
- R4.0 Cellulose ceiling insulation
- Timber walls and ceiling framing lined with 10mm plasterboard
- Bathroom, laundry and ensuite splashbacks with 10mm water resistant board or 6mm villaboard

INTERNAL MOULDINGS

- 67mm x 18mm MDF Ezitrim skirtings and architraves
- 55mm cornice

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- Robe doors sliding plaster panel with chrome style frame
- Feature panel front entry door from Builders range
- Aluminium sliding laundry door
- Internal Lockwood Velocity lever handles and passage sets to cavity sliding doors with privacy to bathroom, W.C and ensuite
- External Lockwood Nexion Vision mechanical door set keyed alike

SHELVING

- Single melamine shelf with chrome hanging rail to robes
- Four melamine shelves to linen and pantry

KITCHEN

- Custom made laminate cabinetry with soft close drawers and doors
- Overhead cupboards as per plan
- 1 bank of soft close drawers
- Slide out under bench double bin drawer
- Laminate 33mm postformed benchtops
- 1 ¾ bowl S/S sink
- Sink mixer
- Handle selection from Builders range
- Tiled splashback from Builders range

BATHROOMS & WC

- Framed shower screens with clear glass and pivot door
- Polymarble shower base
- Bevelled edge mirror length of vanity and height of shower
- 1520mm white acrylic bath
- Vanity basin from Builders range
- Custom made 600mm wide laminate vanity with soft close doors
- Laminate 33mm postformed benchtops
- Handle selection from Builders range
- Mixers to basin, bath and shower
- Bath spout and shower rail
- Double towel rails 900mm
- Towel ring
- Toilet suite (closed couple)
- Toilet roll holders
- Selection of quality wall tiles to nominated area (as per plan)

LAUNDRY

- Freestanding 45ltr S/S square tub with white cabinet
- Laundry trough mixer
- WM taps
- Tiled skirts

APPLIANCES

- Electric S/S under bench 600mm oven
- Gas S/S 600mm cooktop
- Slide out S/S 600mm rangehood
- 14 setting S/S 600mm dishwasher
- Gas hot water service

FLOORING

- Selection of quality wall and floor tiles to nominated areas
- Selection of quality carpet and underlay to nominated areas (incl trims and accessories)
- Selection of quality vinyl planks to nominated areas

ELECTRICAL

- Detailed electrical plan
- Internal light points, batten point throughout and up to 10 LED downlights
- Clipsal switches and power points throughout
- Ample single and double power points throughout
- Ceiling exhaust fans to bathroom and ensuite
- Safety switches as required
- 240 AC smoke detectors
- 1 Television point
- TV antenna
- 1 Telephone point
- 1 external weatherproof power point
- 2 external light points

PAINTING

- Haymes 3 coat system throughout
- Walls and ceilings in washable, low sheen finish
- Doors, skirting and architraves in gloss finish

HEATING

- 6 vent Gas Ducted Heating unit

STAIRCASE (if applicable)

- MDF treads and risers, pine handrail and balustrade

COMPLETION

- Professional builder's house clean
- Site clean, including removal of all building debris
- 3 month maintenance program

* Final inclusions are design specific including specifications, as per final build contract