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House area	155.13m <sup>2</sup>	16.69 squares
Garage	40.24m <sup>2</sup>	4.33 squares
Portico	3.80m <sup>2</sup>	0.40 squares
Alfresco	9.67m <sup>2</sup>	1.04 squares
<b>Total area</b>	<b>208.84m<sup>2</sup></b>	<b>22.47 squares</b>
House width	15.35m	
House length	18.02m	
Minimum lot size	17m wide	23m deep

Open, bright and airy the Armstrong 208 offers spacious living for the whole family. Complete with a separate theatre room and combined kitchen, meals and living area that spills out onto the undercover alfresco, this home has been designed to cater for our modern style of living.

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 600m<sup>2</sup> 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 36m<sup>2</sup>)
- 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*