

## Cottage Inclusions Schedule (Cottages 8 - 12)

### EXTERNAL

- ✓ Engineer-designed reinforced concrete floor slab (Cottages 8, 9, 10 and 12)
- ✓ Engineered timber floor joists with 22mm termite treated particleboard flooring (Cottage 11 only)
- ✓ 90mm Termite treated Pine wall framing with engineered timber or steel structural beams
- ✓ Earthwool R2.7 'Soundshield' insulation batts to all external walls
- ✓ 50mm foil-backed blanket insulation to all roof areas
- ✓ 25-degree pitch 0.42 'Colorbond Corrodek' corrugated roof sheeting in 'Surfmist' colour
- ✓ Matching 'Colorbond' fascia, 150mm half-round gutter and flashings all in 'Surfmist' colour
- ✓ 90mm PVC downpipes painted to match 'Surfmist'
- ✓ White front & rear Wideline aluminium sliding glass door system (flicscreens not included)
- ✓ White architecturally-styled Wideline aluminium awning, louvre, and fixed glass windows with aluminium mesh flicscreens to all opening panels
- ✓ Obscure glass to Ensuities and Laundry windows
- ✓ 4200 x 180 x 16 James Hardie architectural 'Scyon Linea' wall cladding
- ✓ Painted 'Hardiflex' eaves soffit lining
- ✓ Rinnai B26L50A 26 litre/minute LPG instantaneous hot water service with 6.1-star energy rating
- ✓ Painted vertical slat subfloor perimeter enclosure with access gate to Cottage 11 only
- ✓ Separately metered reticulated LP gas from main community bulk storage tank
- ✓ Internal electrical switchboard with safety switch & circuit breakers
- ✓ One (1) external grade weatherproof double power point
- ✓ Two (2) exterior lights to front
- ✓ External tap to front
- ✓ Landscaped gardens with locally-sourced sandstone retaining walls

### INTERNAL

- ✓ 90mm Termite treated Pine wall framing
- ✓ Earthwool R2.7 'Soundshield' insulation batts to all internal walls
- ✓ Earthwool R3.5 thermal insulation batts to all cottage ceiling areas
- ✓ Painted 'Easy Craft' VJ MDF interior wall lining board to 1200mm high with dado rail to Living/Dining Area and Bedrooms (bedhead walls only)
- ✓ 10mm painted plasterboard to all remaining walls
- ✓ Raked ceilings to Living/Dining/Kitchen. 2700mm high level ceilings to remaining rooms
- ✓ Painted 'Easy Craft' VJ MDF interior ceiling lining board to raked Living/Dining/Kitchen ceilings
- ✓ 2340mm high painted Hume Hampton HAM1 designer doors to all rooms
- ✓ 2340mm high painted flush bi-fold doors to laundry
- ✓ Gainsborough G2 Angular lever door hardware in chrome or matt black finish
- ✓ Privacy locks to bedrooms, ensuities and powder room
- ✓ 140 x 18 DAR painted Pine skirtings and 70 x 18 DAR painted Pine architraves
- ✓ 1900 x 190 x 14 Havwoods Oak Ryde engineered timber flooring

- ✓ 3-coat paint system (sealer/primer and two top coats) throughout
- ✓ Built-in robes to bedrooms with 2340mm high framed mirror doors
- ✓ 16.8kW Astron ESP Plus energy efficient reverse cycle ducted air conditioning system
- ✓ Ample double power points in convenient locations
- ✓ One multiple speed ceiling fans to each bedrooms
- ✓ Two (2) smoke detectors installed to meet Australian Standards and wired directly to mains power
- ✓ Ample LED ceiling downlights throughout
- ✓ Alarm system with keypad and three (3) sensors
- ✓ Intercom connection to main village entry gate with internal visual panel
- ✓ NBN ready home with smart wiring hub
- ✓ TV points to living and bedrooms
- ✓ Electrically operated roller blinds to bedrooms
- ✓ Miele 7kg front-load washing machine
- ✓ Miele 7kg matching energy efficient heat pump clothes dryer
- ✓ Built-in laundry cabinet with melamine doors and 20mm 'Caesarstone' benchtop
- ✓ 45-litre recessed Abey stainless steel laundry tub and ceramic tiled splashback
- ✓ Clark 'Cross' laundry tub and washing machine tapware in chrome or matt black finish
- ✓ One (1) LP gas bayonet point to living room

## **KITCHEN**

- ✓ Shaker' style doors and panels with 2-pack polyurethane finish, soft-close hinges and architectural handles in chrome or matt black finish
- ✓ ProScala 'soft-close' 35kg rated drawers including one (1) cutlery drawer & one (1) twin bin drawer
- ✓ 2400mm high pantry/wall oven towers with overhead cupboards between and painted bulkheads to raked ceilings
- ✓ LED strip lighting under overhead cupboards
- ✓ Large space for fridge/freezer combination units with water point and overhead storage cupboard
- ✓ 4.5m x 1.0m separate 'island' bench including 1.8m meals table
- ✓ 20mm 'Caesarstone' benchtops with bevel edge
- ✓ Full height ceramic tiled splashback (between bench and overhead cupboards)
- ✓ Caroma 'Luna' 910mm double bowl stainless steel undermount sink
- ✓ Dorf 'Vixen' mixer with pullout spray in chrome or matt black/chrome finish
- ✓ Miele 600mm black/stainless steel electric wall oven
- ✓ Miele 585mm LPG stainless steel cooktop
- ✓ Miele 530mm built-in concealed rangehood (ducted through roof to outside)
- ✓ Miele 600mm built-in stainless steel semi-integrated dishwasher
- ✓ Miele built-in black/stainless steel microwave (with matching trim kit)

## **ENSUITES**

- ✓ Seamless waterproof membrane lining to floors & shower walls, installed to Australian Standards
- ✓ 300 x 300 ceramic floor tiles graded to 'tile over' floor grates in centre of room and shower recess
- ✓ Heat-adjustable tile underfloor heating
- ✓ 300 x 300 matching wall tiles full height from floor to ceiling
- ✓ 300 x 75 full-height feature tiled walls to shower recesses
- ✓ Custom-made woodgrain melamine wall-hung vanity units with 20mm 'Caesarstone' tops
- ✓ Two (2) Clark 400mm round inset basins to each ensuite vanity
- ✓ Built-in overhead shaving cabinets with bevelled-edge mirror doors above vanities
- ✓ 2.0m high 10mm clear toughened glass frameless shower screen fixed panels
- ✓ 1600mm White Caroma 'Urbane II' freestanding bath to main ensuite (Cottages 8, 11 and 12)
- ✓ White Caroma 'Luna' back-to-wall toilet suites with soft-close seats

- ✓ Clark Round Square mixer tapware in chrome or matt black finish
- ✓ Clark Round twin shower combinations (fixed + hand-held outlets) in chrome or matt black finish
- ✓ One (1) 7-bar heated towel ladder to each ensuite in chrome or matt black finish
- ✓ Clark Round accessories in chrome or matt black finish
- ✓ Shower shelf can be swapped-out for 400 x 400 tiled wall recesses if preferred
- ✓ One (1) IXL 'Neo' Tastic 3-in-1 combination unit to each ensuite in white finish

### **ACCESSIBLE BATHROOM (Cottages 9 and 10)**

- ✓ Seamless waterproof membrane lining to floors & shower walls, installed to Australian Standards
- ✓ 300 x 300 ceramic floor tiles graded to 'tile over' floor grates in centre of room and shower recess
- ✓ Heat-adjustable tile underfloor heating
- ✓ 600 x 300 matching wall tiles full height from floor to ceiling
- ✓ 300 x 75 full-height feature tiled walls to shower recesses
- ✓ Caroma 'Cube' 570mm wall basin with chrome bottle trap
- ✓ Built-in overhead shaving cabinet with bevelled-edge mirror door above wall basin
- ✓ Commercial grade shower curtain track with curtain
- ✓ White Caroma 'Care 800' cleanflush wall faced toilet suite with backrest
- ✓ Clark Care Plus mixer tapware in chrome finish
- ✓ Caroma Plus Starsafe II Handshower on rail
- ✓ Virtu Comfort folding shower seat - 960mm x 400mm
- ✓ Caroma Care Support 90-degree and 300mm straight grab Rails
- ✓ One (1) 7-bar heated towel ladder to each ensuite in chrome finish
- ✓ One (1) IXL 'Neo' Tastic 3-in-1 combination unit in white finish

### **ALFRESCOS**

- ✓ 600mm x 600mm ceramic floor tiles (Cottages 8, 9, 10 and 12)
- ✓ 137mm 'Modwood' eco-friendly low-maintenance secret-fixed composite decking (Cottage 11)
- ✓ Painted raked ceiling lining
- ✓ LOSP treated pine vertical baluster handrail with double top rails
- ✓ Architectural gable slats
- ✓ Ceiling fan and LP gas bayonet point to one Alfresco
- ✓ Ample LED ceiling downlights

### **GARAGE/DRIVEWAY**

- ✓ Freestanding 2-car capacity lock-up with 4.8m wide remote operation electric 'panelift' door
- ✓ Engineer-designed epoxy-painted reinforced concrete slab floor system
- ✓ Solid steel-reinforced concrete-filled concrete block walls to 400mm or 600mm high
- ✓ 90mm Termite treated Pine wall framing with painted plasterboard internal linings
- ✓ 2400mm high level ceiling with painted plasterboard lining
- ✓ 70 x 18 DAR painted Pine skirtings and architraves
- ✓ 50mm foil-backed blanket insulation to all roof areas
- ✓ 25-degree pitch 0.42 'Colorbond Corrodek' corrugated roof sheeting with blanket insulation under
- ✓ Matching 'Colorbond' fascia, 150mm half-round gutter and flashings all in 'Surfmist' colour
- ✓ 90mm PVC downpipes painted to match 'Surfmist'
- ✓ One (1) double power points and two (2) 1200mm ceiling fluorescent lights
- ✓ Reinforced concrete driveway from road edge to garage floor

Please note: Inclusions above are subject to change without notice and any items not available at time of ordering for construction will be replaced with 'equal to' or 'better than' options, at the discretion of Saltwater Estate.