

Saltwater Estate

AVOCA BEACH

Cottage Inclusions Schedule

EXTERNAL

- ✓ Engineer-designed galvanised steel underfloor support system (Cottages 1 - 4, 13 - 17 only)
- ✓ Engineer-designed reinforced concrete slab floor system (Cottages 8 - 12 only)
- ✓ Galvanised steel floor joists @ 450mm centres (Cottages 1 - 4, 13 - 17 only)
- ✓ Termite treated particleboard sheet flooring system (Cottages 1 - 4, 13 - 17 only)
- ✓ 90mm Termite treated Pine wall framing with engineered timber or steel structural beams
- ✓ Earthwool R2.7 'Soundshield' insulation batts to all external walls
- ✓ Engineer-designed galvanised steel main roof frame supporting system
- ✓ 5° pitch skillion roof design to Cottages 1 - 4, and 25° pitch gable/dutch gable roof design to Cottages 5 - 17
- ✓ 50mm foil-backed blanket insulation to all roof areas (except Alfrescos and Garages)
- ✓ 0.42 'Colorbond Corrodek' corrugated roof sheeting in 'Surfmist' colour for superior energy efficiency
- ✓ Matching 'Colorbond' fascia, 150mm half-round gutter and flashings all in 'Surfmist' colour
- ✓ 90mm PVC downpipes painted to match 'Surfmist' and connected to stormwater reticulation system
- ✓ 1400mm x 780mm 'Velux' roof window over internal staircase (Cottages 1 - 4 only)
- ✓ White front & rear 2300mm high Wideline aluminium sliding glass door system (flyscreens not included)
- ✓ White architecturally-styled Wideline aluminium awning, louvre, and fixed glass windows with aluminium mesh flyscreens to all opening panels
- ✓ Energy efficient weather seals and key locks to all Wideline doors and windows
- ✓ 89 x 38 James Hardie 'Scyon Axent' architectural external window trims
- ✓ 4200 x 180 x 16 James Hardie architectural 'Scyon Linea' wall cladding painted 'Dulux Miller Mood'
- ✓ Painted 'Hardiflex' eaves soffit lining
- ✓ Rinnai B26L50A 26 litre/minute LPG instantaneous hot water service with 6.1-star energy rating
- ✓ Separately metered reticulated LP gas from main community bulk storage tank (no individual bottles to worry about)
- ✓ Wall-mounted electrical meter box with internal sub-board, safety switch & circuit breakers
- ✓ One (1) external grade weatherproof double power point
- ✓ Six (6) external coachlights with movement sensors
- ✓ External tap to front and rear
- ✓ One (1) LP gas bayonet point to each Alfresco
- ✓ Beautifully landscaped gardens and locally-sourced iconic sandstone retaining walls
- ✓ Architectural low side lot boundary fences to clearly define your property

INTERNAL

- ✓ Internal timber tread staircase with painted vertical baluster handrail to upper floor opening (Cottages 1 - 7, 13 - 17 only)
- ✓ 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 in Living/Dining/Kitchen
- ✓ Painted 'Easy Craft' VJ MDF interior wall lining board to 2400mm high to bedhead wall in bedrooms
- ✓ 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
- ✓ 10mm painted plasterboard with 90mm cove cornice to all remaining ceilings
- ✓ 2340mm high painted Hume Hampton HAM1 designer doors to all rooms (with door stops where necessary)
- ✓ 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, ensuites and powder room
- ✓ 140 x 18 DAR painted Pine skirtings and 70 x 18 DAR painted Pine architraves
- ✓ 1900 x 190 x 14 Terra Mater 'Lakewood' Collection European Oak Shoji White engineered timber flooring (or similar)
- ✓ 3-coat paint system (sealer/primer and two top coats) throughout
- ✓ Built-in robes to bedrooms with 2340mm high framed mirror doors, white melamine adjustable shelving and stainless steel hanging rails
- ✓ 16.8kW Astron ESP Plus energy efficient reverse cycle ducted air conditioning system with day/night zone control
- ✓ Minimum twenty (20) double power points in convenient locations
- ✓ Three (3) multiple speed ceiling fans (to bedrooms)
- ✓ Two (2) smoke detectors installed to meet Australian Standards and wired directly to mains power (with battery back-up)
- ✓ Minimum twenty (20) LED ceiling downlights
- ✓ 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 and ensuites
- ✓ Miele 7kg front-load washing machine
- ✓ Miele 7kg matching energy efficient heat pump clothes dryer
- ✓ Built-in laundry cupboard with melamine doors and architectural handles
- ✓ 20mm 'Caesarstone' benchtop to laundry cupboard with 45-litre recessed Abey stainless steel 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 and one (1) tall 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 fridge space to suit 1.0m wide fridge/freezer combination units with water point and overhead storgae cupboard
- ✓ Large 4.5m x 1.0m separate 'island' bench including 1.8m meals table and decorative light fittings over
- ✓ 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 53cm built-in concealed rangehood (ducted through roof to outside)
- ✓ Miele 60cm built-in stainless steel semi-integrated dishwasher
- ✓ Miele built-in black/stainless steel microwave (with matching trim kit)

ENSUITES & POWDER ROOM

- ✓ Seamless waterproof membrane lining to floors and 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 (ensuites only)
- ✓ 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
- ✓ One (1) Studio Bagno 'Capri' 450mm wall-hung basin to powder room
- ✓ 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
- ✓ Three (3) 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 and hand-held outlets) in chrome or matt black finish
- ✓ One (1) Forme 920mm x 620mm 7-bar heated towel ladder to each ensuite in chrome or matt black finish
- ✓ Clark Round accessories (toilet roll holder x 3, robe hook x 6, shower shelf x 3, towel ring x 3) 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 with dual 800 watt halogen heating lamps to each ensuite in white or stainless steel finish

ALFRESCOS

- ✓ Treated F17 Hardwood floor joists @ 450mm centres
- ✓ 137mm 'Modwood' eco-friendly low-maintenance secret-fixed composite decking
- ✓ 90 x 90- Treated F17 Hardwood posts painted 'Dulux Lexicon Half'
- ✓ Treated F17 Hardwood or galvanised steel roof framing with painted 'Hardiflex' raked ceiling lining
- ✓ LOSP treated pine vertical baluster handrail with double top rails painted 'Dulux Lexicon Half'
- ✓ Architectural gable slats painted 'Dulux Lexicon Half' (Cottages 5 - 7, 13 - 17 only)
- ✓ Two (2) multiple speed ceiling fans and three (3) ceiling lights
- ✓ One (1) LP gas bayonet point

GARAGE/DRIVEWAY

- ✓ 2-car capacity lock-up with 4.8m wide remote operation electric 'panelift' door painted 'Dulux Lexicon'
- ✓ Built underneath for Cottages 1 - 4 & 13 - 17, and freestanding for Cottages 8 - 12.
- ✓ Separate caravan/boat/RV covered parking space (Cottages 5 - 7, 13 & 14 only)
- ✓ Engineer-designed epoxy painted reinforced concrete slab floor system
- ✓ Solid steel-reinforced concrete-filled concrete block walls, texture coated to outside face (Cottages 1 - 7, 13 - 17 only)
- ✓ 90mm termite treated pine wall frames clad with James Hardie architectural 'Scyon Linea' wall cladding painted 'Dulux Miller Mood' (Cottages 8 - 12 only)
- ✓ 25° pitch gable roof design with 'Colorbond Corrodek' corrugated roof sheeting in 'Surfmist' colour (Cottages 8 - 12 only)
- ✓ 10mm painted plasterboard wall and ceiling linings with 90mm cove cornice (ceilings only to Cottages 1 - 7, 13 - 17)
- ✓ Two (2) double power points and two (2) 1200mm ceiling fluorescent lights
- ✓ Paved driveway over reinforced concrete from road edge to garage floor

VARIATIONS FOR ACCESSIBLE CABIN ENSUITES

- ✓ Caroma Care 800 Cleanflush wall-faced toilet suite with backrest
- ✓ Caroma Cube Extension 570mm wall-hung basin with 40mm Eco chrome bottle trap
- ✓ Caroma Care Plus chrome basin mixer with extension handle
- ✓ Caroma Care Plus chrome shower mixer with standard handle
- ✓ Caroma Plus Starsafe II care chrome adjustable height handshower on 900mm stainless steel grab rail
- ✓ Caroma Virtu Plus Starsafe 960mm x 400mm foldable shower seat
- ✓ Caroma Care Support chrome 90-degree 960x600mm grab rail
- ✓ Caroma Care Support chrome 300mm straight grab rail

Please note: Any items not available at time of ordering for construction will be replaced with 'equal to' or 'better than' options.