


MONTELEONE HOMES

INCLUSIONS

Price	Fixed Price Agreement	Roof Plumbing	BHP Colorbond Fascia, Spouting & downpipes
Plans & Permits	Plans Specifications, Soil Test, building permit, insurance & building agreements	Front Entry Door	Hume Front Entry door matched to facade options from builder selection
Connections	All service connections on 600m2 building allotment		
Warranty	Home Owners Warranty Certificate. Three month Maintenance Period following completion.	Door Furniture	Front Entry: Lockwood velocity lever set with deadbolt External: Lockwood velocity lever door set Internal: Lockwood velocity lever door set
Floor	Engineer Design 'M' Class slab		
Brickwork	Bricks from Builders Selection		
Mortar Joints	Natural colour rolled, raked, flush joints	Mouldings	Skirtings: MDF 67mm high, from builders selection Architraves: 67mm wide, from builders selection Cornice: CSR 75mm cornice
Termite Treatment	T2 Treated Pine Framing throughout & Termguard Reticulated system		
Roof Cover	Roof Tiles from builders selection	Windows	Front Elevation: Feature Window to front facade (design specific)

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	Side & Rear Elevations:	Insulation	R4 Gold Batts to ceiling, R2
	Aluminium sliding windows with powdercoat finish & keyed locks (in a colour of choice), (Design specific)		Gold batts & CSR Bradford
	Bathroom: Includes safety glass (if required)		Sisalation external walls, to comply with energy rating requirements
		Paintwork	Internal Walls: Haymes
Window Coverboards	Front, Side & Rear Elevations: Brick infills above all windows & doors & garage front door		Premium quality paint, 3 coat paint system to all internal walls
Sliding Doors	Aluminium, powdercoat finish (design specific)		Ceiling: Premium quality paint, 2 coat paint system of flat acrylic
			Skirting Boards & Architraves: Premium quality paint, 2 coat paint system with semi gloss finish
Insect Screens	Windows: Aluminium framed, powdercoat finish with black mesh fitted to all openable sliding windows	Heating	Gas Ducted Heating: Gas Ducted Heating throughout (for all homes 16sq living and larger) (excludes wet areas)
	Sliding Doors: Aluminium framed powdercoat finish with black mesh fitted to all standard sliding doors (design specific)	Cooling	Ducted Evaporative Cooling: Evaporative cooling

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throughout (for all homes over 16sq living) (excludes wet areas)

Inverter Split System wall hung air conditioner, Heating & Cooling (8.15KW cooling & 8.7KW Heating) (for all homes under 16sq living)



Bathroom and Ensuite

Cabinetry Fully laminated cabinets to Bathroom & Ensuite (or design specific)

Basins Vitreous China Vanity Basins to bathroom, ensuite & powder room (if applicable)

Bath 1650mm white acrylic bath to bathroom (or as per plan)

Mirrors Polished edge or framed mirror to bathroom, ensuite & powder room (if applicable) (design specific)

Shower Bases Marbletrend polymarble shower base to bathroom & ensuite (or where applicable)

Ceiling Height 2400mm throughout

Internal Doors Hume 'Flush Panel' or 4 panel 'Oakfield' 2040mm high doors, with air cushioned door stops

Ceramic Tiling Floor Tiles: Builders Selection ceramic floor tiles to Kitchen, Laundry & wet areas.

Skirt Tiles: Builders Selection ceramic tile skirting to all wet areas

Wall Tiles: Builders Selection ceramic wall tiles to Kitchen & wet areas, as per working drawings

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Shower Screen	Semi frameless clear glass shower screens to bathroom & ensuite (or where applicable)	Cabinetry	Fully laminated underbench & overhead cabinets to kitchen (as per design)
Tapsets	Chisel tapware, with chrome finish	Doors/Drawers:	laminated from Builders Selection
Toilet Suite	Dominique with soft close seat dual flush toilet suite	Benchtops:	laminated from Builders Selection
Accessories	Mizu chrome finish single towel rail & toilet roll holder (builders selection)	Handles:	Dorset from builders selection
Kitchen Appliances:	Oven: Westinghouse stainless steel 600mm electric, fan forced oven Cooktop: Westinghouse stainless steel 600mm gas cooktop with electric ignition Ranghood: Westinghouse stainless steel 600mm slideout rangehood Dishwasher: Westinghouse stainless steel digital dishwasher	Features	Sink: 1 ¾ bowl stainless steel kitchen sink Tap: Swirl chrome finish single lever mixer tapset Microwave Provision: 600w x 450h microwave provision to base cabinets, including power point (design specific) Dishwasher Provision: Opening for Blanco dishwasher including power point & water point
		Laundry	
		Sink/Cabinet	Kensington 45litre laundry cabinet with stainless steel tub

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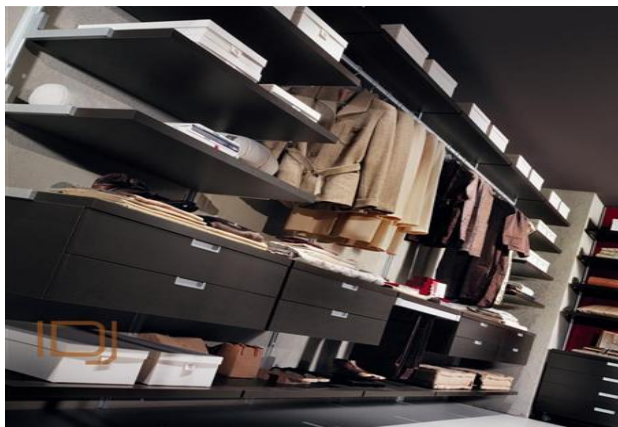
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Tapset	Chrome stainless steel mixer tapset		
Electrical		Storage	
Internal Light Points	LED downlights to all living areas, with batten holders to all other areas	Shelving	Robes: White melamine shelf & hanging rail Walk In Robe: White melamine shelf & hanging rail
Power Points	Double Power Points throughout (design specific)		Pantry/Linen: 4 white melamine shelves Broom: White melamine shelf
Switch Plates	White		
Smoke Detectors	Smoke detectors connected to mains power	Doors	Robes: Stegbar vinyl sliding doors Walk In Robe (with door/s): Hume flush panel or 'Oakfield' 4 panel 2040mm hinged door/s
Safety Switch	Safety switch connected to mains power		
Heat Lamp/Exhaust	Heat lamps including exhaust fan to bathroom & ensuite (size of heat lamp design specific)		Pantry/Linen/Broom: Hume flush panel or 'Oakfield' 4 panel 2040mm hinged door/s
TV Point	1 Television point, as per plan		
Telephone Point	1 Telephone point, as per plan	Handles	Gainsborough lever door handle from Builders Selection

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Garage

General

Double Garage with plaster lined ceiling

Doors

Front: B & D Roller Panellift garage door including remote controls

Rear: B & D single roller door, manual (product specific)

Energy Rating

Solar Hot Water System

Thermann, natural gas continuous flow solar hot water unit

Energy Rating

As per Regulation Requirements

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Construction

All Monteleone

Homes are

supervised &

managed by licensed

builder practitioners



Photos used throughout this brochure are for illustration purposes only

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