



CONTEMPORARY HOMES



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PRE CONSTRUCTION

- ✓ Homeowners warranty insurance
- ✓ Basix Assessment and Certificate
- ✓ Council Costs based on Complying Development Certificate
- ✓ Structural Engineers "M" class concrete slab design and certification on waffle pod slab
- ✓ Water Authority fees (Section 68)
- ✓ 13 week maintenance period
- ✓ Structural Guarantee

EXTERNAL

- ✓ Brick Veneer construction from builders exclusive range
- ✓ Colorbond Custom Orb roof sheeting, gutter, fascia in your choice of standard Colorbond colours. Your choice of painted PVC or Colorbond downpipes
- ✓ Your choice of Hume Newington, Nexus or Savoy 1200 2040mm x 1200mm front entry door clear glazing in painted finish (design specific)
- ✓ Lockwood Nexion entrance lock
- ✓ 90mm H2 treated radiata pine frame and truss
- ✓ Heavy duty sisalation wrap to all external walls and underside of roof sheeting
- ✓ Motorised garage door in Tuscan, Oxford or Hampton style (design specific) in your choice of standard Colorbond colours with 2 remote controls
- ✓ Aluminium sliding windows and doors with standard clear glazing (design specific). Translucent glazing to ensuite, bathroom and toilet windows. Vinyl mesh flyscreens and keyed locks to all opening windows and doors. Your choice of standard window colours.
- ✓ Alfresco ceiling gyprocked and corniced (design specific)
- ✓ Reinforced coloured concrete slab, broom finish to alfresco and front porch (design specific)
- ✓ Dual width coloured concrete driveway to kerb
- ✓ 3 outdoor taps, including 1 grey water connection where available
- ✓ Provide dual water connection from water meter to house (site specific)
- ✓ Natural gas connection (site specific)
- ✓ Dayton clothes line and plain concrete path, broom finish (design specific)
- ✓ Professional site clean and high pressure brick clean upon completion

INTERNAL

- ✓ 2550mm ceiling height
- ✓ 90mm H2 treated radiata pine used throughout for superior strength
- ✓ 90mm fancy cornice to entry, living kitchen and dining room. 90mm Cove cornice to remainder.
- ✓ Dulux Wash & Wear 3 coat paint system to walls and ceilings. High gloss finish to doors and architraves
- ✓ Your choice of Hume Accent range of internal doors 2040mm (design specific)
- ✓ Smart Robes to bedrooms 2040mm high
- ✓ 90x18mm ezy trim bevel skirtings and 67x18mm bevel architraves
- ✓ Whitco bevel lever set in your choice of satin or bright chrome
- ✓ White cushion door stops where required
- ✓ Carpet from builders exclusive range to all bedrooms and family room (design specific)
- ✓ Your choice of tiled or vinyl laminate flooring in entry, kitchen, dining, living room and hallway from builders exclusive silver range
- ✓ Waterproofing to all wet areas in accordance with Australian Standards
- ✓ Reverse cycle heating and cooling system
- ✓ Professional internal house clean upon completion
- ✓ Roller Blinds from Builders exclusive range to living areas and bedrooms (design specific)

Luxury Inclusions

Excellence in Quality and Design

KITCHEN

- ✓ Kitchen design includes Sheen or Satin cupboards, door, drawers and end panel with a matching edge strip. Aluminium kickboards also included
- ✓ Overhead cupboards to back bench and above refrigerator space
- ✓ Plasterboard bulkheads to all overhead cupboards.
- ✓ White melamine internal cupboard finish
- ✓ Blum soft close doors and drawers
- ✓ Tiled splashback from builders exclusive gold range
- ✓ Refrigerator space 950mm wide (design specific) with cold water connection point
- ✓ 20mm Stone kitchen benchtop with 1 ¾ Bowl stainless steel sink and chrome sink mixer
- ✓ Fisher & Paykel 600mm electric oven (OB60SCVMX1)
- ✓ Fisher & Paykel 900mm gas cooktop (CG905DWFCX1)
- ✓ Fisher & Paykel 900mm rangehood (HS90CSX3)
- ✓ Fisher & Paykel 600mm dishwasher (DW60CHPX1)

LAUNDRY

- ✓ Hume XF3 2040mm external door with Whitco bevel lever entrance set and deadlock
- ✓ Where shown, custom made laundry bench (design specific) in your choice of Sheen or Satin cupboards, doors and end panel with a matching edge strip. Aluminium kickboards also included
- ✓ Laminex Diamond gloss benchtop with Mercer 45L laundry tub, chrome swivel tap and washing machine taps

Storage

- ✓ Robes with built in top shelf and hanging rail. A bank of 3 shelves up to 600mm wide (design specific) to each robe
- ✓ Linen cupboard with 4 built in shelves, broom closet with built in top shelf only

BATHROOM & ENSUITE

- ✓ Your choice of vanities from builder's exclusive range with Stone benchtops, white gloss polyurethane doors, inset vitreous basin (Design Specific)
- ✓ Merrica 1700mm Freestanding bath
- ✓ Stylus Prima II vitreous china closed coupled dual flush toilet suite with soft close seat
- ✓ Contemporary polished edge or framed mirror above vanity
- ✓ Clear laminate safety glass semi frameless shower screen pivot door
- ✓ Ceramic wall and floor tiling from builder's standard range. 2100mm high in showers, 1200mm high in remainder of bathroom, skirting tile in WC.
- ✓ Floor to ceiling tiling in ensuite with tiled inset shower grate
- ✓ Smart tile floor wastes
- ✓ Heat light and fan to each bathroom
- ✓ Merrica chrome tapware and accessories (design specific)
- ✓ Handheld shower rail with overhead shower to ensuite

Electrical

- ✓ Single phase meter box with circuit breakers and earth stake.
- ✓ Telstra lead in
- ✓ Down lights to entry, patio, kitchen, dining, living and alfresco areas. Batten holders to remainder of rooms
- ✓ Double fluorescent light inside garage
- ✓ Sensor flood light to front of garage
- ✓ Mains powered smoke detectors provided with battery back up
- ✓ Two (2) TV points and digital TV antenna
- ✓ One(1) telephone points in your choice of locations
- ✓ Clipsal white double power points (design specific)
- ✓ One(1) external weatherproof power point to alfresco area
- ✓ Instantaneous Bosch professional 26L natural gas hot water system, with recess box

Disclaimer: The products and services included in this brochure relate to Contemporary Homes Luxury inclusion package. Whilst every effort is made to ensure that the products used in this brochure are available at the time of construction, Contemporary homes reserves the right to substitute a product or service for a like product or service where required. Please note that these specifications are directly related to the construction of the building, further costs may be incurred once a site inspection is conducted and more detailed specifications are obtained pertaining to the proposed building site. Please contact your Contemporary Homes Sales Representative for more detailed pricing and inclusions for your specific circumstances.