



## Standard Features

### Initial Stage

- Property Enquiries (individual site)
- Site measure
- Soil Test
- Plans (Floor Plan & Elevations)
- 6-Star Energy Rating Report
- Building Permit & Inspections
- Home Owners Warranty & Insurances

### Construction Inclusions

- Structurally Engineered Steel Base Frame assembled on Site
- Engineered Pad Footing (depth of 1m)
- Structural Building Sheet Flooring
- Structural Pine Timber Frame (2.4m internal ceiling height)
- 15 Degree Gable Truss Roof (Pine)
- Powder Coated Roof Sheets, Fascias, Guttering & Downpipes
- Aluminium Powder Coated Windows with Fly screens
- Aluminium Powder Coated Glass Sliding or Timber Entrance Door
- Built-In Robes with Sliding Doors
- Sisolation Paper (Sarking) to Walls & Roof
- Vinyl Weatherboard Cladding (your choice of colours)
- All Plumbing & Electrical to Unit (as per Plan)
- 80 litre Electric Hot Water Service
- Insulation Batts to Walls & Ceilings (as per Energy Ratings)
- 4-Panel Interior Doors and Door furniture (no locks included)
- Plaster-Lined Walls & Ceiling with Cornices
- Complete Painting of Interior & Exterior (your choice of colours)
- Carpet and Underlay to Bedrooms & Living Room
- Commercial Grade Vinyl to Wet Areas (bathroom, laundry & kitchen)

### Electrical Inclusions

- Full Electrical to Unit (as per Plan)
- Smoke detectors (as per Plan)
- Double PowerPoint throughout
- Switchboard & Safety Switch included (as per Plan)
- Batten Holders Light Fittings (white)
- 1 x TV Point

Standard Features continued/.....

## Kitchen Inclusions

Custom Built Kitchen (as per Plan)  
Stainless Steel Single Bowl, Sink, Drain board with Flick Mixer  
Tiles over Kitchen Bench  
Electric Range Hood with Fan & Light (white)  
Electric 4-Burner Upright Stove (white)

## Bathroom Inclusions

Vanity Unit with Mirror (white)  
Fibreglass Shower Module (white)  
Clear Glass Sliding/Pivot Shower Door (white)  
Laundry Trough (white)  
Dual Flush Toilet Suite (white)  
Exhaust Fan to Bathroom  
Metal Tap ware

## Optional Extra Features

Verandah & Decking  
Connection of Services e.g. Electricity, Water, Sewerage, Gas, Storm water from Unit to Existing Dwelling  
Any other Outside Cladding e.g. Cedar Weatherboard, Handiplank, etc  
Heavy Duty Transportable Galvanised Steel Base Frame  
Transportation of your chosen Unit to proposed Site  
Electric or Gas Heating e.g. R/Cycle Air-Conditioner, Heating/Cooling or Gas Wall Furnace, etc  
Full Height Sliding Mirror/Vinyl Doors to Robes  
Ceiling Fans, Spa Baths, etc  
Timber lining or Dado Panelling  
Security Doors or Fly Doors  
Bay Windows or Byfold Doors  
Cathedral Ceilings or Timber Staining  
Polished Floor Boards or Floating Floor  
Upgrade of selected Tap ware e.g. Flick mixers, etc  
Additional TV Points and Antennas  
Window Coverings e.g. Vertical Blinds, etc

*We are happy to discuss any other additional items you may like to include in you new Home.*

*Note: These above features are based on the Price List for Garden Cottages/Granny Flats dated 1/7/2014*