

Se Standard

stuar^everittcollection

Specifications



GENERAL INCLUSIONS

180 day fixed price tender
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)
Reticulated chemical pest protection
42mm half splayed architraves and mouldings

FACADE

As per Artist's impression in face bricks and concrete tiles
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WINDOWS

Architectural styled aluminium windows as per facade selected
Energy efficient weather seals and locks to all windows

CONCRETE FLOOR

Engineer designed to M classification
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)

BRICKS and ROOF TILES

Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life and Old Colonial)
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations

INSULATION

R3.0 insulation to ceilings and R2.0 to external walls excluding garage

CEILINGS

2416mm nominal ceiling height
75mm cove cornice

HOT WATER

Rheem Stellar 160lt, 5 star storage gas hot water system
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ELECTRICAL

As per the standard electrical plan

SMOKE DETECTORS

As per the standard electrical plan wired direct to mains power

PAINT

Taubmans 'Endure' to all internal walls -2 coat system
Flat acrylic to ceiling
Gloss enamel to interior timber and internal/external doors

DOORS

Front door: standard selection from Hume Doors (Vaucluse Range)
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)
Internal: Flush Panel doors
Cushioned door stops
Glass sliding doors with key locks

DOOR FURNITURE

Front entry: Gainsborough Governor
Laundry : Gainsborough Governor
Internal : Gainsborough 300 Contractor Series

LAUNDRY

Clarke Eureka Plus laundry tub

TAPWARE

Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware
Kitchen: Posh Bristol MkII Mixer Tap
Laundry: Base MK2 Mixer Tap
External: Front and rear

KITCHEN

European designed gourmet kitchen with laminated bench tops - select from a wide range of colours
Dishwasher opening with connections
Microwave shelf with power point
Large pantry with ventilated shelving
Fridge area for 1.0 wide fridge freezer unit
Full height ceramic tiling to Kitchen bench splash back

APPLIANCES

Choice of quality Omega cooking appliances:
Cooktop - Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
Oven - OO651XR (stainless steel)
Rangehood - Recirculating ORW9XA stainless steel canopy

BATHROOM/ENSUITE

Large selection of ceramic tiles
1800mm high semi framed shower screens with clear toughened glass and pivot door
Bermuda 3 Function Rail Shower
Framed mirror above vanity
Mizu Drift towel rail or rings (where applicable)
Mizu Drift toilet roll holder
Quality Decina bath
Stylus Symphony Linked Toilet Suite

BEDROOM and ROBES

Double door robes where shown with melamine shelves

GARAGE

Sectional Overhead Garage Door

SITE COSTS & SERVICES

Supply, install and connect standard underground service connections (Sewer, Mains Water, Natural Gas, Electrical, NBN) up to a connection point of 10m within the lot boundary
Level building platform, with even cut and fill, up to 1m of fall across build envelope
Modline Rain Water Tank up to 4,990Lt, tank to external wall
Fixed Price Piering (additional costs may apply to Knock Down Rebuild sites)

EXCLUDED ITEMS

Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, window coverings, spa bath, door closes, deadlocks, alarms, dishwasher, microwave, glass splashback, Alfresco ceiling fans, special recess power points, down lights or light fittings, music system, furnishings, decorative items, mirrored decorative walls including second separate mirror over bath as seen in some displays, floor coverings. Some of the finishes used in our display homes may be from an upgraded specification. Full external site costs including connections to services, levelling etc and BASIX requirements will be quoted following an inspection of your proposed building site. McDonald Jones reserves the right to alter designs and specifications without notice.

Architect's Choice

LUXURY UPGRADES


McDonald Jones

FIND YOURSELF AT HOME

GOURMET KITCHEN	LAUNDRY LOVES
20mm reconstituted stone finish to all kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable	Up to 1200mm base cabinets with laminated benchtop and 42L drop in stainless steel sink (design specific)
AFA Flow double undermount sink or Posh Solus MKII 1 3/4 bowl overmount sink	Posh Bristol MkII mixer tap
Mizu Soothe pulldown mixer or Mizu Drift mixer with square outlet	Hettich Sensys soft close system to cupboards
Water Filters Australia's Platinum inline water filter system	10kg top load washing machine WA850G1 or 8.5kg front load washing machine WH8560J3
Hettich Sensys soft close system to cupboards	7kg vented clothes dryer
Handle free overhead cupboards with bulkhead	*Note: Should you choose the integrated kitchen appliances, these will replace the premium fridge, dishwasher, washing machine and dryer
Melamine shelving to pantry	
PREMIUM APPLIANCES	INTERIOR ELEGANCE
900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or	Taubmans Endure 3 coat system to walls
900mm electric underbench oven with 9 cooking functions OB90S9MEX3	2550mm nominal ceiling including Alfresco and Façade
900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNFGCX3; or	67mm skirting and architraves and 90mm classic cove cornice
900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2	Clipsal Iconic power points and switches
900mm stainless steel wall chimney rangehood externally ducted HC90PLX4	TV point to Home Theatre and Children's Activity/Living (2 in total)
525L Integrated French double door fridge RS90AI or 614L Premium French double door fridge including water connection point RF610ADX5	Gainsborough Amelia internal lever handles in bright or satin chrome
Integrated Dishwasher DW60U211 or Stainless steel dishwasher DW60FC1X1	R4.1 insulation to ceilings and R2.0 insulation to external walls including internal wall of garage
Stainless steel microwave with trim OM25BLCXI	Internal gas bayonet point (when gas is available)
*Note: if gas is not available LPG can be provided a small additional cost Should you choose the integrated appliances, these will replace the premium fridge, dishwasher, washing machine and dryer	Built in laminated computer desks (where shown on plans)
BATHROOM AND ENSUITE INDULGENCE	AIR OF COMFORT
20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range	Actron fully ducted reverse cycle air conditioning
Clark round freestanding bath or Newbury designer hobbled bath with chrome plug	STREET APPEAL
Floating wall hung vanities with large frameless square mirror	Colorbond steel roofing in many colours with engineered steel frames and trusses; or
Hettich Sensys soft close system to cupboards	Flat profile roof tiles with engineered steel frames and trusses
Clark semi-inset square or round basins with pop-up plugs	Increased roof pitch from 22.5° to 26° (except Accent 1 and 2 façade)
Mizu Drift chrome tapware	Choice of upgraded brick selection from Austral Bricks (Whitsunday and Wilderness) to your entire home plus optional bag and paint to façade (as per plans)
2000mm high chrome semi frameless shower screen	Superior Kordon termite barrier protection including installation to all door openings and garage
Mizu Drift chrome single water rail to shower	Hume Newington entry door with Gainsborough Trilock contemporary lever
Small shampoo recess to bathroom or ensuite	Ground glass house plaque with mounted embossed silver lettering with your choice of name
Posh Domaine close coupled rimless toilet suite	Rheem 26L continuous flow hot water unit including recess box (gas must be available)
	Sectional overhead garage door with automatic opener including two remotes
	Plasterboard lined garage ideal for future conversion to living area