

GENERAL INCLUSIONS	TAPWARE
180 day fixed price tender	Bathroom/Ensuite: Posh Bristol MkII Mixer Tapware
Timber frame/22.5° pitch roof trusses (based on wind rating N2 W33N)	Kitchen: Posh Bristol MkII Mixer Tap
Reticulated chemical pest protection	Laundry: Base MK2 Mixer Tap
42mm half splayed architraves and mouldings	External: Front and rear
FACADE	KITCHEN
As per Artist's impression in face bricks and concrete tiles	European designed gourmet laminated kitchen with attractive laminated bench tops
SPLIT LEVEL	Dishwasher opening with connections
Deck (rear split) - Modwood Composite Deck in choice of colours	Microwave shelf with power point
Deck Handrail (rear split) - Aluminium Powdercoated Picket Style	Large pantry with ventilated shelving
Flooring - concrete slab to ground floor, yellow tongue to mid and first floor	Fridge area for 1.0 wide fridge freezer unit
Piers - 90x90 steel	Full height ceramic tiling to Kitchen bench splash back
WINDOWS	APPLIANCES
Architectural styled aluminium windows as per facade selected	Choice of quality Omega cooking appliances:
Energy efficient weather seals and locks to all windows	Cooktop - Gas Omega OG60XA (stainless steel)/Electric Omega OC64KZ
CONCRETE FLOOR	Oven - OO651XR (stainless steel)
Engineer designed to M classification	Rangehood - Recirculating ORW9XA stainless steel canopy
Engineer designed structural steel beams (where Applicable)	BATHROOM/ENSUITE
Cover Grade concrete finish to patio's and alfresco's (where applicable)	Large selection of ceramic tiles
BRICKS and ROOF TILES	1800mm high semi framed shower screens with clear toughened glass and pivot door
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life, Old Colonial, Wilderness and Whitsunday)	Bermuda 3 Function Shower Rail
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations	Framed mirror above vanity
INSULATION	Mizu Drift towel rail or rings (where applicable)
R3.0 insulation to first floor ceilings and R2.0 to external walls excluding garage (excludes insulation between ground floor and first floor)	Mizu Drift toilet roll holder
CEILINGS	Quality Decina bath
2416mm nominal ceiling height	Stylus Symphony Linked Toilet Suite
75mm cove cornice	BEDROOM and ROBES
HOT WATER	Double door robes where shown with melamine shelves
Rheem Stellar 160lt, 5 star storage gas hot water system	STAIRS
ELECTRICAL	Painted timber stringers with medium density fibreboard (MDF) treads and risers, painted handrail and square wrought iron balusters (expansion joint in stairwell covered by painted timber trim)
As per the standard electrical plan	BALCONIES
SMOKE DETECTORS	External handrails (Where applicable) are aluminium powder coated picket style handrail
As per the standard electrical plan wired direct to mains power	Tiled Balcony floors with slip resistant tiles from the standard range of floor tiles (excludes split level balconies)
PAINT	GARAGE
Taubmans 'Endure' to all internal walls -2 coat system	Sectional Overhead Garage Door
Flat acrylic to ceiling	SITE COSTS & SERVICES
Gloss enamel to interior timber and internal/external doors	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
DOORS	Level building platform, with even cut and fill, up to 1m of fall across build envelope
Front door: standard selection from Hume Doors (Vaucluse range)	Modline Rain Water Tank up to 4,990Lt, tank to external wall
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)	Fixed Price Piering (additional costs may apply to Knock Down Rebuild sites)
Internal: Flush Panel doors	EXCLUDED ITEMS
Cushioned door stops	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.
Glass sliding doors with key locks	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.
DOOR FURNITURE	
Front entry: Gainsborough Governor	
Laundry: Gainsborough Governor	
Internal: Gainsborough 300 Contractor Series	
LAUNDRY	
Clarke Eureka Plus laundry tub	



GOURMET KITCHEN	INTERIOR ELEGANCE
20mm reconstituted stone finish to all kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable	Taubmans Endure 3 coat system to walls
AFA Flow double undermount sink or Posh Solus MKII 1 3/4 bowl overmount sink	2550mm nominal ceiling including Alfresco and Façade
Mizu Soothe pulldown mixer or Mizu Drift mixer with square outlet	67mm skirting and architraves and 90mm classic cove cornice
Water Filters Australia's Platinum inline water filter system	Clipsal Iconic power points and switches including two-way light switch on stairwell
Hettich Sensys soft close system to cupboards	TV point To Home Theatre and Children's Activity/Living (2 in total)
Handle free overhead cupboards with bulkhead	Gainsborough Amelia internal lever handles in bright or satin chrome
Melamine shelving to pantry	R4.1 insulation to ceilings and R2.0 insulation to external walls including internal wall of garage
PREMIUM APPLIANCES	Internal gas bayonet point (when gas is available)
900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or	Built in laminated computer desks (where shown on plans)
900mm electric underbench oven with 9 cooking functions OB90S9MEX3	TAKING LIFE TO THE NEXT LEVEL
900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNFGCX3; or	Painted timber handrail and stringer, stainless steel posts and clear glass panels with MDF treads and risers suitable for carpet; or
900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2	Painted posts and handrail with wrought iron balusters with stained timber treads and risers from the builders range. (excludes French polish, subject to home design)
900mm stainless steel wall chimney rangehood externally ducted HC90PLX4	AIR OF COMFORT
525L Integrated French double door fridge RS90AI or 614L Premium French double door fridge including water connection point RF610ADX5	Actron fully ducted reverse cycle air conditioning
Integrated Dishwasher DW60U2I1 or Stainless steel Dishwasher DW60FC1X1	STREET APPEAL
Stainless steel microwave with trim OM25BLCXI	Colorbond steel roofing in many colours with engineered steel frames and trusses; or
*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.	Flat profile roof tiles with engineered steel frames and trusses
BATHROOM AND ENSUITE INDULGENCE	Choice of face brick or fully rendered and painted CSR Hebel external cladding including wallwrap (Hebel construction not available for split level designs and not available in all building areas)
20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range	External façade balcony handrails (where applicable) are aluminium powder coated handrail with clear glass panels as displayed on façade in brochure. Other external handrails (where applicable) are aluminium powder coated picket style
Clark round freestanding bath or Newbury designer hobbled bath with chrome plug	Superior Kordon termite barrier protection including installation to all door openings and garage
Floating wall hung vanities with large frameless square mirror	Hume Newington entry door with Gainsborough Trilock contemporary lever
Hettich Sensys soft close system to cupboards	Ground glass house plaque with mounted embossed silver lettering with your choice of name
Clark semi-inset square or round basins with push plugs	Rheem 26L continuous flow hot water unit including recess box (gas must be available)
Mizu Drift chrome tapware	Sectional overhead garage door with automatic opener including two remotes
2000mm high chrome semi frameless shower screen	Plasterboard lined garage ideal for future conversion to living area
Mizu Drift chrome single water rail to shower	
Small shampoo recess to bathroom or ensuite	
Posh Domaine close coupled rimless toilet suite	
LAUNDRY LOVES	
Up to 1200mm base cabinets with laminated benchtop and 45L drop in stainless steel sink (design specific)	
Posh Bristol MkII mixer tap	
Hettich Sensys soft close system to cupboards	
10kg top load washing machine WA8560G1 or 8.5kg front load washing machine WH8560J3	
7kg vented clothes dryer	
*Note: Should you choose the integrated kitchen appliances, these will replace the premium fridge, dishwasher, washing machine and dryer	