

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
Reticulated chemical pest protection	Laundry: Base MK2 Mixer Tap
42mm bevelled architraves and mouldings	External: Front and rear
FACADE	KITCHEN
As per Artists impressions in face bricks/concrete tiles	European designed gourmet laminated kitchen with attractive laminated bench tops
WINDOWS	Dishwasher opening with connections
Architectural styled aluminium windows as per facade selected	Microwave shelf with power point
Energy efficient weather seals and locks to all windows	Large pantry with ventilated shelving
CONCRETE FLOOR	Fridge area for 1.0 wide fridge freezer unit
Engineer designed to M classification	Full height ceramic tiling to Kitchen splash back
Cover Grade concrete finish to Patio's and Alfresco's (where applicable)	APPLIANCES
BRICKS and ROOF TILES	Choice of quality Omega cooking appliances:
Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life)	Cooktop - Gas Omega OG60XA (stainless steel) or Electric Omega OC64KZ
Concrete roof tiles from Bristile (Classic range). This will create hundreds of no charge combinations	Oven – OO651XR (stainless steel)
INSULATION	Rangehood – Recirculating ORW9XA stainless steel canopy
R3.0 insulation to ceilings and R2.0 to external walls excluding garage	BATHROOM/ENSUITE
CEILINGS	Large selection of ceramic tiles
2416mm nominal ceiling height	1800mm high semi framed shower screens with clear toughened glass and pivot door
75mm cove cornice	Bermuda 3 Function Rail Shower
HOT WATER	Framed mirror above vanity
Rheem Stellar 160lt, 5 star storage gas hot water system	Mizu Drift towel rail or rings (where applicable)
ELECTRICAL	Mizu Drift toilet roll holder
As per the standard electrical plan	Quality Decina bath
SMOKE DETECTORS	Stylus Symphony Linked Toilet Suite
As per the standard electrical plan wired direct to mains power	GARAGE
PAINT	Sectional Overhead Garage Door
Taubmans 'Endure' to all internal walls -2 coat system	SITE COSTS & SERVICES
Flat acrylic to ceiling	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
Gloss enamel to interior timber and internal/external doors	Level building platform, with even cut and fill, up to 1m of fall across build envelope
DOORS	Modline Rain Water Tank up to 4,990Lt, tank to external wall
Front door: standard selection from Hume Doors (Vaucluse Range)	Fixed Price Piering (additional costs may apply to Knock Down Rebuild sites)
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)	EXCLUDED ITEMS
Internal: Flush Panel doors	Landscaping, driveways, fences, BBQ, Air Conditioning, blinds, curtains, fly screens, 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. Façade prices quoted include for a face brick finish. 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.
Cushioned door stops	
Glass sliding doors with key locks	
DOOR FURNITURE	
Front entry: Gainsborough Governor	
Laundry : Gainsborough Governor	
Internal : Gainsborough 300 Contractor Series	
BEDROOM and ROBES	
Double door robes where shown with melamine shelves	
LAUNDRY	
Clarke Eureka Plus laundry tub	

Inspired

LUXURY UPGRADES

<p>GOURMET KITCHEN</p>	<p>LAUNDRY LOVES</p>
<p>20mm reconstituted stone finish to all kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable</p>	<p>Posh Bristol MkII mixer tap</p>
<p>AFA Flow double undermount sink or Posh Solus MKII 1 3/4 bowl overmount sink</p>	<p>10kg top load washing machine WA8560G1 or 8.5kg front load washing machine WH8560J3</p>
<p>Mizu Drift mixer with square outlet</p>	<p>7kg vented clothes dryer</p>
<p>Water Filters Australia's Platinum inline water filter system</p>	<p>INTERIOR ELEGANCE</p>
<p>Hettich Sensys soft close system to cupboards</p>	<p>Taubmans Endure 3 coat system to walls</p>
<p>Handle free overhead cupboards with bulkhead</p>	<p>2550mm nominal ceiling including Alfresco and Façade</p>
<p>Melamine shelving to pantry</p>	<p>67mm skirting and architraves and 90mm classic cove cornice</p>
<p>PREMIUM APPLIANCES</p>	<p>Clipsal Iconic power points and switches</p>
<p>900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or</p>	<p>TV point to Home Theatre and Children's Activity/Living (2 in total)</p>
<p>900mm electric underbench oven with 9 cooking functions OB90S9MEX3</p>	<p>Gainsborough Amelia internal lever handles in bright or satin chrome</p>
<p>900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNGFCX3; or</p>	<p>R4.1 insulation to ceilings and R2.0 insulation to external walls including internal wall of garage</p>
<p>900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2</p>	<p>Internal gas bayonet point (when gas is available)</p>
<p>900mm stainless steel wall chimney rangehood externally ducted HC90PLX4</p>	<p>AIR OF COMFORT</p>
<p>614L Premium French double door fridge including water connection point RF610ADX5</p>	<p>Actron fully ducted reverse cycle air conditioning</p>
<p>Stainless steel dishwasher DW60FC1X1</p>	<p>STREET APPEAL</p>
<p>Stainless steel microwave with trim OM25BLCXI</p>	<p>Colorbond steel roofing in many colours with engineered steel frames and trusses; or</p>
<p>*Note: if gas is not available LPG can be provided a small additional cost</p>	<p>Flat profile roof tiles with with engineered steel frames and trusses</p>
<p>BATHROOM AND ENSUITE INDULGENCE</p>	<p>Increased roof pitch from 22.5° to 26° degree (except Accent 1 and 2 façade)</p>
<p>20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range</p>	<p>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)</p>
<p>Newbury designer hobbled bath with chrome plug</p>	<p>Superior Kordon termite barrier protection including installation to all door openings and garage</p>
<p>Floating wall hung vanities with large frameless square mirror</p>	<p>Hume Newington entry door with Gainsborough Trilock contemporary lever</p>
<p>Hettich Sensys soft close system to cupboards</p>	<p>Ground glass house plaque with mounted embossed silver lettering with your choice of name</p>
<p>Clark semi-inset square or round basins with pop-up plugs</p>	<p>Rheem 26L continuous flow hot water unit including recess box (gas must be available)</p>
<p>Mizu Drift chrome tapware</p>	<p>Sectional overhead garage door with automatic opener including two remotes</p>
<p>2000mm high chrome semi frameless shower screen</p>	<p>Plasterboard lined garage ideal for future conversion to living area</p>
<p>Mizu Drift chrome single water rail to shower</p>	
<p>Small shampoo recess to bathroom or ensuite</p>	
<p>Posh Domaine close coupled rimless toilet suite</p>	