



Standard 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 & concrete tiles

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 & ROOFING

Choose from an extensive range of bricks from our manufacturer Austral (Everyday Life, Wilderness and Whitsunday)
Colorbond Steel roofing with a range of colour selections.

INSULATION

R3.0 insulation to ceilings & 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

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 & internal/external doors

DOORS

Front door: standard selection from Hume Doors (Vaucluse)
Laundry door: XF3 with half glazed panel or glass sliding door (Design Specific)
Internal: Flush Panel doors
Cushioned door stops
Glass sliding doors/windows 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: GenX Cross Handle 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
Enlarged pantry with white ventilated shelving
Fridge area for 1.0 wide fridge freezer unit
Radiant R1.75 MK11 stainless steel sink
Full height ceramic tiling to kitchen bench splash back

APPLIANCES

Choice of quality Venini cooking appliances:
Cooktop - VGF60 stainless steel gas/GECE6004/electric
Oven - VO5S stainless steel fanforced oven
Rangehood - AAS9SE3 900mm stainless steel canopy

BATHROOM/ENSUITE

Large selection of ceramic tiles
1800mm high semi framed shower screens with clear toughened glass and pivot door
Gen X showerhead
Framed mirror above vanity
Mizu Drift towel rail or rings (where applicable)
Mizu Drift toilet roll holder
Stylus Basis rectangular bath
Stylus Symphony linked toilet suite

BEDROOM & ROBES

Robes where shown with white ventilated shelving

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, 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. 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.

Inspired

LUXURY UPGRADES

GOURMET KITCHEN	LAUNDRY LOVES
20mm reconstituted stone finish to all kitchen bench tops from McDonald Jones standard range including Butler's Pantry if applicable	Posh Bristol MkII mixer tap
AFA Flow double undermount sink or Posh Solus MKII 1 3/4 bowl overmount sink	10kg top load washing machine WA8560G1 or 8.5kg front load washing machine WH8560J3
Mizu Drift mixer with square outlet	7kg vented clothes dryer
Water Filters Australia's Platinum inline water filter system	INTERIOR ELEGANCE
Hettich Sensys soft close system to cupboards	Taubmans Endure 3 coat system to walls
Handle free overhead cupboards with bulkhead	2550mm nominal ceiling including Alfresco and Façade
Melamine shelving to pantry	67mm skirting and architraves and 90mm classic cove cornice
PREMIUM APPLIANCES	Clipsal Iconic power points and switches
900mm electric freestanding cooker with 5 burner gas hob OR90SDBGFX2; or	TV point to Home Theatre and Children's Activity/Living (2 in total)
900mm electric underbench oven with 9 cooking functions OB90S9MEX3	Gainsborough Amelia internal lever handles in bright or satin chrome
900mm 5 burner gas cooktop including centre wok and cast iron trivets CG905DWNGFCX3; or	R4.1 insulation to ceilings and R2.0 insulation to external walls including internal wall of garage
900mm 5 burner ceramic cooktop with high speed ribbon elements CE905CBX2	Internal gas bayonet point (when gas is available)
900mm stainless steel wall chimney rangehood externally ducted HC90PLX4	AIR OF COMFORT
614L Premium French double door fridge including water connection point RF610ADX5	Actron fully ducted reverse cycle air conditioning
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	Flat profile roof tiles with with engineered steel frames and trusses
BATHROOM AND ENSUITE INDULGENCE	Increased roof pitch from 22.5° to 26° degree (except Accent 1 and 2 façade)
20mm reconstituted stone finish to bathroom and ensuite vanities from McDonald Jones standard range	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)
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 pop-up 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	