

LIMITED EDITION GALLERY & GALLERY PLUS RANGE RECOMMENDED INCLUSIONS

from **\$2,900***
per sqm (inc. GST)

*price subject to size & design of home

Experience the ultimate in choices and reflect your total personality and style in a Limited Edition Gallery Range home. Bring your ideas to us and your dream will quickly turn into reality as we tailor a home that's perfect for you.

We will work to your investment range and customise the specifications to your investment. Below is a brief outline of some of the inclusions you can expect in a Gallery range home.

Standard

Building consent fees
Construction insurance
Master Build Guarantee
Commercial cleaning of home
25 hours Colour co-ordination service

Exterior

Options for brick, painted brick, render brick, stack bonded brick, weatherboard, board and batten, plastered Celcrete, Feature schist or weatherboard cladding
Monier Horizon flat tile or longrun coloursteel roof
Metal or timber fascia
Hardigroove to living area soffits
Powdercoated sectional panel garage door or Cedar garage door and auto openers
Standard service connections for power, water & drainage
Coloursteel downpipes
Aluminium Latitude entry door or custom made door

Interior

Double glazed windows throughout
R3.2 ceiling & R2.2 wall insulation to home and garage
Sound walls between bathrooms, bedrooms & living areas
2.4, 2.55 or 2.7 stud height throughout
Options for feature Raking Ceilings, Dummy Rafters or Vaulted Ceilings
Aqualine Gib to wet areas
Ceiling Cassette Heat Pump to living area
High wall Heat Pump to master bedroom
Rinnai or Escea or similar Gas Fireplace
Wardrobe system to master bedroom
U Groove, V Groove or plain MDF interior doors
PQ 1-Lite feature doors or barn doors
Beam central vacuum system

Tiling and Flooring

Tiling to entry, kitchen and all wet areas
Options for vinyl flooring, engineered timber or cork flooring
Tiled skirtings to bathroom, WC and ensuite
Tiling of walls to ceiling height in ensuite
Tiling or vinyl planking to kitchen and internal entrance

100% pure new wool heavy duty cut pile carpet or solution dyed nylon Gallery range carpet

Padco Stratus Urethane underlay

Kitchen

Designer Acrylic Gloss Kitchen with stone benchtops
Walk-in Scullery with HP Laminate worktops
Tiled or glass splashback
Bosch or F&P stainless steel appliances
Rangehood or built in powerpack
Wastemaster
Hansgrohe Gooseneck dual spray sink mixer

Bathroom and Plumbing

Tiled walk in showers with frameless glass surround and hinged door
Custom made or off-the-shelf vanities with china basins
Small vanity or handbasin to WC
Waterware back-to-wall toilet suites
Caroma Aura 1800 freestanding bath
Hansgrohe or similar mixers & tapware
Chrome heated towel rails
Polished edge mirrors
Custom designed laundry
Dryer vent
Plumbing for Ice/Water Fridge
Mirror demisters to ensuite and bathroom
Electric, gas or solar ready hot water cylinder
Undertile heating to ensuite

PLEASE TURN OVER...



LIMITED EDITION GALLERY & GALLERY PLUS RANGE RECOMMENDED INCLUSIONS - CONTINUED

Electrical

Security system and smoke detectors

LED recessed light fittings

PC sum for feature light fittings

5 television & 5 telephone outlets

LED fan units to bathroom and ensuite

Single and double power points

2 way & 3 way light circuits

Coloured switchplates and dimmers

Footlights with internal sensor

Satellite outlet

Pre-wire for Infra-red

Future proofing for Fibre Optics

Speakers and pre-wiring for sound system

Stopping and Painting

Paint finish to interior - 5 colours

Options for Gibcove, Decracove or Squarestopping

Bevelled, colonial, bungalow or government skirtings
and architraves

Garage ceilings and walls painted

Polypropylene carpet to garage floor
