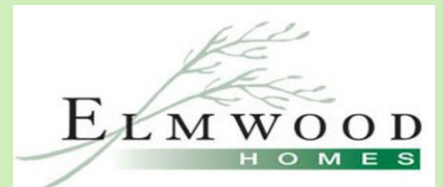


Extra great reasons why you should choose Elmwood Homes



## SUMMARY OF ELMWOOD HOMES STANDARD FEATURES AND INCLUSIONS

### EXTERIOR FEATURES

- Waffle pod concrete slab on ground construction
- Termite perimeter membrane barrier & slab penetration protection barriers in accordance with the Building Code
- Quality face brickwork from either Austral Bricks & PGH Bricks nominated range with round ironed off white mortar joints
- Quality BGC Weatherboards – painted finish if indicated on the drawings
- Powdercoated aluminium framed windows & sliding doors with standard clear glazing
- Keyed alike window locks & locks to sliding doors
- Flyscreens to all opening window sashes & sliding doors
- Colorbond or similar steel fascia & hi-front slotted quad guttering
- Quality coloured concrete roof tiles laid over sarking or if nominated corrugated colorbond or similar steel roofing laid over 55mm insulation blanket
- Quality rainwater tank as nominated. Tank will be connected to the toilet cisterns and the external garden taps via a pressure pump with a mains pressure back up supply & switching. Tank sizing will be determined at the design stage
- Connection to the washing machine cold water is optional subject to Basix assessment
- 5.5 Star continuous flow natural gas hot water system
- Colorbond or Colorgrain sectional panel-lift door/s to the garage
- Keyless operation to garage vehicle entrance doors/s including 2 handsets & 1 unmounted keypad

### INSULATION / SARKING

- Insulation batts to the external walls (excluding garage).
- Insulation batts to the common walls between the attached garage & habitable areas
- Insulation batts to ceiling directly under roof cover (except garage)
- Sarking to all tiled roof areas or if nominated 55mm foil backed insulation blanket laid directly under corrugated colorbond roofed areas;
- Sisalation to all external weatherboard walls
- Insulation R type will be determined at the design stage

### INTERIOR FEATURES

- Varying ceiling heights as indicated on the drawings
- Taubmans Low Sheen 2 coat system to walls and ceiling white to ceilings
- Flush panel doors throughout suitable for paint finish
- Should we specify brand and model of the frame Mirrored sliding doors set in quality anodised frames & track to robes as indicated (excluding walk in robes unless indicated otherwise on the drawings)
- Melamine shelf with Stegbar hanging rail to all robes & walk in robes including a maximum 1.2m long second melamine shelf with Stegbar hanging rail – refer to the working drawings for details
- Melamine fixed shelving to the Linen Cupboard/s
- Gainsborough Outline G2 series or similar 65mm lever action satin chrome door furniture with privacy latches to toilets & bathrooms door furniture
- 67mm x 11mm bevelled architraves & skirting throughout suitable for paint finish only
- 90mm cornice to wall & level ceiling junctions with CSR decorative cornice to the Foyer & Living areas
- Medium Density Fibreboard (MDF) internal treads & risers to the staircase with painted stringers unless specified otherwise

### ENTRANCE FEATURES

- Quality Hume XS series front door with translucent glazing suitable for either stain or paint finish and a painted selected timber entrance frame.
- Gainsborough quality “TriLock” 3 in 1 security deadlock with lever action handles

### PORCHES & PATIOS

- Plain concrete to Porch, Porticos & Patios if shown on the drawings, or if specified on the drawings un-painted treated timber decking

## KITCHEN FEATURES

- Designer Kitchen including numerous storage cabinets with either a walk in pantry or prefab pantry unit as indicated on the drawings
- 20mm Caesarstone bench tops. Refer to the colour selection information document for the standard range available.
- Fully lined melamine cabinets & shelves
- Quality laminated cabinet door fronts & panels available in wide choice of colours & finishes with enclosed bulkheads above the overhead cabinets
- Fisher & Paykel OB60SCVMX1 600 wide stainless steel fan forced electric built-in oven set into wall oven tower with a Fisher & Paykel OM25BLCX1 built in Convention Microwave + Grill Oven with trim kit above the built- in oven
- Fisher & Paykel CG905CNGX2 stainless steel 900mm gas cooktop
- Fisher & Paykel HS90X4 slide-out stainless steel NON-ducted 900mm Rangehood
- Fisher & Paykel DW60FC1X1 stainless steel Dishwasher
- Stainless steel one & three quarters bowl stainless steel sink with 4 star chrome flick mixer tap fitting
- Quality tiled splash backs up to 650 high

## BATHROOM and ENSUITE FEATURES

- Tiled shower base with a Stegbar Grange semi-frameless shower screen & frameless pivot overlap door with an anodised aluminium perimeter frame
- Recessed tiled niche to the shower recess
- Stylus Maxton 1675 or similar coloured acrylic bath tub set into tiled bath hob
- 300 x 300 floor tiles and 300 x 600 wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range
- Duraplex Denver Series vanity units with a flat white quartz stone counter top, white vitreous china recessed basin with 3 tap holes, high gloss white polyurethane cabinet featuring recessed finger pulls set on a recessed tiled plinth. Refer to the drawings for vanity sizes
- Anodised aluminium framed mirror full width mirror above the vanity.
- 4 star designer hot & cold tapware to all basins and bath 4 star hot & cold tapware to the shower recess with an adjustable shower rose to the Bathroom & an hand-held shower rose on an adjustable rail to the Ensuite
- Mondo Rococo 4 star white only full vitreous china dual flush back to wall suite with soft close seat
- Designer towel rails and paper holders as nominated in the contract working drawings

## LAUNDRY FEATURES

- 45 litre drop in stainless steel tub set into a laminated benchtop with a laminated cabinet under (refer to drawings) & a prefab laminated broom cabinet (if indicated on the drawings), all available in a choice of colours & finishes
- 300 x 300 floor tiles and 300 x 600 wall tiles to varying heights as indicated on the contract working drawings. Tiles to be selected from Elmwood Homes nominated supplier & range
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## ELECTRICAL and SAFETY

- Mains power supplied smoke detectors with back up battery supply in locations as required by the Building Standards
- Painted galvanised meter box with circuit breakers and meter/s in a position to comply with supply Authority requirements
- Generous provision of LED downlights & double or single power points as noted on the electrical plan, including at least two (2) TV points with co-axial cable for future connection to the clients antenna
- NBN READY conduit & two (2) Cat 6 data points for future NBN connection in applicable areas

Due to continuing product development the above standard features & inclusions are subject to modification & the Builder reserves the right to vary the features or inclusion should the need arise

## STANDARD KITCHEN APPLIANCES

## FISHER &amp; PAYKEL

## ELMWOOD HOMES APPLIANCE PACKAGE

BUILT-IN TELESCOPIC SLIDEOUT  
RANGEHOOD, 90CM

Product code	H590X4
Finish	White, Stainless steel handle
Dimensions	H180 x W898 x D280-455mm
Fan ratings	340m <sup>3</sup> /hr max. pressured air movement, 600m <sup>3</sup> /hr max. motor performance, 66dBA max. decibel rating
Performance	Surface extraction, 2 fan speeds

BUILT-IN OVEN,  
60CM, 5 FUNCTION

Product code	OB608CVMX1
Finish	Black reflective glass, Brushed stainless steel
Dimensions	H598 x W597 x D565mm
Capacity*	85L total, 72L usable
Functions	5
Performance	3000W drop down grill element Programmable electronic clock Door and cavity cooling system Self-cleaning catalytic panels (sides)

GAS ON STEEL COOKTOP,  
90CM, 5 BURNER

Product code	CG805CNGX2
Finish	Stainless steel
Dimensions	H50 x W914 x D533mm
Burners	5 including 2 wok burners
Performance	Automatic electronic ignition, Quick connect gas valve, LPG/natural gas models, Cast iron trivets

LPG model CG805CLR2 also available

## MICROWAVE OVEN



Product code	OM25BLCX1
Finish	Stainless steel
Dimensions	H460 x W594 x D500mm
Capacity*	25L
Functions	7
Performance	900W Microwave Oven, 1100W Grill

DISHWASHER,  
14 PLACE SETTINGS

Product code	DW60FC1X1
Finish	Stainless Steel
Dimensions	H820-870 x W597 x D600mm
Energy rating	3.5 Star
Water rating	5 Star (WELS)
Features	Quiet operation, ThermoDry system, Three-stage filtration system, Variable wash pressure technology



5 YEAR PARTS  
AND LABOUR  
MANUFACTURER'S  
WARRANTY



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## Take a glance at what's included in the price of your new Elmwood Home which other builders may charge for

### Compare the check list:

Included	<b>Site Costs &amp; Service Connections</b>	
<b>YES</b>	Earthworks	Equal cut & filling up to 600mm of site fall over the building platform
<b>YES</b>	Power connection	Underground power connection up to 8.0m setback including 3 phase cable
<b>YES</b>	Water connection	Water connection up to 8.0m run assuming near side or existing conduit in road
<b>YES</b>	Natural Gas	If applicable natural gas connection up 8.0m setback
<b>YES</b>	Sewer connection	Sewer connection point is within the property boundary
<b>YES</b>	Stormwater	Connection from the Rainwater tank overflow to either kerb or existing easement
<b>YES</b>	Rainwater Tank	Up to 5000 litre rainwater tank is included – details will be specified in the Tender
<b>YES</b>	Slab & footings	H classification waffle pod slab & footings
<b>YES</b>	Piering	An allowance for piering is included – details will be specified in the Tender
<b>YES</b>	Spoil removal	An allowance for spoil removal is included – details will be specified in the Tender
<b>YES</b>	NBN conduit	If applicable NBN conduit & drawstring to front boundary for future connection
<b>YES</b>	Telephone conduit	If applicable telephone & drawstring to front boundary for future connection
<b>YES</b>	Sediment Control Barriers	Sediment control barriers around the building platform are included
<b>YES</b>	Construction Access	A stabilised construction vehicle entry & exit point is included
<b>YES</b>	Security Fencing	Construction security fencing around the construction works is included
<b>YES</b>	Safety rails & scaffolding	All necessary safety rails & / or scaffolding is included
<b>YES</b>	Construction Site Cleans	to 2 site cleans & builders waste removal is included
<b>YES</b>	Builders Toilet	Temporary builder's on-site toilet hire is included
	<b>Documents &amp; Approvals</b>	
<b>YES</b>	Basix / Nathers Certificate	Basix & if necessary Nathers Assessment & Certification is included
<b>YES</b>	Waste Management Plan	A detailed waste management plan is included
<b>YES</b>	Site Contaminated Land Statement	If applicable a site contaminated lands statement is included
<b>YES</b>	Statement of Environmental Effects	A site specific detailed Statement of Environmental Effects is included
<b>YES</b>	Winter Shadow Diagrams	If applicable winter shadow diagrams are included for the approval assessment
<b>YES</b>	Landscape Concept Plan	If required by the developer ie LendLease a landscape concept plan is included
<b>YES</b>	Structural Engineers	Structural Engineering designs, drawings & inspections are included
<b>YES</b>	Civil Engineers (stormwater details)	If applicable Civil Engineering details are included
<b>YES</b>	H.O.W Insurance	An allowance for Home Owners Warranty Insurance is included
<b>YES</b>	Construction Insurance	Comprehensive Insurance during the construction phase
<b>YES</b>	Approvals & Inspections	Council & / or Private Certifiers fees and inspections fees are included

## **Some of our standard inclusions that differentiates Elmwood Homes from the others**

- 
- Custom home design service – why settle for an off the shelf design?

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  - Powdercoated Aluminium windows and sliding door/s with keyed alike lock fittings

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  - Flyscreens to all windows and sliding door/s opening sashes

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  - External wall insulation to meet with the Basix assessment and certification

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  - Ceiling insulation to meet with the Basix assessment and certification

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  - Sarking to the underside of tiles, or if specified 55mm foil backed insulation blanket under metal roof

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  - Generous range of face bricks and concrete roof tiles to select from

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  - If specified, Colorbond roofing with a generous range of colorbond colours to choose from

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  - Colorbond fascia & slotted quad guttering

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  - Colorbond or Colorgrain sectional lift panel lift garage door

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  - 2 x remote control units plus a wall mount control panel for the sectional panel lift garage door

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  - 26 litre 5 star continuous flow natural gas hot water system

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  - Plain concrete finish to the front porch and alfresco patio

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  - Taubmans Low Sheen 2 coat paint system to walls and white ceilings

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  - 67mm wide skirtings and architraves

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  - Stegbar Nova satin anodised aluminium framed mirrored sliding doors to all robes

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  - 90mm decorative profile cornice to the foyer and extending into the living area

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  - 90mm standard cove cornice to all other areas

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  - Gainsborough TriLock front door set and lever action internal door furniture throughout

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  - 1200 wide Hume XS24 front door with translucent glazing (subject to design)

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  - Caesarstone benchtops to the Kitchen

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  - Huge range of Formica or Laminex colours for the laminated Kitchen & Laundry cupboard fronts panels

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  - Overhead wall cabinets to the Kitchen

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  - Bulkhead above the wall cabinets in the Kitchen with a ducted rangehood

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  - Fisher & Paykel built-in oven, microwave, cooktop, built-in telescopic slideout rangehood & dishwasher with a 5 year warranty

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  - Cold water point in a niche at the rear of the fridge space, and extra deep fridge space (subject to design)

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  - White full vitreous china dual flush back to wall suite with soft close toilet seat

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  - Stegbar Grange semi-frameless shower screen with frameless pivot overlap door

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  - Recessed tiled niche to each shower recess

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  - Quality accessories and tapware including hand held shower rose on bar to the ensuite shower recess

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  - Ceramic wall tiles to 1200mm high in the bathrooms and ensuite

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  - Ceramic wall tiles to 2100mm high in the shower recesses

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  - Polyurethane vanities with soft close hinges to doors and white quartz stone benchtops to the vanities with white inset ceramic basin or twin basins subject to size

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  - Designer towel rails, paper holders and if applicable towel hook to the powder room

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  - Generous supply of double power points throughout

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  - 2 x data points and TV points with Cat 6 cabling

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For more information call our Woonona office on 4283 3439 or visit our web site at [elmwoodhomes.com.au](http://elmwoodhomes.com.au)