

60 PATTY STREET, MENTONE

External Specs	Description
Austral	Austral elements zinc with matching grout
Alucobond	Silver Grey to canopies
Render	Natural white
External wall feature tiling	Bianco Ashlar 200 x 500
Windows/doors	Black powdercoated windows/doors - fine wire mesh fly wire screens
Roofing	Flat concrete roof tiles
Front door	Timber front door
Garage Door	Sectional garage door - black
Driveway	Exposed aggregate
Concrete paving and stepping stones	Bluestone paving tiles

Carpentry	Description
Floorboards	Timber floating boards
Stairs	Pine staircase and Floorboards above to be layed on stairs
Internal doors	Ezy Jamb, flush panel redi-cote swing doors
Skirtings	67 x 18mm MDF
Built in wardrobes	Included in WIR, Bdrm 2 & 3, Linen cupboard; Melamine finish to shelves and drawers with 19mm diameter chrome hanging rails
Cornices	Square set throughout

Kitchen	Description
Bench Top	Caesarstone 50mm with pencil edge and 3mm radius
Pantry	Laminex Laminate - 25mm thick
Cupboard Doors	2 Pac - Matt Finish White
Internal Carcass	White Melamine
Handles	Finger grip
Hinges to doors and runners to drawers	All drawer runners and hinges to be 'Blumotion' soft close and to have 'White Tandembox' drawers
Splashback	White Gloss Square 300 x 300
Island Bench Sink	750 undermount sink
Tapware	Pull down mixer
Waste	Integrated slide out bin
Hotplate	Smeg or AEG gas 6 x burner (product code to be advised)
Oven	Smeg or AEG (product code to be advised)
Rangehood	Smeg or AEG (product code to be advised)
Dishwasher	Integrated Smeg or AEG (product code to be advised)

Laundry	Description
Bench Top	Caesarstone 50mm with pencil edge and 3mm radius
Cupboard Doors	Two Pack - Matt Finish White
Hinges to doors and runners to drawers	All drawer runners and hinges to be 'Blumotion' soft close and to have 'White Tandembox' drawers
Internal Carcass	White Melamine

Bathroom/Ensuite/WC/ Powder Room Joinery	Description
Bench Top	Caesarstone 50mm with pencil edge and 3mm radius
Cupboard Doors	2 Pac - Matt Finish White
Internal Carcass	White Melamine
Hinges to doors and runners to drawers	All drawer runners and hinges to be 'Blumotion' soft close and to have 'White Tandembox' drawers
Mirror	Copper free, polished edges
Handles	Finger grip
Shower Screens	Toughened Grade A Safety Glass - Fully Frameless
Bathroom	Builders Range Freestanding Bath
Toilet	Builers Range
Handbasins	Ensuite and Bathroom - under bench basin white; Powder/WC - mini wall basin
Shower Rose	Ceiling shower rose with 600 Long arm
Hand Basin Tapware	Basin Mixer
Freestanding Bath Mixer	Floor Mounted Bath Mixer
Shower	Hand held Shower hose

Extras	Description
Security System	Alarm back to base
Intercom	Video intercom to front door
Hot Water Unit	Rinnai Infinity 26 - Continuous flow hot water system
Central Heating Unit	
Central air conditioning unit	
Ducted Vacuum	
6 star energy rating	
Fully landscaped	Refer to landscape Design Drawings

Light Fittings	Description
Downlights	LEDlux Infinity mini 11w Round white
Wall Mounted Step Lights to Stairs	Ledlux Foro Rectangle Steplight - white
Under Cupboard Lights	Ledlux ribbon kit LED warm white
External Flood Lights	Liverpool 2Lt PAR38 Stainless Steel Flood
Pendant Lights	LEDlux Strix LED 2400 Lument Pendant in Black
Entry Up/Down Lights	Ledlux vice 6w rect up/dn

Tiling	Description
Shower Base	Ensuite, Bathrooms - tiled floor to be grated to shower grate. Stormtech shower grate for tile insert
Floor	Ensuite, bathrooms, laundry and powder - Belga Grey 300 x 600
Walls as per plan	Full height to ensuite, bathrooms and powder - Belga Grey 300 x 600
Feature walls	Full height to 'Ensuite - White Gloss Subway 100 x 300
Stepping pavers, alfresco and porches	Bluestone

Painting - Interior	Description
Walls, ceiling, doors etc	Dulux Lexicon Low Sheen