



Raymond Vincent Homes

CAPE LEVEQUE

BURRAWANG

CLASSIC INCLUSIONS

INTERNAL

AUG 2021

A DIVISION OF RAYMOND VINCENT CONSTRUCTIONS PTY LTD

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KITCHEN

Cupboards	<i>Main:</i> 900mm high floor cupboards, 700mm high overhead standard laminate / colour panel doors, standard hinges 150mm Kickboards, fridge space only, standard dishwasher, std hinges <i>Island:</i> 900mm high laminate finish floor cupboards and drawer set, provision only for microwave (supplied by owner). 150mm kickboards, std hinges
Benchtops	Standard laminate 38mm thick, square or rolled edge
Drawers	<i>Main:</i> 6 x pot drawers – 4 @ 200mm deep, 2 @ 300mm deep <i>Island:</i> 4 standard cutlery type All standard runners
Handles	From standard range
Splashback	Tiled
Lights	1 sensor in pantry
Sink	Everhard Squareline 1 ¾ bowl – 72144
Tapware	Phoenix Arlo Gooseneck sink mixer 151731000

KITCHEN APPLIANCES

Wall / Under-bench Oven	Omega OBO650X1 – 60cm
Cooktop	Gas – Omega OCG604XCOM – 60cm or Electric – Omega OC64KZ – 60cm
Rangehood	Omega ORT6WXA 60cm slideout – ducted
Dishwasher	Omega ODW700X 60cm freestanding
Microwave	Provision only, power point
Refrigerator	Provision only, power point

LAUNDRY

Cabinet	4 x door 900mm high, laminate colour panel 1500L floor cupboard, standard hinges, 150mm kick boards
Benchttop	38mm standard laminate, square or rolled edge
Splashback	Tiled
Handles	From standard range
Tub	Everhard 45L Benchline 71245
Tapware	Millennium Tradesman TSMC sink mixer

Washing
Machine

By owner, power point only. Taps inside cupboard

Dryer

By owner, power point only

MAIN BATHROOM

Vanity Cupboard	Mont Albert 1200mm wide VMA120WMPOLR, wall hung single bowl, polyurethane doors and drawers. Polymarble top and basin. Model – Parisi 32 / 40 pop-up plug and waste
Tapware Basin	Phoenix Arlo Basin mixer 151770000
Tapware Shower	Phoenix Arlo shower / bath mixer 151780000 Abey Brass Horizontal shower arm 1SHRO
Tapware Bath	Phoenix Arlo shower / bath mixer 151780000 Round swivel bath outlet CL10066C and Parisi 40mm pop-up plug and waste TA400
Mirror	Polished Edge
Bath	Sorrento Milena 1.5m back to wall MBWB15
Toilet	FORME Blade rimless TT Blade
Shower Screen	Fully framed
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Wasteland 100mm square floor waste 1420101

ENSUITE

Vanity Cupboard	Mont Albert 1500mm wide VMA150BWMPOL, wall hung double bowl, polyurethane doors and drawers. Polymarble top and basin. Parisi 32 / 40 pop-up plug and waste
Tapware Basin	Phoenix Arlo Basin mixer 151770000
Tapware Shower	Phoenix Arlo shower / bath mixer 151780000 Abey Brass Horizontal shower arm 1SHRO
Mirror	Polished edge
Toilet	FORME Blade rimless TT Blade
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Wasteland 100mm square floor waste 1420101

POWDER ROOM

Vanity Cupboard	Mont Albert 750mm wide VMA750WMPOLR, wall hung single bowl, polyurethane doors and drawers. Polymarble top and basin. Parisi 32 / 40 pop-up plug and waste
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Tapware Basin	Phoenix Arlo Basin mixer 151770000
Tapware Shower	Phoenix Arlo shower / bath mixer 151780000
	Abey Brass Horizontal shower arm 1SHRO
Mirror	Polished edge
Toilet	FORME Blade rimless TT Blade
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Wasteland 100mm square floor waste 1420101

OUTDOOR LIVING POWDER ROOM

Cupboards	Mont Albert 750mm wide VMA750WMPOLR, wall hung, single bowl, polyurethane doors and drawers. Polymarble top and basin. Parisi 32 / 40 pop-up plug and waste
Tapware Basin	Phoenix Arlo Basin mixer 151770000
Mirror	Polished edge
Toilet	FORME Blade rimless TT Blade
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Wasteland 100mm square floor waste 1420101

WALK-IN ROBE

Cupboards	Melamine shelf and aluminium rails - no doors
Island	Laminate 900mm high x 900mm x 1200mm island with drawers both sides
Drawers	Standard drawer runners
Benchtop	Laminate benchtop 38mm – square or rolled edges
Handles	Standard bow handles

GAS SERVICE

To cooktop if applicable

2 Rinnai B26 instantaneous hot water units with recess box

2 bayonet points

PLASTERING

Cornice	90mm cove throughout, except square set to kitchen, living / dining and outdoor living
Ceilings	2.55m ground floor 2.72 to Garage 2.44m to first floor

FIXINGS

Architraves	66mm x 18mm – DAR Primed FJ Pine - Painted
Skirting	90mm x 18mm – DAR Primed FJ Pine - Painted

DOORS

Front Entry	Hume Linear XLR500 SPM 2040 x 1020 clear finish
Laundry	Hume 2040 x 820 Solicore DTH painted
Internal	Flush Primecoat hollow core 2040 high painted
BIR & Linen	Flush Primecoat hollow core 2040 high painted
Under Stairs	Flush Primecoat cut to size
Family	Hume Frontier standard Barn Door 2150 X 1000 X 35 with Frontier track system

DOOR FURNITURE

Front	Lockwood Nexion mechanical CP/SC
Laundry	Lockwood Nexion mechanical CP/SC
Internal & Outdoor Powder	Lockwood Velocity 63mm passage / privacy sets CP/SC
BIW's / Linen	Lockwood Velocity 63mm dummy sets CP/SC
Barn Door	Superior Brass Flush pull 150 x 150 Matt Black
Hinges	Internally 100 x 75 zinc plate, externally 100 x 75 stainless steel

WARDROBES / LINEN

Bedroom 1	White melamine shelf, rail and laminate island
Bedrooms 2,3,4	White melamine shelf and rail
Linen / Broom	5 x white melamine adjustable shelves

STAIRS

Treads	MDF
Risers	MDF
Stringers	Pine - painted
Width	1100mm
Balustrade	Powder coat vertical bars with powder coat top and bottom rails

PAINTING

Internal Walls	Dulux Professional acrylic paint – 3 coats
Ceiling	Internally - Flat paint Externally – Dulux Weathershield
External	Dulux Weathershield to weatherboards and eaves

GARAGE DOORS – Not displayed

B&D Panelift Panelift ICON
B&D prodigy – remote control opener

INSULATION

Roof	R1.3 anticon roof blanket
Ceilings	R2.5 under roof space
Walls	R1.5 to external walls

ELECTRICAL

Points	27 light points, 22 double power points, 3 Free to air TV points, 3 Data points, 1 phone point
Exhaust fan / light	Outdoor Living Powder room – non ducted Main Powder Room – ducted
Exhaust fan / Heater / light	Main Bathroom – 4 heat 3 in 1 ducted Ensuite – 4 heat 3 in 1 ducted

Sensor switch
and Downlight Pantry

TILING

Allowance	\$40 per m ²
Bathroom	1.0m to 2 walls skirting elsewhere, 2.0m high to showers
Ensuite	Tiled nib walls, skirting elsewhere
Main Powder / Outdoor Living Powder Room	Skirting and 200mm high splashback over vanity
Front Porch, Outdoor Living and Balcony	Stick down floor and riser tiles