



Raymond Vincent Homes

CAPE LEVEQUE

BURRAWANG

EXECUTIVE 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, 900mm high overheads. Polyurethane doors / drawers. Standard hinges and drawer runners. 150mm Kickboards, fridge space only <i>Island:</i> 900mm high. Polyurethane doors / drawers. Standard hinges and drawer runners. Semi – integrated dishwasher. Provision only for microwave (supplied by owner)
Benchtops	20mm Standard range – Caesarstone – no waterfall ends. Above mount sink.
Drawers	<i>Main:</i> 9 x pot drawers – 6 @ 200mm deep, 3 @ 300mm deep <i>Island:</i> 4 standard cutlery type
Handles	From standard range
Splashback	Tiled
Lights	1 sensor in pantry
Sink	Elena double universal sink – EGS8347 - Black
Tapware	Phoenix Vivid Slim 160mm Gooseneck Sink Mixer VS735CHR

KITCHEN APPLIANCES

Wall / Under-bench Oven	Franke Urban FCE60M10B – 60cm
Cooktop	Gas – Franke Urban FCG604B1 – 60cm or Electric Franke Urban FCE604B1 – 60cm
Rangehood	Franke Urban FCUH52XSAU – 60cm
Dishwasher	Franke Urban FCDW60SI - 60cm semi-integrated
Microwave	Franke Urban FCMWS25B1 – 25 litre built-in with grill
Refrigerator	Provision only, power point

LAUNDRY

Cabinet	4 x door 900mm high, Floor cupboard x 1500L laminate colour panel 2 x door linen / broom cupboard to one end Standard hinges, 150mm kick boards
Benchtop	38mm standard laminate, square or rolled edge
Splashback	Tiled
Handles	From standard range
Tub	Everhard 45L Benchline 71245
Tapware	Phoenix Vivid Slim 160mm Gooseneck sink mixer VS735CHR

Washing
Machine

By owner, power point only. Taps inside cupboard

Dryer

By owner, power point only

MAIN BATHROOM

Vanity Cupboard	1200mm wide custom made wall hung single bowl, polyurethane doors and drawers and polymarble top and basin with Parisi 32/40mm pop-up plug & waste, soft close hinges and drawers
Tapware Basin	Phoenix Vivid Slimline curved basin mixer V8770100
Tapware Shower	Phoenix Vivid Slimline shower / wall mixer 60mm backplate VS780100 and Phoenix slimline Handshower on rail VS685CHR
Tapware Bath	Phoenix Vivid Slimline shower / wall mixer 60mm back plate VS780100 Phoenix Designer 230mm swivel wall bath spout 121088000
Mirror	Polished Edge
Bath	Sorrento Milena 1.7m back to wall MBWB17
Toilet	Studio Bagno Manhattan back to wall toilet suite MAN001 and Phoenix 40mm pop-up universal waste 800890000
Shower Screen	Semi frameless
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Stormtech Tile insert floor waste 130mm square – SQP100T12080

ENSUITE

Vanity Cupboard	1500mm wide custom made, wall hung double bowl, polyurethane doors and drawers. Polymarble top and basins and Parisi 32/40mm pop-up plug & waste. Soft close hinges and drawers
Tapware Basin	Phoenix Vivid Slimline Curved basin mixers – VS770100
Tapware Shower	Phoenix Vivid Slimline shower / wall mixer 60mm backplate VS780100 and Phoenix slimline Handshower on rail VS685CHR
Mirror	Polished edge
Shower Screen	Semi frameless
Toilet	Studio Bagno Manhattan back to wall toilet suite MAN001 and Phoenix 40mm pop-up universal waste 800890000
Towel Rail	Phoenix Rarii 60mm double RA813CHR
Toilet Roll Holder	Phoenix Rarii RA892CHR
Floor Waste	Stormtech Tile insert floor waste 130mm square – SQP100T12080

POWDER ROOM

Vanity Cupboard	900mm wide custom made wall hung, single bowl, polyurethane doors and drawers. Polymarble top and basin and Parisi 32/40 pop-up plug & waste. Soft close hinges and drawers
Tapware Basin	Phoenix Vivid Slimline curved basin mixer V8770100
Mirror	Polished edge
Toilet	Studio Bagno Manhattan back to wall toilet suite MAN001 and Phoenix 40mm pop-up universal waste 800890000
Towel Rail	Phoenix Radian 60mm double RA813CHR
Toilet Roll Holder	Phoenix Radian RA892CHR
Floor Waste	Stormtech Tile insert floor waste 130mm square – SQP100T12080

OUTDOOR LIVING POWDER ROOM

Vanity Cupboard	900mm wide custom made wall hung, single bowl, polyurethane doors and drawers. Polymarble top and basin and Parisi 32/40 pop-up plug & waste. Soft close hinges and drawers
Tapware Basin	Phoenix Vivid Slimline curved basin mixer V8770100
Mirror	Polished edge
Toilet	Studio Bagno Manhattan back to wall toilet suite MAN001 and Phoenix 40mm pop-up universal waste 800890000
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 rail with full hung, double hung and shelving – no doors
Island	Polyurethane 900mm high x 900mm x 1200mm island with drawers both sides. Soft close drawer runners. Standard handles. Polyurethane top.

GAS SERVICE

To cooktop (if applicable)

2 Rinnai B26 instantaneous hot water units with recess box

2 bayonet points

PLASTERING

Cornice	Square set to kitchen, living / dining, entry, hallway to garage, parent retreat and study. 90mm Cove elsewhere
Ceilings	2.72m to ground floor 2.89m to garage 2.55m 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 2340 x 1020 - clear finish
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Laundry	Hume 2340 x 820 Solicore DTH - painted
Internal	Flush Primecoat hollow core 2340 high - painted
BIR & Linen	Flush Primecoat hollow core 2340 high - painted
Under Stairs	Flush Primecoat - cut to size
Family	Hume Frontier Ultimate Barn Door 2150 x 1000 x 35 with Frontier track system

DOOR FURNITURE

Front	Lockwood Nexion mechanical CP/SC - Black
Laundry	Lockwood Nexion mechanical CP/SC - Black
Internal & Outdoor Powder	Lockwood Velocity 55mm passage / privacy sets CP/SC - Black
BIR's & Linen	Lockwood Velocity 63mm dummy sets CP/SC
Barn Door	Superior Brass flush pull 220 x 55 Matt Black
Hinges	Internally 100 x 75 zinc plate, externally 100 x 75 stainless steel

WARDROBES / LINEN

Bedroom 1	White melamine shelf and rail, shelving and polyurethane island
Bedrooms 2,3,4	White melamine shelf and rail, shelving and 1 x set drawers – standard runners
Linen	5 x white melamine adjustable shelves

STAIRS

Treads	MDF
Risers	MDF
Stringers	Pine - painted
Width	1100mm
Balustrade	Either – Square painted pine balusters with Blackbutt top handrail or frameless glass railing on stainless steel spigots and top channel

PAINTING

Internal Walls	Dulux Professional acrylic paint – 3 coats
Ceiling	Internally - Flat paint Externally – Dulux Weathershield

External Dulux Weathershield to weatherboard and eaves

GARAGE DOORS – Not displayed

B&D Panelift

B&D Prodigy – remote control opener

INSULATION

Roof R1.3 anticon roof blanket

Ceilings R2.5 under roof space

Walls R2.0 to external walls

ELECTRICAL

Points 34 light points, 29 double power points, 3 Free to air TV points, 4 Data points, 1 phone point

Exhaust fan / light Outdoor Living Powder room – non ducted

Main Powder Room – ducted

Exhaust fan / Heater / light Main Bathroom – ducted
Ensuite – ducted

Sensor switch and Downlight Pantry

TILING

Allowance \$30 per m²

Bathroom 1.0m to 2 walls skirting elsewhere, 2.0m high to showers. 200mm high splashback over vanity

Ensuite 2.0m high to showers, skirting elsewhere. 200mm high splashback

Main Powder Room Skirting and 200mm high splashback over vanity

Outdoor Powder Room Skirting and 200mm high splashback over vanity

Front porch, outdoor living – Stickdown floor and riser over vanity