



Raymond Vincent Homes

CAPE LEVEQUE

INDULGENCE INCLUSIONS

INTERNAL

AUG 2021

A DIVISION OF RAYMOND VINCENT CONSTRUCTIONS PTY LTD

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KITCHEN

Cupboards	<p><i>Main:</i> 900mm high floor cupboards, 1230mm high overhead Polyurethane Shaker doors, Blum soft close hinges</p> <p>1 x row to ceiling, 30mm Shadow Line, 100mm Kickboards, Shaker panel with X design over cooker</p> <p><i>Island:</i> American Oak Shaker doors, Blum soft close hinges with X design with bevelled proud kickboards and plain posts with round beading at top of posts</p>
Benchtops	40mm mitred edge – Bianco Drift Caesarstone
Drawers	<p><i>Main:</i> Polyurethane Shaker, Blum soft close – 21 sets</p> <p><i>Island:</i> 1 x American Oak Shaker, Blum soft close</p>
Handles	<p>Furnware Momo TRCPO64 BNZ Cup pulls to all drawers and bin cupboard</p> <p>Furnware Momo NHMKO32 BNZ knobs to all overhead & sink doors</p> <p>Furnware Momo NHMD160 BNZ handles vertical to pantry & fridge doors</p>
Splashback	20mm Bianco Drift Caesarstone
Lights	3 Downlights Warm White to underside of overheads, 1 sensor in pantry
Sink	Turner Hastings Novi 60 NO60FS Butler sink
Tapware	Phoenix Nostalgia Lever Exposure sink set NS13533
Bins	2/29 litre pull-out bins

KITCHEN APPLIANCES

Upright Cooker	Fisher & Paykel OR90SCG481 – 90cm Dual Fuel Freestanding stove
Rangehood	Fisher & Paykel HP90IC3X3 – 90cm concealed, ducted externally
Microwave	Fisher & Paykel OM25BL8B1 – 60cm built-in
Dishwasher	Fisher & Paykel DW60U211 – fully integrated
Refrigerator	Fisher & Paykel RS80A1 – fully integrated

LAUNDRY

Cabinet	865mm high Polyurethane Shaker doors with Blum soft close hinges. Plaster bulkhead above overheads and 30mm shadowline
Benchtop	20mm Bianco Drift Caesarstone
Splashback	Tiled
Handles	<p>Furnware Momo TRCPO64 BNZ cup pulls to all under bench doors</p> <p>Furnware Momo NHMKO32 BNZ knobs to all overheads</p>

	Furnware Momo NHMD160 BNZ vertical handles to broom cupboard
Tub	Turner Hastings CU68FS Fireclay sink
Tapware	Phoenix Nostalgia pull-out sink mixer N871033
Washing Machine	Not Included
Dryer	Not included

MAIN BATHROOM

Vanity Cupboard	Vanity on 50 x 50 plain posts with 25mm thick bottom shelf , with 50mm rails and 30mm slots in between – no kickboards
Drawers	Polyurethane Shaker, Blum soft close
Benchtop	20mm Bianco Drift Caesarstone
Handles	Furnware Momo TRCPO64 BNZ cup pulls
Basin	Turner Hastings Sierra 46 x 30 undermount
Tapware Basin	Phoenix Nostalgia Basin mixer 160mm Shepherds Crook NS74844
Tapware Shower	Phoenix Nostalgia shower / bath mixer NS78033
	Phoenix Nostalgia Vintage shower arm and rose NS12533
Tapware Bath	Phoenix Nostalgia shower / bath mixer NS78033
	Phoenix Nostalgia Shepherds Crook bath spout 180mm NS06933
Mirror	Bevelled Edge
Bath	Decina Oxford 1700 back to wall freestanding
Toilet	Turner Hastings HA200SC close coupled, back to wall suite
Shower Screen	Semi frameless
Towel Rail	Phoenix Nostalgia single 760mm N880233
Toilet Roll Holder	Phoenix Nostalgia NS89233
Shower Shelf	Phoenix Nostalgia NS89633 – glass

ENSUITE

Vanity Cupboard	Vanity on 50 x 50 plain posts with 25mm thick bottom shelf, with 50mm rails and 30mm slots in between – no kickboards
Drawers	Polyurethane Shaker, Blum soft close
Benchtop	20mm Frosty Carina Caesarstone
Handles	Furnware Momo TRCP064 BNZ cup pulls
Basin	2 x Turner Hastings Std Agres 53 x 34 undermount
Tapware Basin	Phoenix Nostalgia Basin mixer 160mm Shepherds Crook NS74833
Tapware Shower	Phoenix Nostalgia shower / bath mixer NS78033
	Phoenix Nostalgia Vintage shower arm and rose NS12533
Mirror	Bevelled edge
Toilet	Turner Hastings HA200SC close coupled, back to wall suite
Towel Rail	Phoenix Nostalgia single 760mm N880233

Toilet Roll Holder	Phoenix Nostalgia NS89233
Shower Shelf	Phoenix Nostalgia NS89633 – glass

POWDER ROOM

Vanity Cupboard	Polyurethane Shaker fixed fascia on 50mm x 50mm plain posts with 25mm thick bottom shelf, with 50mm rails and 30mm slots in between, no kickboards
Benchtops	20mm Bianco Drift Caeserstone
Splashback	20mm Bianco Drift Caeserstone – 120mm high
Basin	Turner Hastings Sierra 46 x 30 undermount
Tapware	Phoenix Nostalgia Basin mixer 160mm Shepherds Crook NS74833
Mirror	Bevelled edge
Toilet	Turner Hastings HA200SC close coupled, back to wall suite
Towel Rail	Phoenix Nostalgia single 760mm N880233
Toilet Roll Holder	Phoenix Nostalgia NS89233

OUTDOOR LIVING BATHROOM

Cupboards	Polyurethane Shaker fixed fascia on 50mm x 50mm plain posts with 25mm thick bottom shelf, with 50mm rails and 30mm slots in between, no kickboards
Benchtops	20mm Bianco Drift Caesarstone
Splashback	20mm Bianco Drift Caesarstone – 120mm high
Basin	Turner Hastings Sierra 46 x 30 undermount
Tapware	Phoenix Nostalgia Basin mixer 160mm Shepherds Crook NS74833
Mirror	Bevelled edge
Toilet	Turner Hastings HA200SC close coupled, back to wall suite
Towel Rail	Phoenix Nostalgia single 760mm N880233
Toilet Roll Holder	Phoenix Nostalgia NS89233

OUTDOOR LIVING

Cupboards	725mm overhead high cupboards Polyurethane V-Groove doors with Blum soft close hinges, 100mm kickboards, black Rhino Ply carcasses, 6 x Blum soft close drawers to bar Boxed out V-Groove to concealed rangehood Reclaimed bricks to side and front of bar
Benchtops	20mm Jet Black Caesarstone
Splashback	20mm Jet Black Caesarstone
Handles	Furnware Momo TRCP064 BNZ cup pulls to all underbench doors Furnware Momo NHMK032 BNZ knobs to all overhead doors
Rangehood	Fisher & Paykel HP90ICSX3 – 90cm concealed, ducted externally
BBQ	Spiegler & Brown DCS BGB36BQARL built-in all grill gas BBQ
Sink	Turner Hastings Sierra 46 x 30 undermount
Tapware	Phoenix Nostalgia sink mixer 220mm Shepherds Crook NS73833

WALK-IN ROBE

Cupboards	2710 high Polyurethane Shaker, Blum soft close door hinges and 30mm shadowline, 100mm kickboards
Island Cupboards	1000mm high Polyurethane Shaker with X design and 100mm Bevelled proud kickboard
Drawers	6 x Polyurethane Shaker, Blum soft close. Full Shaker rails
Benchtop	20mm Frosty Carina Caesarstone to island

Handles Furnware Momo TECPO64 BNZ cup pulls to drawers
Furnware Momo NHMKO32 BNZ knobs to doors

GAS SERVICE

Dual fuel upright stove
2 Rinnai B26 instantaneous hot water units with recess box
2 bayonet points

PLASTERING

Cornice Set square - throughout
Ceilings 2.7m throughout internally – 2.9m to garage
2.59 to outdoor Alfresco Bar and Powder – lined with painted V-Joint treated pine
Raked to living/dining and outdoor living – lined with painted V-Joint pine (treated outside)

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 2400 x 1200 stained or clear finish
Laundry Hume 2340 x 820 Solicore DTH painted
Internal Hume Hampton HAM1 2340 high painted
BIR & Linen Hume Hampton HAM1 2340 high painted
Under Stairs Flush Primecoat cut to size
Family Corinthian AWOBD2 White Oak Moda Barn GB2 2450 x 1000 stained or clear finish (stained on display) with black track

DOOR FURNITURE

Front Urban Rustic Accents Lever Entrance set 53821E with 250 x42 back plate Matt Black
Laundry Urban Rustic Accents Lever Entrance set 53821E with 250 x42 back plate Matt Black
Internal Urban Rustic Accents Lever set with 52mm back plate 53801 Matt Black
Wardrobes Solid Elegant knob 38mm Matt Black
Hinges Internally 100 x 75 fixed pin, externally 100 x 75 ball bearing Matt Black.

WARDROBES / LINEN

Bedroom 1	White melamine shelving to linen and full hang / double hang. Polyurethane Shaker, Blum soft close to doors and drawers
Bedrooms 2,3,4	White melamine drawers - shelves and double hang / full hang
Linen / Broom	5 x white melamine adjustable shelves to linen

STAIRS

Treads	American Oak - stained
Risers	Pine - painted
Stringers	Closed and cut, pine - painted
Width	1100mm
Balustrade	Painted pine square aris edge balusters and Hampton style newel posts and 64 x 42 standard shape stained American Oak handrail

PAINTING

Internal Walls	Dulux Professional acrylic paint – 3 coats
Ceiling	Internally - Flat paint Externally – Weathershield to V-Joint pine and clear polyurethane to V-Joint Blackbutt
External	Dulux Weathershield to weatherboard and eaves

GARAGE DOORS – Not displayed

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

INSULATION

Roof	R1.3 anticon blanket
Ceilings	R4.0 under roof space
Walls	R2.0 to external walls

ELECTRICAL

Points	104 light points, 38 double power points, 4 Free to air TV points, 4 Cable TV points, 6 Data points, 1 phone points, 68 downlights
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
Front porch, outdoor living and balcony	– Floor tiles



Raymond Vincent Homes

CAPE LEVEQUE

INDULGENCE INCLUSIONS – EXTERNAL

EXTERNAL LIVING

Porch	Concrete tiled, recycled hardwood posts
Balcony	Pine frame, scyon floor, tiled
Handrails	Powdercoat vertical bar handrails
Outdoor Living	Tiled floor, treated pine V-Joint ceiling

WINDOWS

Aluminium double hung and sliding windows
Standard aluminium sliding doors to parent retreat and master bedroom
Cavity stacking sliding door to dining room and kitchen
Raked windows to dining / living
LOW E glazing

EXTERIOR

Face brickwork – The Brick Pit Wollongong Blend recycled bricks

BGC – Duragroove Woodgrain 150mm Vertical
ROOF – Bluescope Custom Orb - Monument
Colorbond fascia and quad gutter - Monument
Weatherboards – Colorbond Monument
V-Joint Blackbutt soffit to entry and balcony
140 x 140 Recycled hardwood posts

JUNE 2021

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