



Raymond Vincent Homes

MONTEREY

EXECUTIVE INCLUSIONS - INTERNAL

KITCHEN

Cupboards	2.1m high standard overhead cupboards - Bulkhead over Polyurethane doors - Island bench 600mm deep
Benchtops	Quantum Quartz benchtops - 40mm square edge - 800mm wide island benchtop
Drawers	1 set - soft close
Sink	Abey Lago 840mm flushline
Tap	Phoenix Radii sink mixer
Oven	AEG BE4003001M-C
Cooktop	AEG HG60FX-C 60cm gas
Rangehood	AEG DF6260 MLA-C
Microwave	Panasonic NNST671QPQC + Trimkit
Dishwasher	AEG F77000 MOP-C
Splashbacks	Tiles

BATHROOM

Vanity Cupboard	Laminated doors with 2mm PVC edges
Vanity Top	20mm Quantum Quartz Organic oval vessel - BOAC-206A
Mirror	Polished edge
Bath	Decina Adatto 1.65m
Toilet	Vivo
Shower Screen	Semi frameless pivot
Taps	Radii Hi-rise vessel mixer – Radii wall bath spout – Lexi hand shower
Towel Rail	Phoenix Gloss
Toilet Roll Holder	Phoenix Gloss

ENSUITE

Vanity Cupboard	Laminated doors with 2mm PVC edges
Vanity Top	20mm Quantum Quartz 2-RAK Diana vessels
Taps	Radii Hi-rise vessel mixer – Lexi hand shower
Mirror	Polished edge
Toilet	Vivo
Shower Screen	Semi frameless pivot
Towel Rail	Phoenix Gloss
Toilet Roll Holder	Phoenix Gloss

POWDER ROOM

Vanity Cabinet	Laminated doors with 2mm PVC edges
Vanity Top	20mm Quantum Quartz organic oval vessel BOAC-206A
Mirror	Polished edge
Toilet	Vivo
Shower Screen	Semi frameless pivot
Taps	Radii Hi-rise vessel mixer – Lexi hand shower
Towel Rail	Phoenix Gloss
Toilet Roll Holder	Phoenix Gloss

LAUNDRY

Cabinet	Laminated floor and broom cupboard with 2mm PVC edges
Benchtop	Laminated 180° edge or square edge
Splashback	400mm high tiles
Tub	Everhard benchline
Tap	Phoenix Ivy mixer

GAS SERVICE

Gas hotplate
Rinnai B26 instantaneous hot water unit with recess box
2 bayonet points

PLASTERING

Set square	Living, kitchen, dining, entry, rumpus, lounge and hall
3 step cornice	Bedroom 1,2,3,4 & Guest, walk-in-robe
90 cove cornice	Elsewhere
Ceilings	2.7m to ground floor – 2.4m to first floor
Raked	Living, kitchen & dining

DOORS

Front	XLR120 glazed clear
Laundry	XLR130
Internal	HA4
Wardrobe	HA4

FIXINGS

Architraves	75mm x 25mm
Skirting	75mm x 25mm
Wardrobes	
Bedroom 1	White melamine – 2 set of drawers - shelves – double / full hanging
Bed 2,3,4 & Guest	White melamine – drawers - shelves – double / full hanging
Linen	White melamine shelves
Stair	Timber stringer, treads & risers, straight stringer, plaster under
Balustrade	D14 – powdercoat metal and glass

DOOR FURNITURE

External	Lockwood Nexion keyless entry lockset
Internal	Lockwood Velocity 63mm

PAINTING

Internal Walls	Dulux Professional acrylic paint – 3 coats
Ceilings	Flat paint
External Cladding	Dulux Weathershield

GARAGE DOORS

B&D Panelift Seville
B&D CAD S – remote control opener

INSULATION

Roof	R1.5 anticon blanket
Ceilings	Under roof space – R2.5
Walls	R1.5 to external walls

ELECTRICAL

50 light points, 30 double power points, 3 TV points, 3 Pay TV points, 2 phone points

Exhaust fan / light Bathroom – ensuite – powder room
Sensor switch Pantry

TILING

Allowance \$40 per m²
Bathroom Walls to ceiling
Ensuite Walls to ceiling
Powder room Walls to ceiling
Laundry splashback 400mm high
Front porch – patio – balcony – floor tiles



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EXECUTIVE INCLUSIONS – EXTERNAL

EXTERNAL LIVING

Roof Supports	120 x 120 Merbau
Patio	Concrete tiled villaboard soffit
Deck	Pine frame, merbau decking, pine steps, brick foundation, villaboard soffit
Balcony	Pine frame, scion floor, tiled, villaboard soffits, no end wall
Railings	D14 Powder coated metal and glass railings

WINDOWS

Aluminium sliding standard frames
Silicone butt corner windows, highlight windows
No louvre windows
Standard aluminium sliding doors
Stacking sliding door to dining room
Standard clear glazing

EXTERIOR

Face brickwork – Executive range
Colorbond fascia and quad gutter
Villaboard soffits to porch, patio, balcony and deck
120 x 120 merbau posts to patio and deck
Face brick chimney
Butterfly Roof