



Raymond Vincent Homes

MONTEREY

INDULGENCE INCLUSIONS - INTERNAL

KITCHEN

Cupboards	Polyurethane doors - Island bench – soft close doors - 2.4m high overhead cupboards with bulkhead over, 2 rows overhead cupboards with top hinged doors, top row stepped out with auto openers.2 under cupboard strip lights
Benchtops	Quantum Quartz benchtops - 40mm edge – 80mm edge to 1200mm wide island benchtop
Drawers	Soft close – 6 sets
Handles	Continuous finger pulls
Sink	Sterling SREG202 underbench
Tap	Radii sink mixer
Oven	2 – AEG BE4003001M
Cooktop	AEG HG90FX-C 90mm gas
Rangehood	Smeg Undermount PUM90XC ducted outside
Microwave	AEG MCD 2664 EM
Dishwasher	AEG F78002V10P fully integrated
Splashbacks	Mirror

BATHROOM

Vanity Cupboard	Laminated Oyster Linea Riven wall hung – soft close hinges & drawers
Vanity Top	20mm Quantum Quartz with organic oval vessel BOAC-206A
Mirror	Polished edge
Bath	Forme Plunge 1500 freestanding
Toilet	VIVO
Shower Screen	Semi frameless
Taps	Radii Hi-rise vessel mixer – floor bath mixer – Lexi hand shower
Towel Rail	Phoenix Gloss

Toilet Roll Holder Phoenix Gloss

ENSUITE

Vanity Cupboard Laminate Innovations wall hung – soft close hinges & drawers

Vanity Walls to sides and bulkhead over

Vanity Top 20mm Quantum Quartz 2-RAK Diana vessels

Mirror Polished edge

Toilet VIVO

Shower Screen Frameless pivot

Taps Radii wall basin mixers – Lexi twin shower

Towel Rail Phoenix Gloss – 2 off

Toilet Roll Holder Phoenix Gloss

POWDER ROOM

Vanity Cabinet	Polyurethane wall hung – soft close hinges
Vanity Top	20mm Quantum Quartz, Lavabo 25 vessel
Mirror	Polished edge
Toilet	VIVO
Shower Screen	Semi-frameless
Taps	Radii wall basin mixer – Lexi hand shower
Towel Rail	Phoenix Gloss
Toilet Roll Holder	Phoenix Gloss

LAUNDRY

Cabinet	Laminated floor and broom cupboard – soft close hinges
Benchtop	20mm Quantum Quartz
Splashback	Quantum Quartz to under window
Tub	Everhard benchline
Tap	Radii sink mixer

GAS SERVICE

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

PLASTERING

Shadowline	Dining, living, kitchen
Set square	Rumpus, lounge and hall
3 step cornice	Bedroom 1,2,3,4 & Guest, walk-in-robe
Cedar ceiling	Entry
90 cove cornice	Elsewhere
Ceilings	2.7m to ground floor – 2.4m elsewhere
Raked	Living, kitchen & dining

DOORS

Front	XLR160 glazed grey
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Laundry	XLR130
Internal	HLR230
Wardrobe	HLR230

FIXINGS

Architraves	75mm x 25mm Olympic
Skirting	75mm x 25mm Olympic
Wardrobes	
Bedroom 1	White melamine – Truffle Lini edges & drawer fronts - 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	Blackbutt stringers, treads & risers, blackbutt to underside of top flight, stepped stringer
Balustrade	Polished stainless steel
Fireplace	Stone chimney with Ecosmart stainless steel fire

DOOR FURNITURE

Front	2 - Lockwood 4130999 pull handles + deadlock + roller latch or Nexion Vision keyless entrance set – door closer
Laundry	Lockwood Nexion Vision keyless entrance set
Internal	Lockwood 55mm Velocity
Hinges	100mm stainless steel

PAINTING

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

GARAGE DOORS

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

INSULATION

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

ELECTRICAL

78 light points, 30 double power points, 4 TV points, 4 Cable TV points, 4 Data points, 2 phone points, 2 low energy downlights

Exhaust fan / light	Powder room
Exhaust fan / Heater / light	Bathroom and ensuite
2 Strip Lights	Kitchen
Sensor switch	Pantry

TILING

Allowance	\$40 per m ²
Bathroom	Walls to ceiling
Ensuite	Walls to ceiling
Powder room	Walls to ceiling
Front porch – living – patio – balcony – floor tiles	



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INDULGENCE INCLUSIONS – EXTERNAL

EXTERNAL LIVING

Patio	Concrete tiled
Deck	Pine frame, blackbutt decking screwed, blackbutt steps & edges, brick foundation
Balcony	Pine frame, scyon floor, tiled, matrix wall
Handrails	Powdercoat horizontal bar handrails

WINDOWS

Aluminium sliding windows with longreach frames
Silicone butt corner windows, louvres, highlight windows
Standard aluminium sliding doors
Cavity stacking sliding door to dining room
Standard grey glazing

EXTERIOR

Face brickwork – Indulgence range
Colorbond fascia and quad gutter
Cedar soffit to entry
Matrix soffits to balcony
Versilux soffits to patio and deck
125 x 125 recycled hardwood posts to patio and deck
Stone chimney
Butterfly Roof

MONTEREY INDULGENCE - EXTERNAL

JUNE 2015

A DIVISION OF RAYMOND VINCENT CONSTRUCTIONS PTY LTD

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