

INCLUSIONS LIST



Premium Quality Villas - 12-46-Casey Springbank Rise

General

- Large living areas, ensuite, private north facing yards, display home quality
- 3 and 4 BED options as per plans (*Some designs with bedroom and bathroom on ground floor - retirement living*)
- Architect designed as per plan
- All architects plans, consultants fees (survey, engineering)
- Council Fees & costs allowance for development & building approval
- Installation and connection of meters meter & transact box and phone line.
- **Six star energy rating** allowance for insulation
- Items may vary to suit selected floor plan design & size of your home as applicable and to builders direction

Internal

- **Kitchen** custom joinery allowance, with built in microwave space and pantry, granite Stone look laminate **tops**
- Appliances: European stainless steel: range hood as supplied, cooktop and oven.
- Ducted **heating** to living and bed rooms (ducted heat pump cooling optional additional \$7500+gst)
- **Tastic** two light heater to ensuite and bathroom
- **Tiles** in bathrooms to 1.2m high, 1.8m showers, feature vertical row tile as per floor tile to each shower
- **Mixer taps** to all bathrooms, kitchen and wet areas, detachable shower head on hand **shower rail** to all showers
- Shower screens: Chrome aluminium with clear glass
- Vanity units: gloss white doors floor stand with poly marble top approx. 600-750mm wide
- Mirror: over each vanity basin
- Toilets: full porcelain pan and cistern
- Bathroom accessories: Chrome metal to all bathrooms
- Garage doors: Remote electric opening with two remotes
- Internal doors to robes: mirror sliding and hinged painted to cupboards, linen and otherwise as per plan
- Robes shelving fit-out: Vinyl painted or melamine with row of shelves to side in each
- Door handles: Silver lever to most hinges internal doors – Gainsborough 'carla' (some doors may vary to suit)
- Light fittings to all rooms. Down lights to all living rooms, entry and oysters to bedrooms.
- Power points: Double throughout
- TV points x2 (bed-1 and living) + transact data phone points x2 (bed-1 and study nook)
- Washable paint throughout
- **Floor Coverings:**
 - Timber look laminate/vinyl or timber look tiles (kitchen and inside entry door about one metre) & Carpets (bedrooms/living rooms/dine/study/entry/stairs)
- **Window blinds** allowance: by owner (optional additional average for vertical blinds \$1350+GST)

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External

- Architectural façade styles as per plans
- Face brick, Cladding and bagged and painted walls for that rendered look as per plans
- External light to front and back of residence access door areas
- Concrete roof tiles or metal
- Gutter and fascia Powder coated
- Aluminium powder coated windows with latch locks
- **Front door** Glass panelled
- Hot water system Instantaneous
- **Driveway** as per plan
- **Fencing** to boundaries and yards
- Clothes line with concrete pad
- **Landscaping** optional package within private property fences to internal courtyards (for investors turnkey packages) main commons areas, entry park driveway landscaping included. Developer can quote private internal courtyard areas.

Flexible Options available prior to construction commencement only

- Internal options – study nook joinery, pergolas, BBQs, personal landscaping, floor coverings, timber floors, cooling, foxtel points, transact TV, kitchen finishes (additional \$values apply) to proceed with any optional items please submit a application form via email within 30 days or builders choice applies.

Notes

- Plans subject to council approval, sizes, dimensions, steps/levels, areas, details, may vary. These specifications/ inclusions/ and plans are under continual review and subject to change without notice.
- Completion dates approx. 9-12 months after commencement on site plus registration of unit title plans with council, may vary pending weather, ACTEW connections, approvals etc . Where work has commenced on site options may not be available.

Contact Us

- Developers Office P 0262554411 or email sales@pavilionhomes.com.au
 - Web www.arcadiamews.com.au
 - Display Home open - contact us for address
 - For [location Maps](#), [How to buy guides](#) | email us for detail guides/checklists
 - Keep in touch with our office regarding any questions: email: RECEPTION@the-builders.com.au