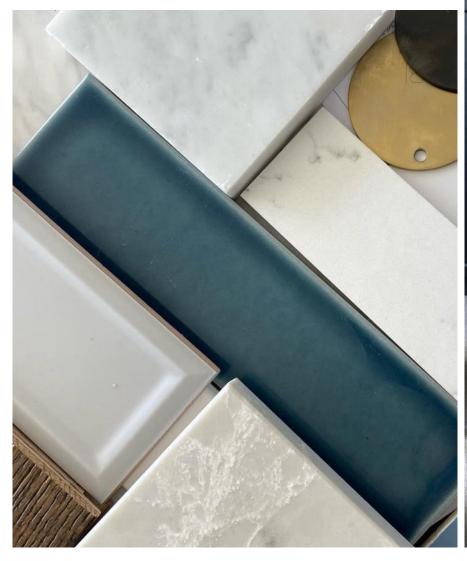


Leneeva Homes

DESIGNER Inclusions

In collaboration with our Interior Designers and taking on board our valued customer feedback we proudly offer our Designer Inclusions. A comprehensive combination of inclusions focusing on quality, style and comfort. Designed to be a starting point these inclusions can be fully customised to suit your style and taste.





EXTERIOR

Site & Services

- Connection costs included to standard building allotment of up to 600m2 with a maximum of 300mm of fall over the building area.
- ✓ Set back to front of house of maximum 6 metres.
- ✓ Dry water tapping and water meter connection inside lot.
- Three phase underground power up to 10 metres from existing electrical connection pit.
- Class "M" 385mm engineer designed concrete waffle slab to house, garage, porch and alfresco (design specific).
- ✓ Termite reticulation system to the perimeter of the home.
- ✓ 2000ltr Water tank plumbed to WC'S and garden taps.

Structure

- Kiln dried pine wall framing, with maximum 450mm centre studs to all external walls.
- Engineered first floor joist system with particle board flooring (two storey homes only).
- ✓ Engineered 22.5° pitch pine roof trusses.

External

- ✓ BHP Colorbond steel roofing or a selection of Monier concrete roof tiles.
- ✓ BHP Colorbond steel fascia, gutter and cappings.
- ✓ BHP Colorbond 100x50 down pipes.
- ✓ Selection of Austral bricks with rolled mortar joints.
- ✓ Brickwork over all windows and external doors (design specific).
- Lightweight rendered cladding to upper floor walls.

Windows and Sliding Doors.

- Powder coated aluminium double glazed awning and fixed windows throughout.
- Window locks to all opening windows.
- ✓ Nylon mesh flyscreens to all opening windows.
- ✓ Powder coated aluminium double glazed sliding door/s.

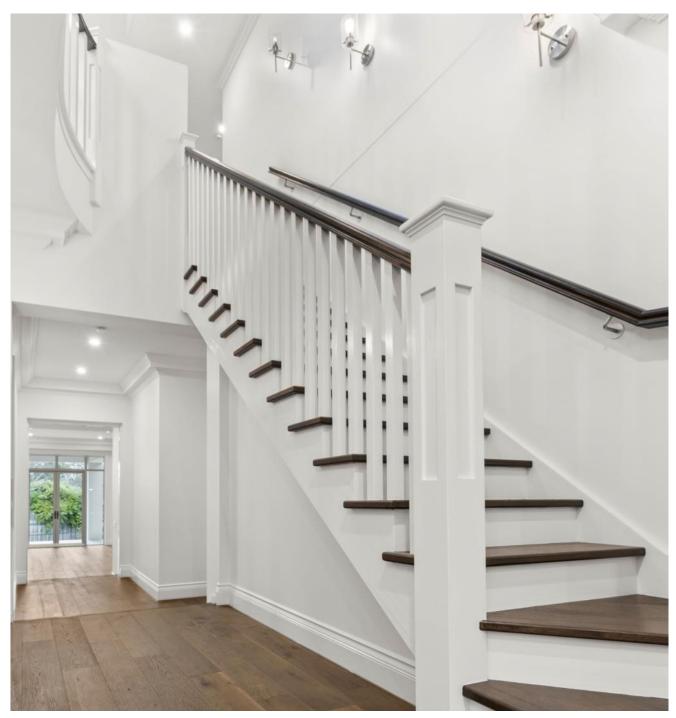
External Doors

- Selection of 920mm Hume Savoy clear glazed entry door (2340mm high) stain finish.
- ✓ Gainsborough Trilock entry lever set.
- ✓ Sectional Colorbond panel lift door to Garage.
- Remote control garage door with two (2) controllers.
- ✓ Wall button control for garage door opener.









FIXTURES & ENERGY

Energy performance and Insulation

- ✓ 6 Star energy rating in any orientation to all standard designs.
- √ R1.3 Anticon blanket to underside of Colorbond roofing or Roof Sisalation installed directly under roof tiles.
- √ R6.0 ceiling insulation to roof areas with R2.0 to perimeter (excludes Garage, Porch and Alfresco ceilings).
- √ Vapour permeable wall wrap.
- ✓ R2.5 Wall Batts to external walls and Garage/home internal wall.
- R2.0 Batts to mid floor between levels of two storey designs.

PV Solar

✓ 5kW grid connected solar electricity system with 5kW inverter.

Wall & Ceiling Linings

- √ 2590mm (nom) ceiling height to single storey homes.
- ✓ 2740mm (nom) ceiling height to ground floor of two storey homes with 2440mm (nom) ceiling height to upper floor.
- Plasterboard ceiling lining on laser levelled ceiling battens to all ceilings.
 - Plasterboard wall lining.
- ✓ 75mm cove cornices throughout.
- ✓ Selection of 67mm x 18mm architraves & skirtings.

Staircase (design specific).

- Closed timber tread staircase suitable for polishing (design specific).
- ✓ Kiln dried hardwood handrail and posts with stainless steel or matt black balusters.

Internal Doors

- ✓ 2340mm high flush panel doors to ground floor (paint finish).
- √ 2040mm high flush panel doors to upper floor of double storey homes (paint finish).
- ✓ Bright chrome hinges and latches.
- ✓ Gainsborough Elena lever sets to all swinging doors.

Cupboards & Robes

- ✓ One white melamine shelf with hanging rail to robes.
- Four white melamine shelves to linen cupboards.
- ✓ Dual hanging provision to all walk in robes.
- 2 x 4 drawer tower with adjustable shelves to walk in robe of master bedroom.

KITCHEN & PANTRY

Joinery

- ✓ Vinyl wrap kitchen doors and panels.
- ✓ Selection of 20mm Caesarstone benchtops to all kitchen and pantry bench cupboards.
- ✓ 1050mm wide, 40mm Caesarstone benchtop to kitchen island bar (design specific).
- ✓ Walk in pantry fit out with bench cupboards and overhead units (design specific).
- ✓ Four white melamine shelves to larder or pantry cupboards.
- ✓ Drawer bank of four drawers including cutlery tray.
- ✓ 2 x three pot drawer banks.
- ✓ Selection of cabinet handles.
- ✓ Double bowl under mount stainless steel sink.
- ✓ Selection of chrome designer side lever hob mixer.
- ✓ Integrated dishwasher provision.
- ✓ Water point to fridge.

Appliances

- ✓ Bosch 900mm electric Induction cook top.
- ✓ Bosch 600mm pyrolytic multifunction oven.
- ✓ Bosch integrated rangehood.
- ✓ Bosch fully integrated dishwasher.







BATH, ENSUITE & LAUNDRY

Laundry

- ✓ Stainless steel under mount laundry tub.
- ✓ Laminated square edge laundry base and overhead cupboards.
- ✓ Selection of 20mm Caesarstone benchtops.
- ✓ Selection of chrome designer side level hob mixer.
- ✓ Washing machine stop taps concealed inside cabinet.

Bathroom, Ensuite, WC and Powder room

- ✓ 1500mm acrylic white bath tub.
- ✓ Tiled shower base with tiled waste (size design specific).
- ✓ Semi frameless pivot door shower screen.
- Floating square edge laminated vanity on tiled recessed kick panel.
- ✓ Selection of 20mm Caesarstone benchtops to vanity units.
- ✓ Selection of ceramic vanity basins with pop up wastes.
- ✓ Chrome pin lever flickmixer taps to all basins, bath and shower.
- ✓ Phoenix Vivid chrome hand shower on rail.
- ✓ Dual flush rimless toilet with ceramic cistern and soft close seat.
- ✓ Polished edge mirror to full width of vanity above tiled splashback.
- ✓ Towel Rail, Toilet Roll Holders and Hand Towel accessories.

Wall Tiles

- Selection of 600x300 porcelain tiles to Bathroom, Ensuite, Laundry
 WC (extent design specific).
- ✓ Tile skirting to Bathroom, Ensuite, WC and Laundry.
- ✓ Selection of tiles to kitchen splashback.
- ✓ Selection of tiles to laundry splashback.



FINISHES & COMFORT

Paint

- Taubmans low sheen acrylic to all external paintable surfaces (one
- Taubmans gloss enamel to all external doors (one colour).
- Taubmans low sheen acrylic to all eaves and external ceilings (builders
- Taubmans three coat system to all internal walls (washable, one colour).
- Taubmans two coat flat acrylic to all internal ceilings (one colour).
- Taubmans gloss enamel to all architrave, skirting and doors (one colour).

Electrical, TV & Data (design specific).

- Double power points throughout.
- LED 90mm fixed down lights throughout.
- External LED flood light outside Laundry.
- Sealed exhaust fan over shower areas and internal non-vented WC's.
- Television Aerial connected to 2 x TV points.
- Hard wired smoke detector/s.
- Fibre Optic Hub Cabinet to garage with 3 x data points to home.

Hot Water Service

315ltr Heat pump hot water service (250ltr to single storey).

Heating & Cooling

Actron reverse cycle zoned ducted air conditioning to all living areas and bedrooms. (Zoning configuration is design specific).

Floor Coverings

- Selection of engineered timber floating flooring installed
- to areas nominated in standard plan.
- Selection of Carpet with premium underlay to areas nominated in
- Selection of 600x300 porcelain tiles to floors of Bathroom, Ensuite, Laundry & WC.











HIA Victorian Home of the Year



HIA Victorian Project Home



HIA Victorian Project Home over \$400,001



WINNER 2017 HIA Victorian Display Home \$400,001 - \$500,000

