

SPECIFICATION

SITE: Lot 2 (#59) on RP172589 Jellico Street, Mount Lofty, Qld, 4350

DESCRIPTION: Erect 4 New Lowset Brick Veneer Villas

29 April 2020



design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Winner of 47 MBA & 19 HIA Awards | HIA "Custom Built Home of the year" | Twice winner MBA "House of the Year"

General -

- Six year structural guarantee
- 52 week maintenance period

Site Preparation & Foundations

- Soil type "M" foundations

Terrace

- 150mm block wall for BBQ area (*BBQ supplied & installed by others*)
- Ceiling to be lined in hardiflex
- Natural grey concrete to flooring
- 350mm brick pier as per plan

Roofing

- Colorbond corrugated sheeting (*standard colours*)
- Colorbond or painted quad gutter, flashings & fascia
- 90mm round PVC downpipes (*painted*)

Structural & External

- Full render & paint to entry piers, bed 1 robe & terrace brick piers with score lines as per plan
- Raised roof to patio & bed 1 robe as per plan
- Brick piers as per plan
- Warwick Dark tan face bricks with Ivory mortar
- 2550mm (8'6") ceiling height
- Engineer certified prefabricated roof trusses @ 900mm centres
- Metal ceiling battens to underside of trusses
- Termite treatment to AS3660.1, 'Termifilm' to perimeter & collars to penetrations (*or equivalent*)

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Aluminium Windows & Doors

- Aluminium windows & doors as per plan (*standard colours*)
- Key locks to all sliding glass windows & doors
- 5mm grey tint to all windows & SGD's
- Flyscreens to all windows & sliding glass doors

Clothes line

- Hills fold-a-line clothes line

Garage

- Panel lift with remote control unit (*3 controllers*)
- Painting to garage floors
- Store cupboard to garage to include 3 melamine shelves and vinyl sliders
- Pineridge panelling to internal walls
- Plasterboard to ceiling

Doors & Locks

- Entrance door - Hume XLR120
- Sidelight - Obscure glass in custom frame
- Internal doors - Hume throughout (*Caprice*)
- External doors - Aluminium sliding glass
- External door furniture, Gainsborough "Contractor Series"
- Internal door furniture, Gainsborough "Contractor 700 Series" to main doors
- Internal door furniture, Gainsborough "Diplomat Series" to robe doors
- Privacy lock to bed 1, main bathroom and W.C.'s
- Builders standard door stops

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Robes & Linen cupboards

- Bedroom 1 WIR to include 2 bank shelves, hanging rail & smart robe sliders
- Joinery to bed 1 WIR as shown
- Bedroom robes to include 1 bank shelves, hanging rail & smart robe sliders
- Linen cupboard to include 4 laminated shelves & smart robe sliders
- Broom cupboard to include 1 shelf & smart robe sliders
- Plasterboard & paint to cupboard lining

Painting

- Taubmanns living proof silk semi-gloss to bath, W.C. & laundry ceilings
- Flat acrylic to remaining ceilings
- Acrylic premium paint to interior walls
(excludes feature walls, base colours and multi coloured painting)
- Gloss enamel or stain to architraves, skirtings & trim
- Gloss enamel/acrylic to soffit & external
- All premium quality paints

Internal

- Bulkheads to foyer & kitchen as per plan
- Square set openings to living & hall wall
- Antiglare sisalation to external wall frame
- Insulation to walls & ceiling
- "New York 90mm" to main living areas & "90mm Cove" cornice to remaining
- Plasterboard to walls & ceilings
- Villaboard to wet areas
- Wetseal waterproofing to wet areas as required
- Pine mouldings
- 68mm 12mm colonial skirtings, 42mm 12mm colonial architraves

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Kitchen

- Kitchens with stone & 2-Pac as shown
- Fisher & Paykel OB60SCEX4 multi function fan forced oven
- Fisher & Paykel CE604CBX1 ceramic hot plates
- Fisher & Paykel HS60CSX3 600mm slide out rangehood
- Fisher & Paykel DW60CEX1 Dishwasher
- Designer stainless steel sink with chrome flickmixer as shown
- Microwave space & dishwasher connection provided

Plumbing

- Water to island benchtop
- Tap to fridge
- 20mm water meter to each unit for strata titling
- 1 x Chromagen 250ltr heat pump hot water service
- Rehau tubing to all hot & cold water internal pipes
- External taps as shown

Electrical

- Community lighting for driveway & carparks on timer
- Power to island benchtop
- Double power points as shown
- Single power points as shown
- Light points as shown
- Ceiling fans as shown
- TV points as shown
- Telephone pre-wire points as shown
- 2 light (*heater/fan/light combination*) to ensuite & bathroom
- Earth leakage circuit breakers
- Smoke alarms as shown

W.C.'s

- Dual flush toilet suites, white pan & cistern
- Chrome or powdercoated metal W.C. roll holder

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Bathroom & Ensuite

- Vanities as shown with stone
- "Signature" Semi frameless Pivot clear laminate glass shower screens with chrome frame
- Polished edge Full length mirror 900mm high over vanities
- Chrome metal taps and spouts (*from builders selection*)
- Chrome double metal towel rails (*from builders selection*)
- Semi recessed china vanity basins
- Bath as shown

Laundry

- Chrome metal taps & spout over tub
- Chrome metal automatic washing machine taps
- 45 litre s/steel tub inset into laminated benchtop with cupboard under tub

Tiles – *Total allowance for Units*

- Bathroom floor & walls to ceiling , 1 row over vanity continuing around bath
- Ensuite floor & walls to ceiling, shower walls, 1 row over vanity continuing around bath
- Tiled shower recess to ensuite
- Tiled surround to bath
- Ensuite WC floor & walls to ceiling
- Bathroom WC floor & skirting
- Tiled shower floor recess
- Laundry floor & skirting tile, splashback 600mm high over tub
- Kitchen splashback above benchtop 600mm high
- Tiles as shown

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au





PTY. LTD.
QBCC 82008
ABN 65 082 471 449

Page 7

Sundries – Total allowance for Units

- Units cleaned on completion
- TV antenna - local channels
- Light fittings as shown
- Carpets to all beds & robes as shown
- Tiles to terrace as shown
- Bamboo Flooring to foyer, kitchen, living, dining study & halls
- Fujitsu Ducted air conditioner with V2 controller
- Exposed aggregate concrete driveway & paths as shown
- White timber shutters & roller blinds as shown

Signed by:

Arden Vale Homes Pty Ltd

Timothy Waring

design | quality | value

Phone: 4635 3885 Display: 4636 0000 email: sales@ardenvale.com.au
Office: 17 Long St, Toowoomba Display: 332 Ramsay St, Middle Ridge
Post: PO Box 7337 Toowoomba South 4350 web: www.ardenvale.com.au



Winner of 47 MBA & 19 HIA Awards | HIA "Custom Built Home of the year" | Twice winner MBA "House of the Year"