

SPECIFICATIONS & INCLUSIONS

Take your new Urban or Acreage home to the next level with DRHomes' SOHO inclusions collection:

HIGHER STANDARDS

- ▶ **Even higher ceilings**
 - SINGLE STOREY HOMES
2700mm ceiling height throughout
 - DOUBLE STOREY HOMES
2700mm ceiling height on ground level
2590mm ceiling height on upper level
- ▶ **Taller doorways and doors**
 - 2340mm Internal passage doors
 - Built-in robes with 2340mm glass sliding doors

KITCHEN INDULGENCE

- ▶ **40mm Caesarstone kitchen benchtops**
- ▶ **Modern square design under mount sink**
 - with super deep bowls and designer wastes
- ▶ **European kitchen appliances**
 - 900mm Electric Multifunction Oven
 - 900mm Gas Cooktop
 - 900mm Ducted Rangehood
 - Integrated Dishwasher
- ▶ **Luxurious kitchen cabinetry**
 - Soft close pot and crockery drawers if shown on plans (varies by design)
- ▶ **Feature Splashback**
 - select from our Gold range of designer tiles

FIRST IMPRESSIONS

- ▶ **Automatic Colorbond Panel Lift Garage door**
 - including complimentary Timber look door upgrade option

FINISHING TOUCHES

- ▶ **Roller blinds** to windows and sliding doors
- ▶ **Designer floor tiles**
 - select from our Gold range of floor tiles
- ▶ **Iconic white switch plates** to each room
- ▶ **68mm x 12mm skirting and architraves**
- ▶ **Feature cornice throughout** from the StepLook range

LUXE BATHROOMS & LAUNDRY

- ▶ **Stone benchtops**
 - 19mm Caesarstone benchtops on bathroom vanities and laundry cabinet
- ▶ **Floating bathroom vanities**
- ▶ **Designer wall and floor tiles**
 - select from our gold range of tiles
- ▶ **Frameless showerscreens** with clear glass (10mm)
- ▶ **Twin shower heads** in ensuite
- ▶ **Chrome mixer tapware**
 - select from the Gloss range of tapware

SMARTER TECHNOLOGY

- ▶ **Smart Home Hub** with smart wiring throughout

PLUS ALL THIS:

- ▶ Reverse cycle split system air conditioner to living area (varies)
- ▶ Quality carpet from standard range to bedrooms, study and robes (varies by design)
- ▶ Non-slip ceramic tiles to rear outdoor living (on concrete slab, selected from standard range)
- ▶ Colorbond roof or flat profile roof tile with full sarking from standard range (varies by design)
- ▶ 100mm recessed downlights LED white (daylight) downlights throughout. Minimum two (2) per room except WCs, laundry and WIRs have minimum one (1) per room. (varies by design)
- ▶ Flyscreens to all opening window sashes and sliding glass doors (excludes hinged doors)
- ▶ 3 coat paint system including:
 - Taubmans Endure internals
 - Washable low sheen acrylic to walls (one colour)
 - Enamel to trims and doors (one colour)
 - Exterior acrylic to external painted surfaces
- ▶ Stainless steel ceiling fans to living areas, bedrooms and rear outdoor living
- ▶ Epoxy floor finish to garage floor (choose from 12 colours)

WARRANTIES & PRE-CONSTRUCTION

- Building permits and fees
- Plans and specifications
- Soil test and engineering designs
- Contract documentation and building certification
- 6 ½ year builder's warranty
- Statutory structural guarantee

SITE WORKS, FOUNDATIONS & CONNECTIONS

- **Mains water connection from pre-tapped water main up to six (6) metre setback (Urban only)**
- **2 x 31,500 litre in-ground water tanks connected to house up to ten (10) metres (Acreage only)**
- **Bio treatment plant (HSTP) connected to house up to ten (10) metres with standard surface irrigation (Acreage only)**
- **N3 wind rating (Acreage only)**
- Stormwater and sewer connections to existing serviceable points up to 500m² block
- Single phase electrical mains run in and connection up to ten (10) metres
- Earthworks for up to 500mm fall with equal cut/fill across building pad
- 'M' Class waffle pod concrete slab as per engineers design
- Termite protection to slab penetrations and building perimeter

EXTERNAL

- Clay-face brick from standard range
- Off-white mortar
- Feature cladding to front façade if shown on plans (varies by design)
- Paint/stain grade clear glazed entry door from standard range
- Lockwood Nexion deadlock
- Painted flush panel external hinged doors as applicable
- Colorbond fascia, quad gutter and painted PVC downpipes
- Powder coated aluminium windows and sliding glass doors with clear glass

EXTERNAL CONT.

- Keyed locks to all opening window sashes and sliding doors
- Powder coated aluminium or stained/painted timber external door frames – sidelights if applicable with clear glass (varies)
- Front and rear garden taps
- TV antenna (not required in fibre optic estates)

ELECTRICAL

- Earth leakage safety switch and circuit breakers
- Double Iconic white switchplates to each room (including garage). Two double Iconic white switchplates to master bedroom and living room.
- Single Iconic white switchplates to fridge space, microwave space, garage door motor and dishwasher space
- Heat/fan/light units to bathroom and ensuite (varies by design)
- Interconnected photoelectric smoke alarms (with battery backup)
- Two (2) TV points (designs with MPR or media rooms include three (3) TV points)
- Two (2) phone points (location varies by design)
- One (1) data point (location varies by design)
- Mains pressure instantaneous gas hot water service

INTERNAL

- Ceiling insulation and wall sisalation
- Internal passage doors from selected range
- Lockwood chrome door furniture from standard range (privacy locks to bath, ensuite and WCs as applicable)
- Walk-in robe to master bedroom where shown on plans
- Built-in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to linen cupboards as applicable
- 68mm x 12mm skirting and architraves
- Paint grade internal stairs with powder-coated baluster (two-storey homes only)

KITCHEN

- Stainless steel sink with chrome flick mixer tap
- Laminate cabinets from standard range including:
 - Pot and crockery drawers as nominated on plans
 - Overhead cupboards as nominated on plans
- Painted bulkheads above overhead cupboards and pantry

LAUNDRY

- Laminate cabinet including 19mm stone benchtop and stainless steel trough with chrome flick mixer tap (varies by design)

BATHROOM & ENSUITE

- Laminate finish vanities with 19mm stone benchtop
- Ceramic basins from standard range
- Acrylic bathtub
- Tiled niche to showers (350mm high x 550mm wide)
- 900mm high frameless polished edge mirror to length of vanity
- Closed couple white toilet suite with soft close seat
- Chrome toilet roll holders and double towel rails
- Chrome mixer tapware throughout

EXCLUSIONS

- Driveway concrete, landscaping, **water tank (Urban only)**, fencing, clothesline and letterbox