

Aspire

LUXURY INCLUSIONS

STANDARD

- ✓ **Soil test**
- ✓ **Site feature survey**
- ✓ Engineering design for concrete slab
- ✓ Working drawings
- ✓ Contract documentation

SERVICE CONNECTIONS

- ✓ Site costs and connections are based on an allotment of up to 650m², maximum 5m front setback
- ✓ Sewer and water permits
- ✓ Building permit allowance
- ✓ Single phase underground power (Up to 12m)
- ✓ Water connection, dry tapping (Up to 10m to same side of street)
- ✓ Gas services line and meter connection (Up to 20m) *Please note this does not include electricity and telephone consumer account opening fees*

FOUNDATIONS

- ✓ Engineer designed “M” class **quality conventional raft slab** including porch with 172mm step down
- ✓ Up to 300mm of fall over building platform
- ✓ Part A and B termite treatment (where required)
- ✓ Temporary fencing to front boundary (Up to 30m)

GARAGE

- ✓ Garage vehicle door: Colorbond **sectional overhead garage door** to front from Aspire range
- ✓ Garage external access door: 2040mm (h) flush panel solid core door (Design specific)
- ✓ Door to garage for internal access
- ✓ Garage with concrete floor
- ✓ Plaster lined ceiling

FACADE

- ✓ Choose from one of three (3) **designer facades**
- ✓ Front entrance door: Choice of **2340mm high Corinthian double doors** from Aspire range (Design specific)
- ✓ Front entrance door furniture: **Stylish Nexion mechanical lockset**
- ✓ A selection of stylish single glazed aluminum powder coated awning, fixed and sliding windows
- ✓ **Brickwork above garage** with lintel

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EXTERIOR

- ✓ **Extensive selection of bricks** from Aspire range
- ✓ Rolled or raked mortar joints with natural colour mortar
- ✓ **Covered Outdoor Entertaining (C.O.E) area under roof line** with 135mm x 135mm painted timber post/s, plaster lined ceiling, 1 batten light point as per working drawings (design specific)
- ✓ Brickwork on edge window sills
- ✓ **Choice of concrete roof tiles** from Aspire range
- ✓ Aluminum powder coated single glazed awning, fixed and sliding windows throughout from Aspire range (design specific)
- ✓ **Window locks** to all openable windows
- ✓ Painted fibre cement light weight cladding infills above all windows and doors (Excluding façade)
- ✓ **Colorbond gutter, fascia and downpipes**
- ✓ External door furniture: Choice of chrome plated or satin finish lockset

- ✓ Laundry door: 2040mm (h) **flush panel door coupled with side window** (design specific)
- ✓ Garden taps: one (1) tap to front at water meter, one (1) tap to rear located near laundry
- ✓ Concealed plumbing waste pipes throughout

STRUCTURAL FRAMING

- ✓ **Ceiling frame height: 2590mm high**
- ✓ Framing: 90mm seasoned pine to Australian Standards
- ✓ **Internal door height: 2340mm high** (excluding robe doors)
- ✓ Roof trusses: Engineer designed to Australian Standards
- ✓ Lintels and beams: Engineer designed to Australian standards

ENERGY CONSERVATION

- ✓ Wall insulation: R2.0 insulation batts with R1.3 wall wrap
- ✓ Ceiling insulation: R3.5 insulation (excluding Garage)
- ✓ Door seals to all external doors (excluding Garage)
- ✓ **Solar panel hot water system; Rinnai 175L gas boosted instantaneous with two (2) solar panels**

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HEATING

- ✓ **Gas ducted heating** to all Living areas and Bedrooms

INTERIOR

- ✓ Cornice: **75mm Cove style cornice** throughout
- ✓ **Designer bulkhead** above Kitchen overhead cupboards with feature overhang
- ✓ Architrave: Choice of profiles, 67mm x 12mm MDF
- ✓ Skirting: Choice of profiles, 92mm x 12mm MDF
- ✓ Skirting to wet areas: 100mm **tiled skirting to Ensuite, Bathroom and Laundry** from Aspire range
- ✓ Plaster: 10mm to all internal walls and Supaceil to ceilings

- ✓ Plaster: Wet area plaster to Bathroom, Ensuite and Laundry (as required)
- ✓ Internal door furniture: Choice of chrome plated or satin finish level sets
- ✓ **Door stops** to all hinged internal doors (as required)

FLOORING

- ✓ **Porcelain glazed tiles** or ceramic floor tiles or laminate timber look **flooring** to Entry, Entry Hallway, Kitchen, Family, Ensuite, Bathroom, WC and Laundry (Up to 500mm x 500mm)
- ✓ Large range of **Aspire range Carpet** to choose from to Bedrooms, Study, Living and rear Hallway

PAINTING

- ✓ **Three (3) coat paint system**, wash and wear to internal walls
- ✓ Two (2) coat, wash and wear to internal ceilings
- ✓ Three (3) coat gloss finish to internal doors, frames, architraves and skirting's
- ✓ Three (3) coat gloss enamel to Entrance door
- ✓ Two (2) coat flat finish to Eave linings and external cladding (design specific)

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KITCHEN FEATURES

- ✓ 900mm stainless steel **Ariston freestanding oven** with 5 burner gas cooktop
- ✓ **Sleek and modern range hoods** to choose from:
750mm concealed under mount range hood
or
900mm slide out range hood
- ✓ **Porcelain glazed tiled kitchen splash back** (Up to 500mm x 500mm and up to 650mm high)
- ✓ **Ariston stainless steel Dishwasher**
- ✓ Dishwasher provision with cold water point and power point
- ✓ Kitchen sink: **Double bowl stainless steel sink**, above counter with basket waste
- ✓ Choice of **designer chrome finish tapware** to Kitchen
- ✓ **Soft close mechanisms** to cupboards and drawers in Kitchen and Butlers pantry
- ✓ Kitchen bench top: **20mm reconstituted stone benchtop to Kitchen including island bench top**
- ✓ Butlers Pantry bench top: **20mm reconstituted stone benchtop** with base cabinetry (design specific)
- ✓ Large range of reconstituted stone colours for Kitchen bench top
- ✓ Two banks of three **large pot drawers**
- ✓ Extensive range of laminate colours for cabinetry
- ✓ Base cupboards: 900mm high x 600mm deep with laminated doors
- ✓ Base drawers: 4x drawer laminated unit with cutlery insert
- ✓ **Overhead cupboards** above bench to Kitchen and refrigerator space
- ✓ Extensive choice of chrome cabinet handles from Aspire range
- ✓ Pantry: 4x melamine shelves as per working drawings

Ariston is Italy's number 1 brand! All cooking appliances are backed with a 5 year warranty.

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ENSUITE, BATHROOM AND WC

- ✓ Choice of **wall hung or podium finish vanities** with recessed kickboard
- ✓ **20mm reconstituted stone benchtop** and laminate doors
- ✓ Choice of **Vitreous China basins** with overflow and chrome waste plug from Aspire Range
- ✓ **Polished edge mirrors**
Ensuite: two separate mirrors above basins (design specific). Bathroom: one mirror to length of vanity above basins (design specific)
- ✓ Extensive choice of chrome cabinet handles from Aspire Range
- ✓ Choice of **designer tapware** to basins, showers and bath/s from Aspire range
- ✓ **Stylish semiframeless shower screens** with pivot door (Up to 2000mm high)
- ✓ Choice of shower head profiles from Aspire range
- ✓ **Tiled shower bases**
- ✓ Shower waste outlet: Choice of two (2) profiles from Aspire range
- ✓ **Novelli Piazza** bath tub with chrome waste from Aspire

- ✓ **Tiled shower niche to Ensuite**
- ✓ Choice of toilet profiles. **White close-coupled, soft close mechanism, Vitreous China bowl** and Vitreous China cistern with concealed connection
- ✓ Wall tiles: **Porcelain glazed tiles to Bath hob** and above bath (up to 400mm high), above vanity to width of vanity (Up to 200mm high), above shower base to top of shower screen from Aspire range
- ✓ Extensive range of porcelain glazed floor tiles from Aspire range (Up to 500mm x 500mm)

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LAUNDRY FEATURES

- ✓ **Built in base cabinetry** including 32mm laminate bench top and laminate doors, stainless steel insert tough and bypass with concealed washing machine taps
- ✓ Extensive range of laminate colours for bench top including a range of finished edges
- ✓ **Choice of tapware** to laundry trough from Aspire range
- ✓ Wall tiles: Porcelain glazed wall tiles to width of cabinetry from Aspire range (Up to 400mm high)
- ✓ Extensive choice of **chrome cabinet handles** from Aspire range
- ✓ Extensive range of laminate colours for cabinetry
- ✓ Extensive range of glazed porcelain floor tiles from Aspire range (Up to 450mm x 450mm)

ELECTRICAL

- ✓ **Remote control motor to front sectional garage door**, including 3 x transmitters (1 x wall mounted and 2 x handheld), and 1 x single internal power point.
- ✓ 15 six star **energy efficient LED downlights**
- ✓ Double and single power points are located as per working drawings
- ✓ Fixed batten light fittings are located as per working drawings
- ✓ White Ventair **exhaust fans with draft damper** to Ensuite, Bathroom and Powder (where applicable)
- ✓ TV points: two (2) points with coaxial cable to roof area
- ✓ Telephone points: one (1)
- ✓ **Interconnected direct wired smoke alarm** with battery backup, location as per working drawings
- ✓ RCD safety switch and circuit breaker to meter box

ROBES AND LINEN

- ✓ 2040mm high flush panel **quick slide robe doors**
- ✓ Choice of either:
 - 1x white melamine shelf with two chrome hanging rails or
 - 2x white melamine shelves with one chrome hanging rail to robes with joinery fit out
- ✓ 4x melamine shelves to linen cupboard

QUALITY INSPECTIONS

- ✓ Independent quality statutory inspections
- ✓ 20 weeks maintenance inspection
- ✓ 7 year builders warranty insurance

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Ask your Amaroo Homes, New Homes Consultant for full details or call 03 9776 0913 or 0438 336 592
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Amaroo Homes reserves the right to withdraw or change pricing and inclusions without notice. *Recessed bulkhead, overhead cupboards and C.O.E are home design specific features, please refer to full working drawings for full details.

