

RIVER HOMES

SCHEDULE OF INCLUSIONS

EXTERIOR

Boundary Walls	Solid sides
Window	Double-glazed, powder-coated aluminium
Roof	Metal sheeting with insulation
Entry Door	Solid painted core
Balcony/Courtyard	Glass balustrade & porcelain tiles
Landscaping	Architecturally designed
Screens	Ground floor screening

INTERIOR

Walls	Painted masonry with acoustic insulation
Doors	Timber door frame with painted hollow core doors
Air-Conditioning	Reversed cycle ducted (habitable rooms)
Hardware	High quality hardware & door handles throughout
Skirting	Throughout (excluding wet areas & garage)
Ceilings	Painted plasterboard with cornices & recess for blinds in main, living & master
Ceiling Heights	3.0m to living areas 2.7m ground floor kitchen, scullery & laundry 2.7m bathrooms & ensuites
Lighting	Recessed LED downlights throughout Recessed track lighting to kitchen LED strip lighting to some in-built joinery
Curtains	Curtains or Blinds throughout (excluding wet areas & garage)
Void	Pelmets included to main living & master

INTERIOR FLOORING

Porcelain Tiles	Bathrooms, laundry, wet kitchen
Engineered Timber	Living (GF & 1F), dining, stairs & landing
Carpet	All bedrooms
Sealed Concrete	Garage

APPLIANCES

Oven	Gaggenau Oven (400 series) & Gaggenau Combi Microwave-Oven (400 series) (60cm for 8.5m frontage homes, 76cm for 12.5m frontage homes)
Cooktop	Gaggenau 90cm induction Cooktop (400 series) Gaggenau 60cm vario natural gas Cooktop (wet kitchen)
Extraction Fan	Gaggenau rangehood (200 series)
Dishwasher	Gaggenau built-in Dishwasher (400 series)
Fridge/Freezer	Fisher & paykel 90cm integrated french door or equivalent

JOINERY

General	Timber look laminate doors & drawers
Kitchen & Wet Kitchen	Natural stone benchtop & splashback Fluted glass display cabinet Soft closing drawers
Primary Ensuite	Semi-recessed mirrored cabinet with storage Natural stone vanity Frosted glass with metal frame to shower High-density acrylic free-standing bath
Bathrooms	Mirrored cabinet with storage Stone-like vanity Frosted glass with metal frame to shower
Laundry	Porcelain benchtop & splashback Shirt drying rail
Wet Bar	Natural stone benchtops Mirror splashback
Key Drop	Natural stone benchtops Tinted mirror splashback
Study Nook	Timber benchtop

SANITARY FIXTURES & TAPWARES

Kitchen Tap	Designer tapware
Kitchen Sink	Designer sink
Basin Top Set	Designer basin mixer
Basins	Designer basin mixer
W/C	Designer toilet suite
Shower Head	Selected designer range
Shower Mixer	Selected mixer
Laundry Taps	Selected designer range taps
Laundry Trough Bathroom	Designer laundry trough
Accessories	Selected designer range
Lifts	Finished to walls & ceiling as per architectural specification Stainless steel lift door Tiled floor