



UPGRADED INCLUSIONS LIST

HEZLETT ROAD AND THOROGOOD BOULEVARD

PROMOTION

INTERNAL UPGRADES

KITCHEN UPGRADES:

- 900mm Smeg SFA9310XR stainless steel under bench oven
- 900mm Smeg CIR93AXS3 cooktop
- 900mm Smeg PUM90X integrated
- Ducted rangehood including bulkhead
- Soft close hinges to doors
- Soft close drawer runners to standard bank of four drawers
- Soft close drawer runners to the under microwave and oven drawers
- Glass splashback to underside of overhead cupboards and plasterboard wall returns
 - *From standard colour range with three cut outs, one phone and two power points
 - *No allowance for splashback behind range hood and only 200mm to island bench abutment

ENSUITE & BATHROOM UPGRADES:

- 20mm Essentials range Smartstone vanity tops with shadow line to cabinet
 - *From standard colour range
- Contemporary square above counter vitreous china basin with pop up waste
 - *To Powder Room or WC where vanity is standard
- Contemporary square wall hung vitreous china basin with pop up waste and chrome bottle trap
 - *To Powder Room or WC where hand basin is standard

COMFORT UPGRADES:

- Fifteen x LED warm white downlights as per individual electrical layout
 - *Downlights substitution for standard points will be determined by home size and design
- Hills Reliance security alarm system NX4 with three PIR, one LED keypad, one strobe/siren and one screamer. Includes a single power point and phone point for alarm
 - *No allowance for back to base monitoring

Elderton Homes reserve the right to alter any of the above specifications due to continuing product development and or availability. We may from time to time amend our Information without notice. We may at any time increase prices or fees, amend our products or suppliers and correct any incorrect or erroneous part of our information. You must contact us to receive the up-to-date information.

EXTERNAL UPGRADES

HOME STREET APPEAL UPGRADES:

- Floor tiling to Front Porch and Alfresco
 - *From standard range
- Polymer render to facade areas as indicated

FRONT YARD LANDSCAPING UPGRADES:

- Standard landscape plan
- Excavation, yard grading and removal of spoil
- Brick letterbox to match main masonry finish on the house with rear opening, powder coated letterbox and street number (150mm high brushed aluminium finish)
- Garden bed 700mm wide with one 200mm and two 140mm per Lm, pine bark mulch, treated pine edging for width of front boundary (excluding drive and path)
- Garden bed 700mm wide with one 200mm and two 140mm per Lm, pine bark mulch, treated pine edging against the front wall of the home as indicated
- Turf base prep and turf (Kikuyu) to front yard
- Turf base prep and turf to council nature strip (Kikuyu)
- Austral Sydney Stone retaining walls as indicated
- Coloured path and steps as indicated

SIDE AND REAR YARD LANDSCAPING UPGRADES:

- Excavation, yard grading and removal of spoil
- Turf base prep and turf (Kikuyu) to rear yard
- Supafold clothesline (wall or post mount kit as indicated)
- Coloured drive and crossover per plan
- Nepean river pebbles to side passages
- 400mm x 400mm stepping stone pavers, 300mm apart, from rear gate to access steps beside the garage
- Austral Sydney Stone retaining walls as indicated
- Open hardwood steps and plan picket style hand rail to changes in levels

FENCING:

- 1800mm high pine lapped and capped fencing as indicated
- 1800mm high pine access gate as indicated
- No allowance for front boundary fencing

NOTE: Landscaping maintenance has not been included.