

# EMERALD INCLUSIONS

We build home with ♥



## Appliances

Haier 600mm stainless steel freestanding cooker

Haier 600mm stainless steel canopy rangehood

Haier 600mm stainless steel dishwasher

Haier Stainless steel matching microwave

## Bathroom/Ensuite

Designer floor standing vanities

Basins and matching accessories range including mixers, bath spout, shower rose to Bathroom, Ensuite and WC

1900mm High single glass or full frame shower to all showers as applicable

Chrome floor waste to all wet areas

Free standing bathtub 1500mm design permits

Tiling allowance \$25 sqm from builder's range

Tiling to floor and skirting to Ensuite, Bathroom, Laundry and WC

Shower area tiling height to 1.9 meter

Tile splashback to wash areas

Tile skirting to one tile height only to wet area floors

Toilet roll holder and towel rail to Bathroom and Ensuite from standard range

Wall faced toilet suite

1 Light, exhaust and fan combo to Bathroom and Ensuite

Sealed waterproof membrane in Bathroom, Ensuite, Powder room and copper trays to showers

## Paint Inclusion

Taubman's three coat paint system to internal walls throughout

Taubman's "Easy Coat" paint throughout

## Ceiling

2500mm Nominal height

## Staircase

Staircase with close treads and riser. With Pine stringer and square mild balusters in black powder coated finish with timber post and handrail

All timber in painted finish. Excludes stained timber treads

## Kitchen

20mm Stone benchtop to kitchen no allowances for waterfall and island bench maximum length up to 1600mm from standard range

Gloss tile splashback to kitchen from standard range

Designer timber look cupboards and doors one colour for whole kitchen

One and half bowl stainless sink with drainer as per design specific

Kitchen layout including cabinetry drawer as per design no allowances for bulkhead

130mm Steel handles to doors and drawers from builder's range

Fixed flex mixer tap

## Robes, Laundry, Wardrobes & Linens

Tiling allowance \$25 per sqm from builder's range to wall and floor plus single tile height skirting and splashback on wet area if applicable

30L Laundry trough and cabinet with bypass

Wire shelves for Robes, Pantry, Linen, and others if applicable

## Internal

Plain flush panel hinged internal doors

Bright chrome hinges, latches and handles set to all internal doors

Cushioned door stops to all internal doors

Profiled 67x18mm architrave and suitable skirting with painted finish

90mm Cove Cornice

## Electrical

1 Double power point to all rooms

1 Batten holder to each Bedroom, Porch and Alfresco

1 Batten holder to each Living, Dining, Kitchen and any Living room

Total of 15 Downlights instead of battens

No allowances for external lighting

1 Batten holder to side access external door as design specific i.e laundry

2 Smoke Detectors

1 Phone point

NBN point and one data cable CAT6 connection to room of choice from NBN unit

1 TV Point

### Note:

This inclusion is to be viewed in conjunction with Essential Inclusions. Pictures and Display homes may contain decor items, upgrades and designs that are not part of the packages such as items like bi-fold doors, lighting fixtures, floor and windows covering, appliances upgrades, fireplace, balcony, brick upgrades, pool, furniture, applied finishes, spa and other not limited to are only used for illustration purpose. The drawing is to be used as per guide only. Ruby Homes reserves the right to revise plans, specifications, price and use alternative suppliers without notice and obligations. Effective June 2020.

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## Exterior

Face Brick from PGH Bricks choice from Emerald Builder's Range

Weatherboard cladding where lightweight cladding is shown

Colorbond fascia and gutters

## Windows and roof

Quality black colour powder coated aluminium windows and sliding aluminium doors

Key locked to external aluminium sliding door and opening windows

Quality Concrete roof tiles in black colour

Roof sarking

18 Degrees pitch roof may vary as per façade and design permits

## Entry Door

920mm Solid frame entry door

Standard range lever lockset with deadbolt

R 1.5 Glass wool batts to external walls for Living areas including walls between Garage and Living areas

R 2.5 Glass wool batts to ceiling under roof to all living areas excluding Garage and Alfresco

## Floor

Tiling allowances \$25 per sqm includes porcelain or floating timber from builder's range

50/50 Wool blend carpet and underlay or choice of floating timber to upstairs and stairs from builder's range

## Air conditioning

Fully ducted Samsung reverse cycle air conditioning with 3 zones

## Garage

Automatic garage roller door with smooth action

Brick veneer plasterboard lined on Garage ceiling

1 Batten holder for light

Pressure cleaned garage and no allowances for paint

## Framing

Quality Pine timber

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