

RUBY INCLUSIONS

We build home with ♥



RUBY
H O M E S

Appliances

Smeg 900mm freestanding gas/electric upright cooker

Smeg 900mm stainless steel canopy rangehood

Smeg 600mm stainless steel matching dishwasher

Smeg stainless steel matching trim microwave built-in

Bathroom/Ensuite

Designer vitreous china and matching Caroma Quatro Solid range including mixer, bath spout, shower rose to Bathroom plus Ensuite

Contemporary designer range wall hung vanities with 20mm stone bench-top to Bathroom, Ensuite and WC

Frameless shower screen to Ensuite and Bathroom

Free standing designer range 1700mm bathtub as design specific

Tiling allowances \$40 per sqm from designer range

Smart tile floor waste to all wet areas

Full height tiling to Bathroom, Ensuite and WC

Caroma Urbane wall faced toilet suite to all toilets

Caroma Quatro Solid double towel rail and roll holder to Ensuite and Bathroom

Caroma Quatro Solid ceiling shower head to Ensuite

3 in 1 Fan, light and heater to all Bathrooms, WC and Ensuite

Soft Close vanity doors to all Bathroom and Ensuite

Polished edge frameless mirror to Bathroom, Ensuite and WC

Separate WC's designer vanity basin as shown on plan with matching Caroma Quatro Solid tapware

1 500x300mm Niche to all shower areas

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

Robes, Laundry, Wardrobes & Linens

Melamine shelves to all Pantry, Robes and Linen as per design

Tiling allowance \$40 per sqm from designer's range to wall and floor plus skirting and splashback on wet area if applicable

Built-in up to 1600mm long with 45L stainless steel flush-in tub laundry, S/S drop and mixer tap set on 20mm stone Counter-top bench from builder range

1 X 600mm Melamine vertical cupboard for Laundry

Luxury mixer from designer range

Kitchen

60mm Stone Bench-top with waterfall and shadowline to Island bench with choice of colour from designer range

Designer mirror or fixed panel window splashback as per design and return(s)

Polyurethane finish cupboard and doors choice from designer range

Double bowl black colour under-mount sink

Bulkhead storage above fridge area finished with matching Polyurethane finish

Polyurethane finish bulkhead to conceal exhaust from rangehood design permits

Finger pull opening and soft-close to kitchen cabinet doors and drawers

Designer pull-down or Caroma Quatro stainless steel mixer tap

Water purify and drinking tap to kitchen benchtop

1500mm dropped ceiling above kitchen area

3 Matching pendant lights from builder's designer range over island bench design permits

Orga-line cutlery tray

Concealed twin pull out waste bins design permits

Internal

Up to 2340mm high flush panel internal line feature door with gloss paint finish

Square set trio level Cornice to downstairs and upstairs living area if applicable

90mm Cove Cornice to the rest of area

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

1 Niche finish in hallway/entrance with downlight

Aluminium stacker door to Alfresco

Paint Inclusion

Taubman's Endure 8 in 1 multi-benefit protection

Taubman's three coat paint system to internal walls throughout

1 Choice of selected wallpaper or "Dulux Effects Range" in master Bedroom from standard choice

1 Feature wall in Living room from "Dulux Effect range"

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 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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Staircase

Stairs with closed treads and risers with pine stringers

Glass Balusters with silver rail on top

Floor

Tiling allowances under \$40 sqm or floating timber from designer's range

Choice of colours with 50/50 wool blend and underlay or choice of floating timber under allowances from designer range

Exterior

Face brick with choice of Ruby Homes Ruby range of PGH Bricks including natural mortar

1700 mm Primeline Newport Weatherboard cladding where lightweight is shown and full brick facade if design permits

450mm Wide eaves including eaves soffit lining design permits excludes zero lot

Choice of colours from Colorbond Facia 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

Monier Ruby range concrete tile or Colorbond with wide range of choice

Roof sarking

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

Nylon flyscreen to all opening windows

Vertical and roller blinds to all windows and opening doors

Garage

Automatic sectional overhead door with remote and choice of colours

Clean and choice of Epoxy painted floor from builder's range

Brick veneer plasterboard lined on Garage ceiling

1 Slimline fluorescent fixture light for Garage

Step Down between House and Garage

Ceiling

2700mm Nominal ceiling height

Framing

Blue Hyne T2 termite resistant timber frame with 25 years structure warranty

Air conditioning

Fully ducted Actron reverse cycle air conditioning with 3 zones

Linear air conditioning grill to all Living/Kitchen area

Electrical

Decorative lights and holders

2 Double power points to all Living rooms and 2 Bedrooms of client's choice

1 Weatherproof double power point to Alfresco

Pillar up and down led light at the front house or on pillar maximum of 3

Total of 40 Downlights in Double storey and 25 in Single

Video Intercom with twin colour monitor for double storey house

Clipsal Saturn power switches to all ground floor and first floor passage

Kitchen power point with USB port

Clipsal Iconic designer switch to the rest of area

1 Light at the back, Laundry exit and balcony if applicable

Water point to the back of Fridge area and 1 Gas point to Alfresco area

1 Phone point, NBN Point and 2 TV Points

Bosch alarm System with LED

From NBN box (if applicable) to any point of client's choice CAT6 data cable point

Entry Door

1200mm Solid timber door Hume "Savoy" XS range with translucent glass entry door in painted finish with choice of clear or translucent glazing

600mm Tri-lock Gainsborough handle with deadlock

R 2.0 Glass wool batts to external walls for Living areas including walls between Garage and Living areas

R 3.5 Glass wool batts to ceiling under roof to all Living areas, excluding Garage and Alfresco.

Special Inclusion

Choice of Stencil colour concrete driveway

Tiling allowances under \$40 from designer's range to Alfresco, Patio and Balcony if applicable

Independent quality inspection upon completion

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