

# SAPPHIRE INCLUSIONS

We build home with ♥



## Appliances

Westinghouse 900mm stainless steel freestanding cooker

Westinghouse 900mm stainless steel canopy rangehood

Westinghouse 600mm stainless steel dishwasher

Westinghouse stainless steel matching microwave

## Bathroom/Ensuite

Designer timber finish semi-floating or similar vanities with ceramic top

Vitreous china basins and matching accessories from builder's range including mixer, bath spout, shower rose to Bathroom, Ensuite and WC

1900mm High single glass or semi-frameless shower to all showers as applicable

Smart tile floor waste to Ensuite and Bathroom

Free standing designer bathtub 1600mm

Full height tiling to Bathroom and Ensuite

Wall faced toilet suite with soft-closed lid

Tiling allowances \$35 per sqm from Builder's range

Toilet roll holder and towel rail to Bathroom and Ensuite

Polished edge mirror to Bathroom, Ensuite and WC

1 Niche 300x500mm in shower area only

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

## Paint Inclusion

Taubman's three coat paint system to internal walls throughout

Taubman's "Easy Coat" paint throughout

1 Feature wall in Living room from "Dulux Effects Range"

## Ceiling

2600mm Nominal ceiling 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

40mm Stone-top bench with no allowances for waterfall with choice of colour from builder's range

Glass splashback and returns(s) from builder's range with choice of colours

Bulkhead to conceal exhaust from rangehood with matching lamination 1mm ABS edging where design permits

One and half bowl stainless steel under-mount stainless steel sink

Designer kitchen layout to all cupboards, drawers and doors with matching lamination 1mm ABS edging where design permits

1300mm Steel handles to doors and drawers from builder's range

Caroma Quatro mixer

3 Builders range of pendant lights over Kitchen bench

## Robes, Laundry, Wardrobes & Linens

1 x 600mm White melamine vertical cupboard to Laundry

Melamine shelving to master Bedroom robe

45L Stainless steel tub Laundry drop-in flush with suds by-pass kit

Wire shelves to all Robes, Pantry, Linen and others if applicable

Tiling allowance \$35 per sqm from builder's range to wall and floor plus single tile height skirting and splashback on wet area if applicable

Laundry mixer from standard range

## Internal

2040mm High internal standard plain door with smooth paint finish

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 feature in hallway with downlight

Aluminium sliding door to Alfresco

90mm Cove Cornice

## Special Inclusion

Charcoal Coloured Driveway

Tiling allowances under \$35 from builder's range to Alfresco, Patio and Balcony if applicable

Decorative lights and fitouts

### 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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## Exterior

Face Brick from PGH Bricks choice from Sapphire Builder's Range including natural mortar

Weatherboard cladding where lightweight cladding is shown

Colorbond fascia and gutters

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

## Windows and roof

Quality black colour powder coated aluminium windows and sliding aluminium doors

Key locked to external aluminium sliding door and opening windows

Choice of Concrete tile from Sapphire Range

Roof sarking

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

## Electrical

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

1 Weatherproof double power point to Alfresco

Total of 25 downlights in Double storey and 17 in Single

Pillar up and down led light at the front house or on pillar maximum of 2

Cold water point to Fridge area and Gas point to Alfresco area

Video Intercom double station for two storey houses with colour monitor

1 Weatherproof light each at the back, Laundry and on Balcony if applicable

1 Phone point, NBN Point and 2 TV Points

Security alarm Including LED Panel

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

## Floor

Tiling allowances under \$35 sqm 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

Linear air condition grill in ground floor Living / Kitchen

## Garage

Automatic garage roller door with smooth action with select colour range

Brick Veneer plasterboard lined on Garage ceiling

1 Batten holder for light

Step-down between House and Garage

Pressure cleaned Garage and no allowances for paint

## Framing

Quality Pine timber with pest control

## Entry Door

1200mm Solid timber entry door with clear glass

Gainsborough 600mm pull handle with deadlock

R 1.5 glass wool 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

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