



DISPLAY FOR SALE

Home design:

Elmwood 27

Pasadena facade

4 2 2

on 6% Lease back

Address:

Lot 1317

8 Serrano Street

Mickleham

VIC 3064

Design features & options:

4 bedrooms

seperate living

alfresco

study

This Burbank display home includes the following luxurious upgrades:

- Refridgerated cooling
- External GPO for sprinkler system
- Colorbond panel lift garage door
- Rear and side boundary fencing
- Luxury window coverings
- Internal 2340mm ground floor doors (excluding internal and external garage door)
- Designer landscaping
- Exposed aggregate driveway
- Security system included
- 2740mm ground floor ceilings
- Stone benchtops to Kitchen, Laundry, Bathroom, Butlers Pantry and Ensuite.

VICTORIA

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Burbank Australia Pty Ltd | 36 Aberdeen Road, Altona, 3018 | ABN 91 007 099 872 | CDB-U-52603

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HOME DESIGN

Elmwood 27
Pasadena facade

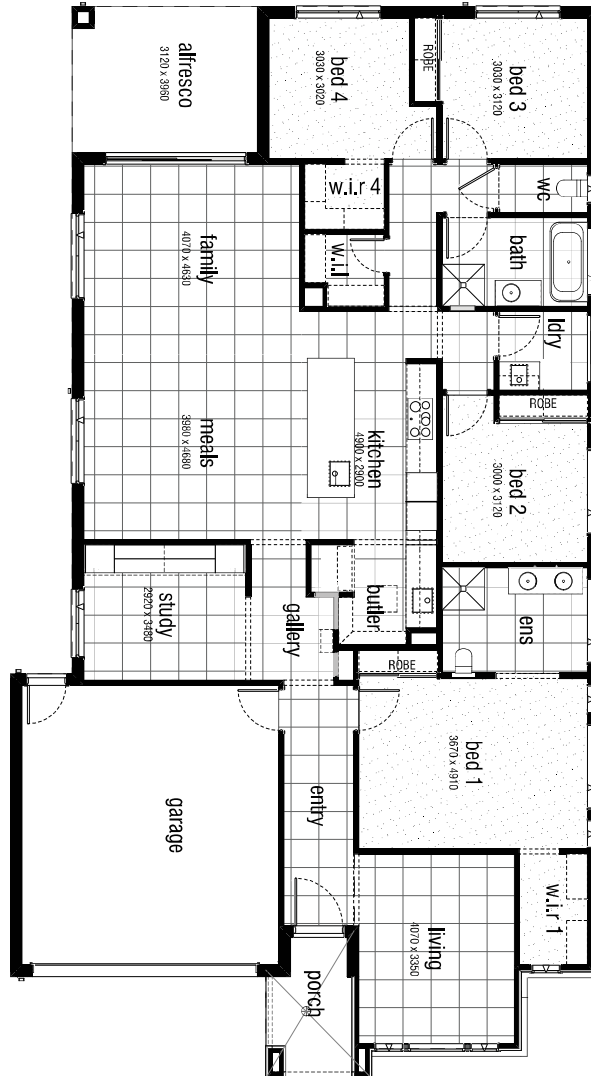
ADDRESS

Lot 1317
8 Serrano Street
Mickleham VIC 3064

LAND SIZE

448m²

4 2 2



Ground Floor.....	198.7m ²	21.4sq	
Grand Alfresco	12.4m ²	1.3sq	Garage.....
Porch.....	5.2m ²	0.6sq	36.4m ²
				3.9sq
			Total.....	252.7m²
				27.2sq

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External Finishes

Main Brick	Upgrade - PGH Bricks - Tribeca - Manhattan Range EXP - [AMENDED ON 08.09.22 BY MB] <i>Brick Colours Vary. Bricks are made from natural minerals. This is part of their enduring natural appeal, and may also be responsible for colour variation in the final blend. [Refer to general disclaimer]</i>
Main Brick Mortar Joints	RAKED - OFF WHITE [AMENDED ON 08.02.24 BY MB] <i>Please Note: Flush mortar joints are not available with tumbled bricks. Mortar colours will vary depending on the type of cement, sand and pigments used. Burbank strongly recommends that light coloured bricks have off white mortar. [Refer to general disclaimer]</i>
Colorbond Roof	Monument - INCLUDING METAL ROOF CAPPING
Rotary Roof Ventilator	Non-BAL Rating - CB Monument
Colorbond Gutter	Monument
Colorbond Fascia	Monument
Colorbond Downpipes	Monument
Meter Box	Monument
Wall Cladding 1	James Hardie - Axon - Monument - INCLUDING FLASH AXON CLADDING TO COLORBOND ROOF <i>Weathertex and Western Red Cedar cladding: Due to the nature of this product, a reasonable amount of fading over a short period of time will occur. Regular maintenance will be required at the customers expense. Maintenance of this type of cladding will not be the builders responsibility. Western red cedar cladding can only be used in BAL12.5 areas if installed greater than 400mm from ground floor level and/or greater than 400mm from flat roofs/balconies with less than 18 degree pitch. Western Red Cedar cladding does not comply in any other BAL rated areas. Weathertex cladding can be used in any application for BAL rated areas up to BAL19 .</i>

Note: Timber stain colour appearance may vary on different species of timber.

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External Finishes

Single Glazed Aluminium Doors & Windows	A&L - Monument - ALL WINDOWS & DOORS TO BE RAISED TO 2400mm HIGH TO - WITH ALL WINDOWS TO BE AWNING - ALL SLIDING/STACKER DOORS TO BE BOUTIQUE STYLE [AMENDED ON 27.06.23 BY MB]
LOSP Coverboard	PAINTED - MONUMENT
Garage Door	Sectional panel lift (Steeline) - Flatline Profile - Monument
Garage Infills	Brick - Refer to main brick
Rear Garage Access Door	2340mm HIGH X 820mm WIDE - FLUSH PANEL - PAINTED EXTERNAL SIDE - C/B MONUMENT [AMENDED ON 27.06.23 BY MB] <i>Client acknowledges that Burbank strongly recommends that North facing doors exposed to direct sunlight be finished with light reflective colours to reduce the drying effect of sunlight on the door surface, which may cause warping to occur. External doors painted in dark colours will be the clients responsibility.</i>
Front Entry Door	1020mm x 2340mm WIDE STYLE HINGED DOOR - BLONDE OAK AWOWS 21 - STAINED - JOHNSTON'S PROFESSIONAL - CHARCOAL 1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY) 2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish [AMENDED ON 13.06.23 BY MB][AMENDED ON 27.06.23 BY MB] <i>Client acknowledges that Burbank strongly recommends that North facing doors exposed to direct sunlight be finished with light reflective colours to reduce the drying effect of sunlight on the door surface, which may cause warping to occur. External doors painted in dark colours will be the clients responsibility</i>
Front Entry Door Glazing	Clear Glazing
Timber Entry Frame	Stained (external&internal sides) - American White Oak - Johnstone's Professional - Charcoal - NOTE - CORINTHIAN DOOR FRAME TO SUIT WIDE STYLE DOOR TYPE 1st COAT - Johnstone's Professional Exterior Timber Oil (TINTED TO COLOUR WITH ONE COAT ONLY) 2nd / 3rd COAT - Johnstone's INT/EXT Clear Matt Finish [AMENDED ON 13.06.23 BY MB]
Window Infills	Brick - Refer to main brick
Aluminium Feature Doors	A&L - MONUMENT - BOUTIQUE SLIDING DOOR TO ALFRESCO

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External Finishes

External Entrance Door Furniture	Upgrade - Pull Handle Set - lock to be installed 950mm from base of door and lowest point of pull handle to be installed at 1050mm from base of door - Lockwood Entrance Pull Handle Nero 143 Black (external and internal sides of door) 143x600MBK with Roller Bolt 7580SC and Nero Paradigm double cylinder deadbolt square plate black 005/B2MBK5PK - DISPLAY DOOR CLOSER MECHANISM: Lockwood 724 Series - Slide Arm Door Closer - Black Extruded Aluminum - 724SRBLK 2-4
Internal Garage Door Furniture	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
Rear Garage Door Furniture	Lockwood Velocity 63mm Passage Set - Element Round Plate Black - VEL1/L3BLK with Lockwood Nero Paradigm Double Cylinder Dead Bolt Round Black - 005/B1MBK5PK
Portico Lining	PAINTED - C/B MONUMENT [AMENDED ON 29.09.22 BY MB]
Eaves/Verandah Lining Colour	PAINTED - C/B MONUMENT [AMENDED ON 29.09.22 BY MB]
Alfresco Lining	PAINTED - TAUBMANS MOVIE STAR T15 84.1 [AMENDED ON 25.08.22 BUDGET BY MB][AMENDED ON 14.02.23 BY MB]
Alfresco Infills	Brick - Refer to main brick
Alfresco Beam	monument
Driveway Finishes	Swift (Upgrade) - Exposed Aggregate - Natural Cement - Mix of 7mm pebble (50%) and 7mm Bluestone pebble (50%)
Other Items	JH 9mm ALUMINIUM HORIZONTAL "H" FLASHING - MONUMENT [AMENDED ON 23.11.23 BY MB]

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Internal Finishes

Carpet	Burbank 4 - Oberon (azolla range) - LOCATION - BED 1 INCLUDING ROBE, WIR 1, BED 2 INCLUDING ROBE, BED 3 INCLUDING ROBE, BED 4 & WIR 4
Carpet Underlay	CAT 2 - Green - LOCATION - TO CARPETED AREAS
Wardrobe, Pantry and Linen Shelving	<p>BUTLERS - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT</p> <p>WIL - LAMINEX - WHITES & NEUTRALS - NATURAL FINISH - GREEN SLATE</p> <p>BED 1 WIR 1 & BED 4 WIR 4 (WITH BLACK HANGING RAILS) - LAMINEX - WHITES & NEUTRALS - NATURAL FINISH - GREEN SLATE @ 2000mm HIGH</p> <p>BED 1 ROBE, BED 2 ROBE & BED 3 ROBE (ALL WITH BLACK HANGING RAILS) - WHITE MELAMINE</p> <p>STUDY CABINETS FIT-OUT -</p> <p>OPEN SHELVES & BENCHTOP - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT</p> <p>TALL PANTRY UNITS - LAMINEX PREMIUM - ABSOLUTE MATTE - GREEN SLATE - PUSH TO OPEN (NO HANDLES)</p> <p>[AMENDED ON 25.08.22 BUDGET BY MB][AMENDED ON 08.09.22 BY MB] [AMENDED ON 21.06.23 BY MB][AMENDED ON 27.06.23 BY MB]</p>
Wardrobes Units	Fitout 4 - 450mm open shelf unit with single hanging, double hanging & shoe shelf - with 450mm drawer unit - LOCATION - WIR 1 ELEV. B WITH BLACK HANGING RAILS
Sliding Wardrobe Doors	Upgrade (size to suit ceiling height) - Frameless Mirror - LOCATION - BED 1, BED 2 & BED 3
Wardrobe track & frame	Premium - Black - LOCATION - BED 1, BED 2 & BED 3
Internal Doors	<p>Upgrade 2340mm - Flush Panel - Gloss Enamel - PAINTED - TAUBMANS MOVIE STAR T15 84.1</p> <p>DOOR STOPS - LOCKWOOD ARCH A3000MBK DOOR STOP WALL 75mm</p> <p>[AMENDED ON 14.02.23 BY MB][AMENDED ON 27.06.23 BY MB][AMENDED ON 13.11.23 BY MB]</p>
Hinge and Strike Plates	<p>HINGES, STRIKE PLATES & LACHES (INCLUDING FRONT ENTRY DOOR) - COLOUR - BLACK</p> <p>[AMENDED ON 05.10.22 BY MB]</p>

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Internal Finishes

Skirtings	Upgrade 92x18mm - Double Pencil Round - Gloss Enamel - PAINTED - TAUBMANS MOVIE STAR T15 84.1 [AMENDED ON 14.02.23 BY MB]
Architraves	Upgrade 67x18mm - Double Pencil Round - Gloss Enamel - PAINTED - TAUBMANS MOVIE STAR T15 84.1 [AMENDED ON 14.02.23 BY MB]
Wall Paint	CAT 1 - Taubmans 3 coat Endure - PAINTED - TAUBMANS MOVIE STAR T15 84.1 [AMENDED ON 14.02.23 BY MB]
Internal Side of Front Door	REFER TO EXTERNALS PAGE - FRONT DOOR SECTION
Ceiling Paint	CAT 1 - 3 coat Pure Performance - PAINTED - TAUBMANS MOVIE STAR T15 84.1 [AMENDED ON 14.02.23 BY MB]
Cornices	Upgrade - Gyprock - Square Set

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Internal Finishes

Feature Walls	<p>PAINTED FEATURE WALLS -</p> <p>BED 2 ELEV. C WALL - PAINTED - TAUBMANS OAKWOOD BROWN T15 122.5</p> <p>BED 4 ELEV. D WALL - PAINTED - TAUBMANS GREY HERON T15 75.5</p> <p>WALLPAPER FEATURE WALLS -</p> <p>LIVING ELEV. B WALL - NAME: MORSUS COLOUR: CAVIAR CODE: EAR401 BOOK: EARTH - KHROMA BY MASUREEL SUPPLIER: ASCRAFT</p> <p>BED 1 ELEV. B WALL - NAME: DENIA COLOUR: DOVE CODE: RTS 502 BOOK: EARTH - KHROMA BY MASUREEL SUPPLIER: ASCRAFT</p> <p>BED 3 ELEV. B WALL - NAME: EARTH COLOUR: MOSS CODE: EAR602 BOOK: EARTH - KHROMA BY MASUREEL SUPPLIER: ASCRAFT</p> <p>[AMENDED ON 13.11.23 BY MB]</p>
Internal Wall Panelling	<p>Surround by Laminex - Batten 100 (vertical) - STUDY ELEV. A WALL - PAINTED - TAUBMANS - FOXDALE T15 32.4</p> <p>[AMENDED ON 14.02.23 BY MB][AMENDED ON 21.06.23 BY MB][AMENDED ON 13.11.23 BY MB]</p>
Internal door handles	<p>Upgrade - Lockwood Velocity 63mm Passage Set - Element - Round Plate Black - VEL1/L3BLK</p>
Window Furnishings	<p>Refer to Separate Window Furnishings Spreadsheet -</p> <p><i>All roller blinds installation will be attached to the architraves of the window, this is known as Face Fixing. If the Client would like their blinds installed inside the window reveal, this will need to be noted and signed off in VBET Documentation. Important to note: If the client wishes the blinds to be mounted within the window reveal, (in the case of A & L Windows only, where the reveal is in line with the aluminium frame) the client acknowledges that there will be an open cavity between the edge of the blinds and the reveal due to the blinds mounting bracket resulting in a light cavity.</i></p>

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Internal Finishes

Other Items

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Internal Finishes

LIGHTING & ELECTRICAL REQUIREMENTS -

External & Internal Downlights -

Alpha 10 White LED Downlight 10W in White with Warm White Globes EFOF031815

Porch Downlight -

LEDlux City III Fixed LED Black Dimmable Downlight in Warm White SKU 170761

Façade External Wall Lights -

Provide 3No. LEDlux Vice 6W Triangle Up/Down Exterior Wall Bracket in Charcoal with Warm White Globes SKU 220881

Location - Elev. A Porch Piers & Right Side of WIR 1 @ 1900mm FFL

External Laundry Wall Light -

Provide 1No. Sentinel 2 Light Up/Down Wall Bracket in Black with Warm White Globes SKU 230318

Study Strip Lighting -

Provide 3M Ribbon Kit Warm White Strip Lighting SKU 170550 with Recessed Joinery Profile SKU 177052

Location - Underside of Lowest Open Shelf (1740mm High) Elev. A Recessed into Extrusion Channel

Living Pendant Lights -

Location - Provide 1No. Leconic 1 Light Pendant in Black SKU 011490 & 1No. Leconic Contra 1

Light Pendant in Black SKU 011491 with Karbon 25W ES Clear Decorator G95 Globe SKU 101415

Location: REFER TO LIVING ELEV.B FOR DIMENSIONS

Ensuite Wall Lights -

Provide 2No. LEDlux Disk LED 150mm Black Wall Lights in Warm White SKU 309052

Location - REFER TO ENSUITE ELEV. A FOR DIMENSIONS

Kitchen Wall Lights -

Provide 1No. LEDlux Disk LED 150mm Black Wall Lights in Warm White SKU 309052 & 1No. LEDlux Disk LED 250mm Black Wall Lights in Warm White SKU 309055

Location - REFER TO KITCEHN ELEV. C FOR DIMENSIONS

Kitchen Adjustable Downlights -

Provide 2No. Sets of 2No. MFL Titan Adjustable LED White Downlight in Warm White & Black Interchangeable Decorative Ring SKU 177012

Location - REFER TO KITCHEN ELEV. C & ELEV. D FOR DIMENSIONS

Kitchen & Butler's Pantry Strip Lighting -

Provide 2No. 3M Ribbon Kit Warm White Strip Lighting SKU 170550 with Recessed Joinery Profile SKU 177052 - Note - Integrate Light Switch into GPO

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Internal Finishes

Location - Underside of Overhead Cupboards Elev. C Recessed into Extrusion Channel
(Run Behind Rangehood)

ELECTRICAL NOTE:

Provide Iconic Range 'Anthracite' GPOS & Light Switches to Bathroom, Ensuite & to
GPOs in Bed 2 Elev. C, Bed 3 Elev. B & Bed 4 Elev. D Walls

[AMENDED ON 25.08.22 BUDGET BY MB][AMENDED ON 27.09.22 BY MB]

[AMENDED ON 14.06.23 BY MB][AMENDED ON 26.07.23 BY MB]

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Tiles

Kitchen Wall Tiles Option 1	NO TILES TO KITCHEN & BUTLERS SPLASHBACK - REFER TO KITCHEN & BUTLERS STONE SPLASHBACK SECTION
Bathroom Wall Tiles Option 1	TILE - MONZA GREY MATT 299 x 600mm - PRODUCT - 1232239 - SUPPLIER - BEAUMONT TILES GROUT - ARDEX #273 MAGELLAN GREY LOCATION - VERTICAL STACKED TO ELEV. A, ELEV. B, ELEV. C (EXCLUDING REAR WALL OF NICHE) & ELEV. D FLOOR TO CEILING & ELEV. C [AMENDED ON 13.06.12 BY MB][AMENDED ON 13.11.12 BY MB]
Bathroom Wall Tiles Option 2	Upgrade - Mosaic Sheet - Zen kit kat antique green gloss mosaic 300x305mm - 1TIL0148 - vertical lay - points up/down - GROUT - ARDEX #273 MAGELLAN GREY LOCATION - REAR WALL OF NICHE [AMENDED ON 13.06.12 BY MB][AMENDED ON 13.11.12 BY MB]
Ensuite Wall Tiles Option 1	TILE - MONZA GREY MATT 299 x 600mm - PRODUCT - 1232239 - SUPPLIER - BEAUMONT TILES GROUT - ARDEX #273 MAGELLAN GREY LOCATION - VERTICAL STACKED TO ELEV. B, ELEV. C & ELEV. D FLOOR TO CEILING & ELEV. A @ 1200mm HIGH (2 FULL TILES) TILE TRIM - BRUSHED BLACK ALUMINIUM L SHAPE TRIM ANGL3-BB [AMENDED ON 13.11.12 BY MB]
Ensuite Wall Tiles Option 2	Upgrade - Mosaic Sheet - Zen kit kat antique green gloss mosaic 300x305mm - 1TIL0148 - vertical lay - points up/down - GROUT - AARDEX #273 MAGELLAN GREY LOCATION - ELEV. A START ABOVE TILE @ 1200mm HIGH TO CEILING [AMENDED ON 13.11.12 BY MB]
Laundry Wall Tiles Option 1	TILE - MONZA GREY MATT 299 x 600mm - PRODUCT - 1232239 - SUPPLIER - BEAUMONT TILES GROUT - ARDEX #273 MAGELLAN GREY LOCATION - VERTICAL STACKED TO ELEV. C NO RETURN & CONTINUE RUN BEHIND WM [AMENDED ON 27.06.23 BY MB][AMENDED ON 13.11.12 BY MB]
Floor Tiles Option 1	TILE - MONZA GREY MATT 600 x 600mm - PRODUCT - 1232230 - SUPPLIER - BEAUMONT TILES LOCATION - ENTRY, LIVING, GALLERY, ENSUITE, STUDY, MEALS, FAMILY, KITCHEN, BUTLERS, REAR PASSAGE, LAUNDRY, BATHROOM, WC & WIL GROUT - ARDEX #273 MAGELLAN GREY [AMENDED ON 13.11.12 BY MB]

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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Tiles

Niche Trim

Upgrade - Brushed Black Aluminium L shape trim – ANGL3-BB - LOCATION -
BATHROOM

[AMENDED ON 13.06.12 BY MB]

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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Bathroom

Benchtop	Dekton - 20mm Square Edge - Argentium - [AMENDED ON 25.08.22 BY MB] [AMENDED ON 13.06.12 BY MB]
Base Cabinets	Laminex Impressions - Chalk Finish - Natural Walnut - RUN GRAIN HORIZONTAL
Shadow Line	Laminex Impressions - Chalk Finish - Natural Walnut
Vanity Units	982mm - V9D1 - single vanity with 1No. door and 1No. 3 bank drawer unit - NOTE - FLOATING VANITY UNIT
Cabinetry Handles	Hafele - Laminated finger pull (base cabinets only)
Basin	Upgrade - Aurora 385 Round Above Counter Basin - White Matte - 192031 - [AMENDED ON 25.08.22 BY MB][AMENDED ON 13.06.12 BY MB]
Basin Pop Up Waste Upgrade	White Silk Matte 192257 - TOTAL 2NO. (BASIN & BATH) [AMENDED ON 13.06.12 BY MB]
Wall Basin Mixers & Sets	Upgrade - Phoenix - brushed carbon - Vivid Slimline Wall Basin Mixer VS774 BC and Vivid Slimline Shower/Wall Mixer VS780-31 - [AMENDED ON 13.06.23 BY MB]
Bath Taps & Mixers	Upgrade - Phoenix - brushed carbon - Vivid Slimline Shower/Wall Mixer VS780-31 - [AMENDED ON 13.06.23 BY MB]
Bath/Spa	Upgrade - Seima - PLATI 130 - 1700 Bath Back to Wall - No Overflow - White - 192117 - [AMENDED ON 13.06.23 BY MB]
Bath Outlet	Upgrade - Phoenix - brushed carbon - Vivid Slimline Wall Bath Mixer VS776-31 - [AMENDED ON 13.06.23 BY MB]
Shower Head On Arm/Rail	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER ON RAIL BC VS685 31 [AMENDED ON 13.06.23 BY MB]
Shower Taps and Mixers	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER/WALL MIXER BC VS780 31 [AMENDED ON 13.06.23 BY MB]
Shower Base	900x900mm TILED SHOWER BASE WITH FORME SHOWER WASTE MESH - Brushed Gun Metal Grey FD11XS90 MGR 110X110mm - RECESSED IN-SITU SHOWER BASE [AMENDED ON 14.02.23 BY MB]
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Black trim
Toilet	Upgrade - Seima - Modia - Wall Faced With Classic Seat (STO-305-01) - 191756 - with Gunmetal Flush Buttons (191206) and Gunmetal Seat Hinges (191235) - LOCATION - WC [AMENDED ON 14.02.23 BY MB]

Important Note : When selecting a pattern bench top, splash back or tile we advise the pattern, grain, vein or design will

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Bathroom

Toilet Roll Holder	Upgrade - Phoenix - Radian Toilet Roll Holder Round Plate Gunmetal - RA892GM - LOCATION - WC
Tiled Wall Niche	Shower - 588w x 288h mm - refer to wall tile section - LOCATION - ELEV. C WALL [AMENDED ON 13.06.12 BY MB] <i>Niche sizes noted above are referencing internal dimensions. Finished niche size will vary dependant on tile selection.</i>
Window Glazing	A&L - Clear Glazing - LOCATION - BATHROOM & WC
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS HAFELE ALTO TO DRAWERS *DELETE MIRROR
Towel Rails & Ladders	Upgrade - Phoenix - Radian Single Towel Rail 800mm Round Plate Gunmetal - RA803GM - TOTAL - 3NO. LOCATION - ELEV. A HIGHTS - 900mm, 1200mm & 1500mm FFL

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Ensuite

Benchtop	Dekton - 20mm Square Edge - Argentium - [AMENDED ON 25.08.22 BY MB] [AMENDED ON 13.06.12 BY MB]
Shadow Line	Laminex Impressions - Chalk Finish - Natural Walnut
Base Cabinets	Laminex Impressions - Chalk Finish - Natural Walnut - RUN GRAIN HORIZONTAL
Vanity Units	1582mm - V15DR2B2 - double vanity with 2No. 2 bank drawer units - NOTE - FLOATING VANITY UNIT
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only)
Basin	Upgrade - Aurora 385 Round Above Counter Basin - White Matte - 192031 - TOTAL 2NO. [AMENDED ON 25.08.22 BY MB][AMENDED ON 13.06.12 BY MB]
Basin Pop Up Waste Upgrade	White Silk Matte 192257 - TOTAL 2NO. [AMENDED ON 13.06.12 BY MB]
Wall Basin Mixers & Sets	Upgrade - Phoenix - brushed carbon - Vivid Slimline Wall Basin Mixer VS774 BC and Vivid Slimline Shower/Wall Mixer VS780-31 - [AMENDED ON 13.06.23 BY MB]
Shower Head on Arm/Rail	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER ON RAIL BC VS685 31 [AMENDED ON 13.06.23 BY MB]
Shower Head ceiling mounted	PHOENIX - BRUSHED CARBON - VIVID ROUND CEILING DROPPER BC 450mm V545 31 & VIVID SHOWER ROSE BC 230mm V527 31 [AMENDED ON 13.06.23 BY MB]
Shower Taps and Mixers	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SHOWER/WALL MIXER BC VS780 31 - TOTAL 2NO. (TOP ONE FOR CEILING MOUNTED SHOWER HEAD & LOWER ONE FOR SHOWER RAIL) - LAY VERTICAL (ONE TOP & ONE BELOW) [AMENDED ON 13.06.23 BY MB][AMENDED ON 16.11.23 BY MB]
Shower Base	900x900mm TILED SHOWER BASE WITH FORME SHOWER WASTE MESH - Brushed Gun Metal Grey FD11XS90 MGR 110X110mm - RECESSED IN-SITU SHOWER BASE [AMENDED ON 14.02.23 BY MB]
Showerscreen Frame	Cat 2 - Premium Semi-Frameless - Black trim
Toilet	Upgrade - Siema - Modia FM concealed cistern STO-307-10 - 500 SERIES FLUSH BUTTON BRUSHED GUN METAL 192181 - SEAT COLOUR HINGES - GUNMETAL 191235 [AMENDED ON 14.02.23 BY MB]

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Ensuite

Toilet Roll Holder	Upgrade - Phoenix - Ralii Toilet Roll Holder Round Plate Gunmetal - RA892GM
Window Glazing	A&L - Clear Glazing
Other Items	SOFT CLOSERS - HAFELE ALTO TO DRAWERS *DELETE MIRROR
Towel Rails & Ladders	Upgrade - Phoenix - Ralii Robe Hook Round Plate Gun Metal - RA897 GM - TOTAL - 2NO. LOCATION - ELEV. C @ 1800mm HIGH

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Laundry

Laundry Benchtops	Dekton - 20mm Square Edge - Argentium - [AMENDED ON 25.08.22 BY MB] [AMENDED ON 13.06.23 BY MB]
Laundry Base Cabinets	Laminex Premium - AbsoluteMatte Finish - Green Slate
Shadow Line	Laminex Premium - AbsoluteMatte Finish - Green Slate
Overhead Cupboards	Laminex Premium - AbsoluteMatte Finish - Green Slate - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES)
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only) - WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) TO OVERHEADS
Laundry Trough	Upgrade - Franke - Sirius Single Bowl Undermount Sink - SID110-34 Black - [AMENDED ON 08.09.22 BY MB]
Laundry Tapware	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SINK MIXER 220mm GOOSENECK VS733 31 [AMENDED ON 13.06.23 BY MB]
Washing Machine Stops	Burbank range - 20mm washing machine stops
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS

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Kitchen

Benchtops	ELEV. B BENCHTOP - DEKTON - 20mm SQUARE EDGE - ARGENTIUM ELEV. D ISLAND BENCH - DKETON - 60mm SQUARE EDGE - ARGENTIUM NOTE - EXTEND ISLAND TO 1000mm WITH 200mm OVERHANG TO END OF ISLAND ON THE LEFT SIDE [AMENDED ON 14.06.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Wrap Downs	BUTT JOINT (DEKTON ONLY) - 60mm SQUARE EDGE - TOTAL 1NO.
Shadow Line	Laminex Premium - AbsoluteMatte Finish - Green Slate - ELEV. B ONLY
Base Cabinets	Laminex Premium - AbsoluteMatte Finish - Green Slate - INCLUDING 2NO. BANK OF 3NO. SET OF POT DARWERS TO ELEV. B IN KITCHEN
Kickboard	Laminex Premium - AbsoluteMatte Finish - Green Slate
Overhead Cupboards	Laminex Premium - AbsoluteMatte Finish - Green Slate - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) Note - Kitchen & Butlers Elev. B Strip Lighting to Underside of Overhead Cupboards (Run Behind Rangehood) Recessed into Extrusion Channel
Bar Back	Laminex Premium - AbsoluteMatte Finish - Green Slate - (NOTE - 2 PANELS) ADD BASE CABINET WITH OPEN SHELF (B9TS) 309mm DEEP TO REAR ISLAND BENCH - LAMINEX PREMIUM - ABSOLUTE MATTE - GREEN SLATE OPEN SHELF - LAMINEX - IMPRESSIONS RANGE - CHALK FINISH - NATURAL WALNUT
Oven Tower	Laminex Premium - AbsoluteMatte Finish - Green Slate - TOTAL 2NO.
Kitchen Stone Splashback	DEKTON - 12mm SQUARE EDGE - ARGENTIUM - NO RETURNS NOTE - ADJUST ELEV. B BASE CABINETRY TO 670mm TO ALLOW FOR STONE SPLASHBACK [AMENDED ON 14.06.23 BY MB]
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only) - WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) TO OVERHEADS & PUSH TO OPEN TO OVERHEAD CUPBOARDS ABOVE MW SPACE - TOTAL 4NO.
Underbench Oven	Upgrade - Franke - FCE60M10B1 - 600mm Multi-Function Oven - TOTAL 2NO. TO OVEN TOWERS
Cooktop	Upgrade Franke - FCE905B1 - 900mm Black Electric Cooktop
Rangehood	Upgrade Smeg - PUM910X - 900mm integrated

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Kitchen

Microwave	Upgrade - Franke - 600mm Combination Microwave - FCMWC38B1 - TOTAL 2NO. TO OVEN TOWERS
Sink	Upgrade - Franke - Sirius large single bowl undermount sink - Black - SID110-50
Mixer Tap	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE PULL-OUT SINK MIXER VS7105 31 [AMENDED ON 13.06.23 BY MB]
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS HAFELE ALTO TO DRAWERS

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Butlers Pantry

Benchtops	Dekton - 20mm Square Edge - Argentium - [AMENDED ON 14.06.23 BY MB] <i>DISCLAIMER: Based on slab size and configuration of kitchen, joins may be required in the stone bench top.</i>
Shadow Line	Laminex Premium - AbsoluteMatte Finish - Green Slate
Kitchen Base Cabinets	Laminex Premium - AbsoluteMatte Finish - Green Slate
Kickboard	Laminex Premium - AbsoluteMatte Finish - Green Slate
Overhead Cupboards	Laminex Premium - AbsoluteMatte Finish - Green Slate - INCLUDING UNDERSIDE PANEL WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) Note - Kitchen & Butlers Elev. B Strip Lighting to Underside of Overhead Cupboards (Run Behind Rangehood) Recessed into Extrusion Channel
Open Shelves	Laminex Premium - AbsoluteMatte Finish - Green Slate - INCLUDING UNDERSIDE PANEL - ABOVE FRIDGE SPACE
Kitchen Stone Splashback	DEKTON - 12mm SQUARE EDGE - ARGENTIUM - NO RETURNS NOTE - ADJUST ELEV. B BASE CABINETRY TO 670mm TO ALLOW FOR STONE SPLASHBACK [AMENDED ON 14.06.23 BY MB]
Cabinetry Handles	Upgrade - Hafele - laminated finger pull (base cabinets only) - WITH 16mm OVERHANG FINGER PULLS (NO HANDLES) TO OVERHEADS
Dishwasher	Upgrade - Franke - FCDW60FI - fully integrated dishwasher
Sink	Upgrade - Franke - Sirius large single bowl undermount sink - Black - SID110-50
Mixer Tap	PHOENIX - BRUSHED CARBON - VIVID SLIMLINE SINK MIXER 220mm GOOSENECK VS733 31 [AMENDED ON 13.06.23 BY MB]
Other Items	SOFT CLOSERS - HAFELE SALICE TO CUPBOARD DOORS HAFELE ALTO TO DRAWERS

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* Please note that any variations will incur a minimum \$1000 non-refundable variation fee plus the cost of the variation. If you are required to come back to the Edge, then there is a \$500 non-refundable fee also applies. Further structural variations are no longer possible.

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