

Foundations

- › Engineer designed class 'H' concrete slab, includes 385mm overall height, 300mm wide perimeter beams with 3-L11 trench mesh, 110mm wide internal ribs with one N12 bar & SL82 slab mesh
- › Allowance up to 300mm cut & fill for level building pad

Kitchen

- › Laminate cabinetry
- › Laminate benchtops
- › Laminate overhead cupboards
- › Double end bowl stainless steel sink with mixer
- › Designer handles to all cupboards & drawers
- › Tiled ceramic splashback to kitchen

Kitchen Appliances

All MaviLuna designs above 21sq:

- › 900mm stainless steel gas cooktop
- › 900mm stainless steel underbench oven
- › 900mm stainless steel canopy rangehood

All MaviLuna Designs up to 21sq:

- › 600mm stainless steel gas cooktop
- › 600mm stainless steel underbench oven
- › 600mm stainless steel canopy rangehood

Floor Tiles & Carpet

- › Complete floor coverings to every room with either ceramic tiles or carpet (refer to MaviLuna plans for floor covering layout)

Bathroom & Ensuite

- › Full laminate cabinets
- › Laminate benchtops
- › Semi frameless pivot door screen to all showers
- › Universal chrome shower arm
- › Vertical feature tile strip to all shower walls
- › Recessed tiled shower base to all showers
- › White acrylic bath tub set in a tiled podium with chrome flip mixer & spout
- › Polished edge mirrors above vanity benchtop
- › White dual flush cisterns vitreous china pan toilet to ensuite & WC

Electrical

- › Two double PowerPoints to master bedroom
- › One double PowerPoint to every other room including garage
- › Fibre Optic Wiring package (Estate specific and additional cost may apply)
- › Batten holder lights to all rooms
- › Batten holder light to entertaining room (if applicable)
- › Double fluorescent light to garage
- › External wall light outside laundry
- › Exhaust fan to bathroom
- › Exhaust fan to ensuite
- › Electric panel lift Colorbond garage door with 3 remote controls
- › Direct hard wired smoke detectors
- › Safety switches as per Australian Standards

Facade

- › Choice of 3 facade designs (included in base price) or select from range of MaviLuna upgrade facades (additional cost apply)

Ceiling

- › 2440mm high ground & first floor ceilings on all MaviLuna Designs
- › 75mm cove cornices throughout entire home

External Cladding & Brickwork

Single Story Homes

- › Selection of bricks from builders range
- › Brick infills above windows to façade
- › Laminated Veneer Lumber beam above garage door
- › Cement sheets above windows & external doors to remainder of home

Double Story Homes

- › Selection of bricks from builders range to ground floor
- › Brick infills above all windows & external doors to entire ground floor
- › Choice of colour render to precast polystyrene panels to first floor

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Stairs & Balconies – Double Story Homes

- › MDF treads & MDF risers with carpet finish
- › Balusters or half height walls (floor plan specific)
- › Pine handrail & newel posts in gloss paint finish
- › Glass balustrade with stainless steel posts to balcony

Heating

- › Natural gas ducted heating
(Unit size & number of points determined by supplier)

Solar Hot Water System

- › Rinnai gas boosted with 20 litre continuous flow booster
(Includes one solar panel & one 175 litre storage tank)

Windows

- › Aluminium framed awning windows to front façade
- › Aluminium sliding windows with obscure glazing to bathroom, ensuite & toilet
- › Aluminium sliding windows with clear glazing to remainder of home

External & Internal Doors

- › 2040mm high by 820mm wide front entry door with Gainsborough Tri-lock entrance set
- › 2040mm high flush panel internal doors with lever handles
- › 2040mm high by 820mm wide external access door to garage with Gainsborough 540 Terrace Entrance Set
- › 2110mm high by 1450mm wide external sliding door to laundry (floor plan specific)
- › 2110mm high by 2170mm wide external sliding door to backyard or entertaining patio (floor plan specific)

Paint

- › 3 coat paint system to all internal walls
- › Flat acrylic paint to all ceilings
- › Gloss finish to all interior woodwork
- › Gloss enamel paint to front entry & internal doors
- › Weather shield paint to all exterior woodwork

Laundry

- › 45 litre stainless steel laundry trough cabinet & tapware
- › Washing machine water connections

Shelving

- › One 400mm deep shelf & chrome hanging rail to walk in & built in robes

Shelving *(Continued)*

- › Three 400mm deep shelves to all linen cupboards
- › Four 400mm deep shelf to pantry

Frame & Roof

- › Selection of concrete roof tiles
- › Colorbond fascia, gutter & downpipes
- › 22.5 degree roof pitch
- › MGP10 wall frames and beams to Australian Standard

Skirting & Architraves

- › 100mm high tiled skirting to bathroom, ensuite, laundry & toilet
- › 67mm MDF skirting boards to remainder of home
- › 67mm MDF architraves around doors & windows

Insulation

- › Sisalation wall wrap
- › R1.5 Wall Batts to external walls (excluding external garage wall)
- › R2.5 Batts to ceiling cavity of all habitable rooms

Connections & Preliminary Work

- › Soil test
- › Building permits
- › Completion of Design Guideline approval forms & lodgement
- › Construction working drawings
- › Public liability, warranty, construction & builders insurance
- › Two external gardens taps (1 at meter location & 1 connected to home)
- › Connections to stormwater, sewer, mains gas, mains water & underground power connections
- › Connections based up to a 512m2 allotment & a maximum 5m setback

MaviLuna Essential Extra's

- › Externally vented rangehood flute
- › Timber frame with clear glazed side light window to front entry door
- › Air cushioned door stops to internal doors
- › Toilet roll holders to all toilets
- › Single towel rail holders to bathroom & ensuite
- › Keyed locks to all windows
- › Keyed locks to all external sliding doors