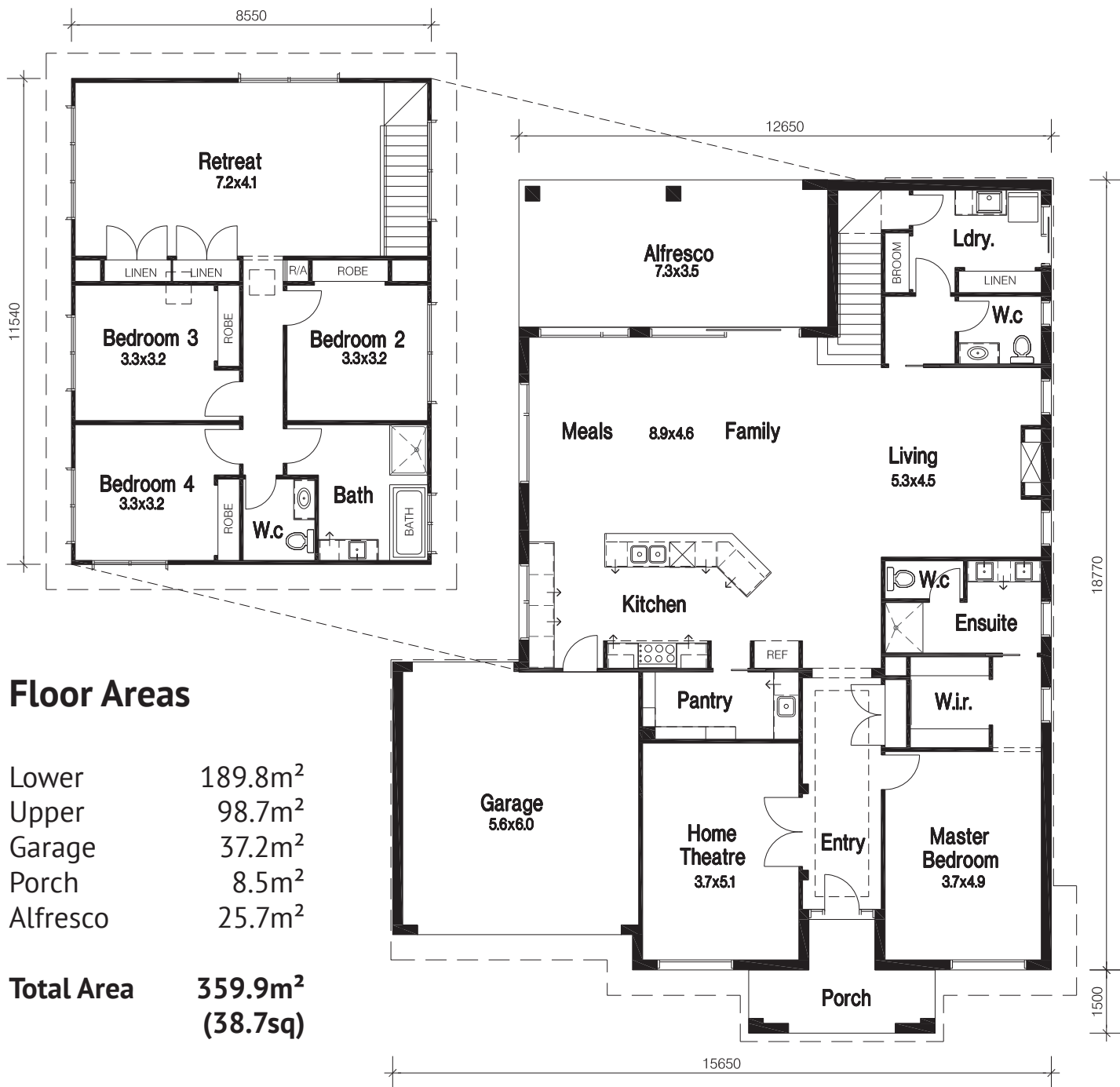




EASTWEST
HOMES

THE SEACHANGE
38 DS
AS DISPLAYED AT THE AVENUE



Floor Areas

Lower	189.8m ²
Upper	98.7m ²
Garage	37.2m ²
Porch	8.5m ²
Alfresco	25.7m ²
Total Area	359.9m² (38.7sq)




4 2 2

SUITS BLOCK WIDTH
17.0m

Rev. 19/01/2015
Copyright © 2015 East West Homes, All Rights Reserved.



EASTWEST
HOMES

**PREMIUM
INCLUSIONS**

P

Premium Series Inclusions

Every new home will come standard with the following quality inclusions:

1. Preliminary Works

Engineer's contour survey, soil report, property information and site inspections.

Fixed price agreement, brochure plan, site plan and drafting of dimensioned working drawings.

Colour selection consultation and verification of plans.

Standard HIA contract with 7 year guarantee.

Engineer designed M class waffle pod slab.

Certified drainage plans.

Homeowners' warranty insurance.

Building permit issued by registered building surveyor and water authority permits.

2. Site Works

Site levelling to block with allowance of up to 150mm uncontrolled fill and 300mm fall across the building envelope.

All temporary fencing and scaffolding as required during construction.

Connection to main power supply up to 13m from pit, including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charges during construction.

Connection to existing services for gas, water and sewer on an allotment up to 512m.

Engineer designed and certified 100mm sewer grade stormwater drains.

Upgraded termite protection to Termguard Retreatment System allowing for ongoing termite protection.

3. External

Classic Facade consisting of:

- Brickwork and Lintel above windows, Entry door and Garage;
- Brick piers to the Porch;
- Gliderol Panel-Glide Garage door and remote control.

Category 1 Boral bricks and roof tiles.

Weatherex infills above remaining windows and doors.

Colorbond downpipes, fascia and guttering.

A&L double glazed aluminium awning windows, including flyscreens.

A&L aluminium sliding doors.

A&L locks to all opening windows and sliding doors.

Obscure glazing to Bathroom, Ensuite and WC windows.

Gainsborough deadlocks to entrance door and other external swinging doors.

Corinthian feature entrance door.

4. Internal

90mm pine wall frames with stabilised pine roof trusses.

2550mm high ceilings throughout.

75mm scotia cornice

Corinthian 2040mm high hinged flush panel internal doors.

Corinthian 2040mm high hinged flush panel house/garage access door.

Quality Gainsborough chrome lever passage sets.

67mm x 18mm skirting boards and 67mm x 18mm architraves.

75mm air cushioned doorstops to external and internal doors.

Category 1 ceramic floor tiles to Entry through to Kitchen, Meals, Living and all wet areas.

Ceramic skirting tiles to Ensuite, Laundry, Bathroom and WC.

Category 1 carpet to all bedrooms.

Braemar 4.7 star gas ducted heating unit with spectrolink controller.

Sisalation and R2.0 glasswool batts to external walls.

R4.0 glasswool batts to ceilings in all living areas (does not include Garage, Porch or Alfresco).

Premium walk-in robe with melamine shelf and hanging rail, or built-in robe with hinged or vinyl sliding door and hanging rail.



EASTWEST
HOMES

PREMIUM
INCLUSIONS

P

Premium Series Inclusions

Every new home will come standard with the following quality inclusions:

5. Painting

Wattyl PC Washable Velvet Low Sheen to internal walls (3 coats)

Wattyl Tradesman Super Cover Flat Acrylic to ceilings (2 coats).

Wattyl ID Gloss Enamel to internal timberwork and doors.

Wattyl Solarguard/Sunfast Low Sheen acrylic to exterior timberwork.

6. Kitchen

ILVE stainless steel upright oven (900mm).

ILVE stainless steel canopy rangehood (900mm).

ILVE stainless steel dishwasher (600mm).

Franke double bowl stainless steel sink.

Phoenix chrome sink mixer.

Category 1 Quantum Quartz 20mm benchtops.

Polytec Melamine to all cabinet doors and panels.

PVC edging to all doors, drawers and end panels.

7. Bathroom and Ensuite

Phoenix chrome-plated tapware to vanity basins and bath.

Phoenix chrome-plated shower rose and tapware to showers.

Phoenix chrome-plated towel rails and toilet roll holders.

Decina Novara 1675mm acrylic bath with chrome plated plug.

China close coupled toilet suites.

China vanity basins with chrome plug.

Marbletrend polymarble Aztec 900x900mm shower base.

Premium telescopic pivot door shower screen with clear toughened glass.

Polished edge mirrors.

IXL Eco-Triumph 2 globe heater, light, fan combination.

Polytec Laminate to all benchtops.

Polytec Melamine to all cabinet doors and panels.

PVC edging to all doors, drawers and end panels.

8. Electrical

Earth leakage electrical safety switch to all lights and power points.

Hard wired electronic smoke detectors.

10 Watt LED Downlights to Kitchen/Meals/Living and Entry.

Fixed point batten holders to remainder.

2 double fluorescent lights to Garage.

External single parafood to side and rear external doors.

Two RG6 Coaxial TV points, terminated ready for aerial to be fitted.

Two Cat 6 Data points suitable for Telephone and Internet.

Analogue (paired copper wire) Telephone point run from Pit to house.

(Digital Connections are subject to Estate infrastructure).

9. Laundry

Chromogen Solar Hot Water system with gas booster.

Polytec Laminate top and melamine cabinet with Franke 45 litre inset trough.

Phoenix chrome plated mixer tap to Laundry trough.

10. Double Storey Only

Colorbond roofing.

450mm eaves to upstairs roofline.

2550mm high ceilings to both upstairs and downstairs.

WeatherTex Primelok Smooth 200mm lightweight cladding to upstairs.

Engineered upper floor joists.

Plaster battens to major downstairs living areas.

Carpeted MDF staircase.

Note: All model numbers, product and supplier details were accurate at the time this document was prepared, but may change without notice.