



Designing and Building in Quality

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## INCLUSIONS

### THE CLASSIC BAY

**Approximate 42 square = 391.07 m2 house**

**To fit on a 20 metre wide block**

This two storey home consists of 4 bedrooms plus study and Art Room, Kitchen/ meals with Family downstairs, and a T.V room upstairs. Theatre Room downstairs. A formal living/Dining room, one bathroom, one Ensuite upstairs, one bathroom downstairs, An Alfresco area and a two car garage.

Front Porch with two pillars or Columns

**Approximate Quoted Price is: \$ 469,284.00**

#### **PLUS**

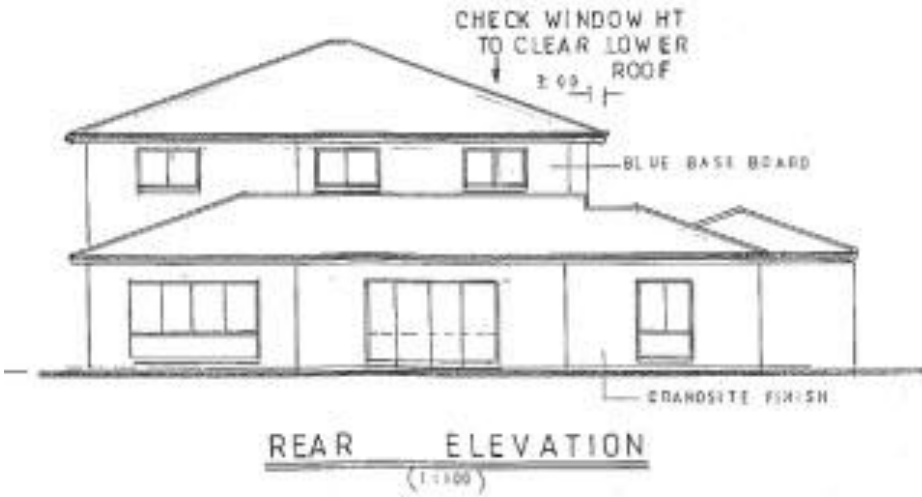
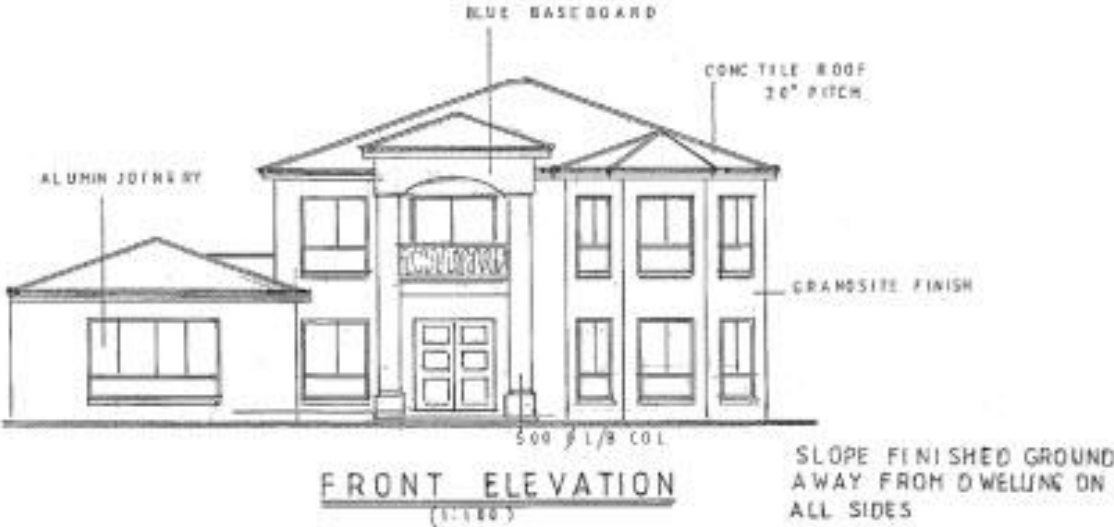
Water Tank 5,000 litres: \$7,500.00

Eli Homes 3 window Bay: \$3,880.00

Balcony extra expense: \$2,800.00

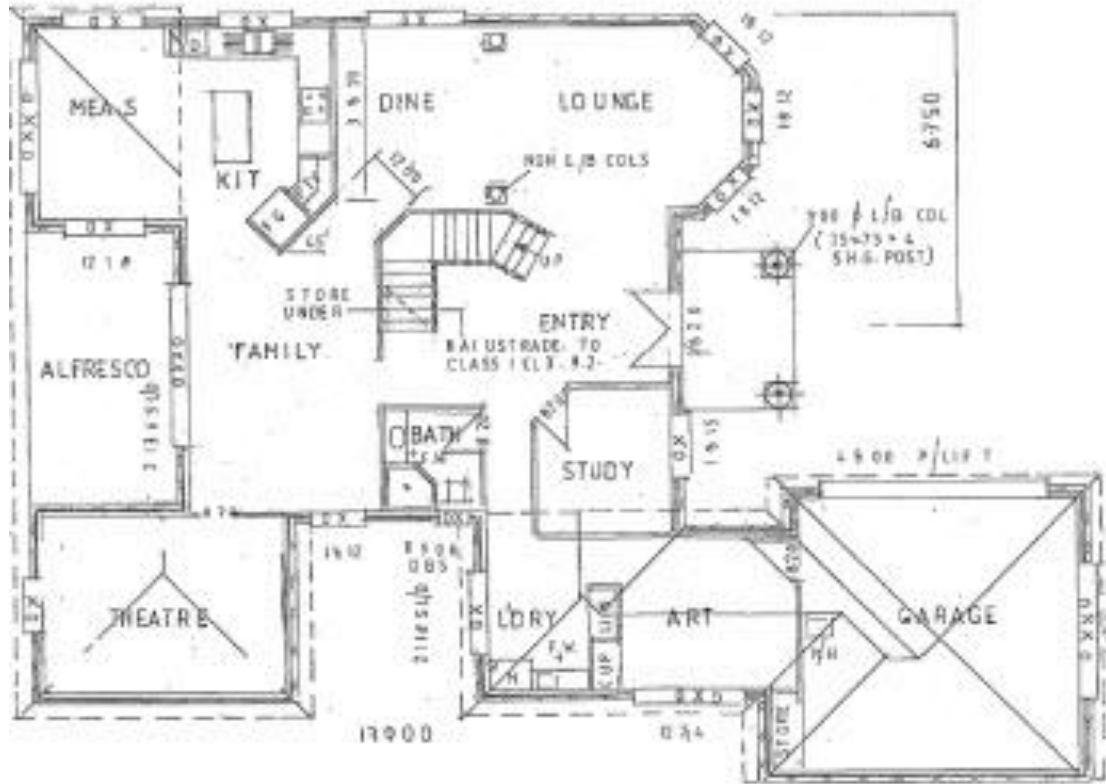
**Total Quoted is ..... \$ 483,464.00**

# ELEVATIONS



# FLOOR PLAN

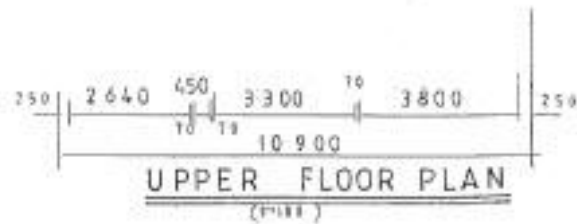
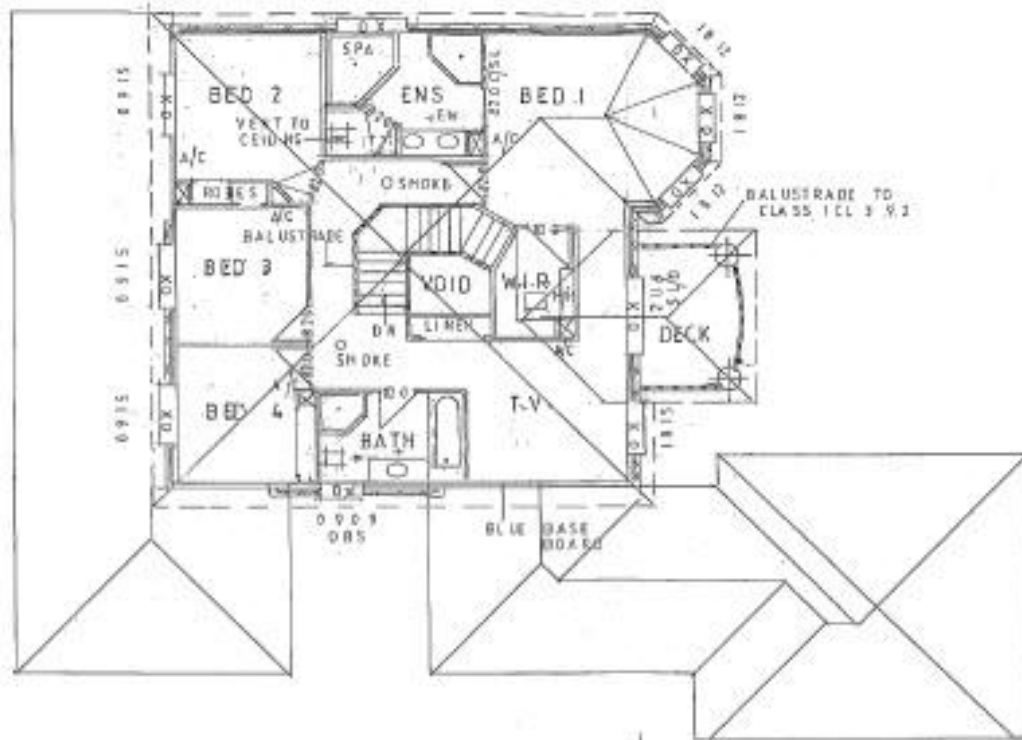
## Lower level



LOWER FLOOR PLAN

# FLOOR PLAN

## Upper level



**INCLUSIONS**

**Doors**

- Front Door ----- PC \$1,500.00
- Front Door External lock ----- PC \$120.00
- Front Door External lock
- Internal doors Colonial as in Builders display home
- Door furniture as in builders home (door handles and knobs)

**Kitchen/Bathroom/Laundry**

- Two PAC Kitchen, vanities and laundry cabinet ----- PC \$20,000.00
- Granite bench top in kitchen and vanities ----- PC \$8,000.00
- Laundry cabinet with laminate bench Top
- Kitchen and vanity door knobs or handles included in price of kitchen and vanities*
- Electric Wall Oven, Hotplate (gas or electric), Range hood in stainless steel 600mm wide range builders selection ----- PC \$2,000.00
- Hot Water system (Rinnai) Builders standard ----- PC \$1,050.00
- Spa bath in Ensuite bedroom one (corner type) ----- PC \$780.00
- Bath (Enfield) Sorrento 1525 Rect. White ----- PC \$125.00
- Laundry Tub 45 litre S/Steel Drop in type ----- PC \$150.00
- Sink (ATLAS) S/Steel 1080 x 480 1 2/3 bowls ----- PC \$165.00
- Toilet suites (VENEZIA) cc s/trap white = 3 ----- @ PC \$220.00
- Pedestal and basin to downstairs bathroom ----- PC \$230.00

**Tapware & Mixers**

- 1. ATLAS ECO MIXER WALL 40mm = ----- @ PC 65.00 ea
- 2. ATLAS ECO MIXER BASIN SWVL 40mm = ----- @ PC \$65.00 ea
- 3. ATLAS ECO MIXER SINK SWVL 40mm = ----- @ PC \$65.00 ea
- Linkware ¼ turn W/Machine stop ----- @ PC \$7.50 ea
- Linkware Kirra outlet wall 150mm ----- @ PC \$27.50 ea
- Linkware Kirra outlet bath 200mm ----- @ PC \$60.00 ea
- Plug and Waste 32mm w/overflow = ----- @ PC \$15.00 ea
- Plug and Waste 40mm w/overflow = ----- @ PC \$20.00 ea
- Shower heads and unit (builders standard) = ----- @ PC \$85.00 ea

# Structural Features

- Brick work outside to be Rendered sponge finish and painted to the front of house, Bagged and painted to sides and back of house
- House Painted inside and outside (choice of two colours only)
- Concrete roof tiles (Boral insignia range)
- Mirrors in bathrooms above vanities = 3 in total by Stegbar
- Shower screens - clear and standard by Stegbar
- Joinery = finger jointed pine
- Skirtings = finger jointed pine 67mm x 12mm
- Architraves = finger jointed pine 67mm x 12mm
- Staircase and Handrail - Quilla timber, varnish finish, powder coated steel railings.  
*(Hand rail and steel railings of standard type, as in pictures provided)*
- Garage Door Colorbond Panel Lift - 3 remote controls. Owners choice of colour.  
*Extra features not included (builders selection leaflet given)*
- Concrete floor to garage (Ceramic tiles and tiling is extra \$60.00m2)
- Aluminium windows and sliding doors. Choice of colour for frames
- Clear Glass Windows (standard glass windows). (tinted windows is extra)
- Hinge Doors to all wardrobes and storage rooms. (sliding doors are extra)
- Cornice 90mm standard
- Gyprock plaster walls and ceilings
- Villa boards in wet areas
- Waterproofing in all wet areas and to balcony, as per building standard requirements
- Timber frame as per plan
- Laundry door : glass sliding door
- Glass sliding door to Alfresco area. (stacker doors is an extra )

# Floor Covering

• Tiles at front porch area	-----	@	\$25.00 sq/m
• Tiles to main floor area, entrance, laundry, Art room, kitchen, family/meals - laid straight	-----	@	\$25.00 sq/m
• Bathrooms main upstairs & Ensuite tile to ceiling	-----	@	\$25.00 sq/m
Tiles laid to Ensuite, bathrooms powder room and kitch/splashback and main floor by builder's contract tiler			
• Alfresco and front porch area cemented and tiled	-----	@	\$25.00 sq/m
• Laundry tiles to skirting only & splash back area. Kitchen tiles to splash back area	-----	@	\$25.00 sq/m
• Allowance for freeze tiles, features and accessories in the bathrooms and kitchen		@	PC \$800.00
• Carpet upstairs in all areas except wet areas	-----	@	\$35.00 sq/m
• Carpets downstairs to study room and theatre room	-----	@	\$35.00 sq/m
• Carpet to formal lounge and dining areas	-----	@	\$35.00 sq/m

Total

## Electrical

- 1 Double power point each to bedrooms
- 2 Double power points to main bedroom
- 1 Double power points to Ensuite
- 1 Double power point to each bathroom
- 4 Double power points to Kitchen family room
- 2 single power points to kitchen
- 1 Double power point to formal lounge
- 1 Double power point to study
- 1 Double power point to outside back veranda
- 1 Double power point to garage
- 3 TV points (owners choice which rooms)
- 3 Telephone jacks
- Smoke alarms (as per plan)
- 1 light point into every room
- 3 light points to Kitchen meals family
- 20 down lights (owners choice where)
- IXL light fan units to each bathroom
- Power point to garage doors
- Power point front sliding gate
- Light fittings to be bought and provided by the owner, at the time of installation by electrician is included in the price, while the electrician is working on the electrical.  
If lights have been bought too late and a bulb has been installed, the light installation is the owner's responsibility.  
(an extra fee will be charged if the light fitting has more than 5 pieces to assemble )
- Ducted Air conditioning (builders choice brand Daikin)

## Finishing & Exterior

- Fence Brick piers and powder coated panels standard type only as on address supplied by Eli Homes for inspection
- Timber fence – to sides and back of house. ( Timber palings )
- Driveway and pathway at front of house to be paved only. M2 allowance
- Pathway around the rest of the house to be 800mm, cemented and broom finish only
- Three tap provisions for outside
- Sarking on roof and external walls
- Built in robes and walk In robes as specified on plans
- Linen closets = 2
- Niche (shampoo recess) in main Ensuite only – shower area
- 2 Round columns or 2 square pillars to outside porch area
- Soil test and engineers report, included for “ M” site
- Certification fees and building insurances
- Connections to power, sewer, stormwater, electrical and water supply

## **Finishing & Exterior continued....**

- Termite protection (Enviropest)
- Cut and Fill and spread over site
- site costs - e.g. site clean, prepare, rubbish removal, toilet hire, scaffold hire, clean house prepare for moving in

**P.S This is our design, but can be changed to suit your taste, walls can be moved, to make rooms bigger or smaller, as long as the square metres stay the same, the price will not alter.**

**If you decide to add a feature as in round columns or arches into the house, or an extra bathroom the price will alter due to extra materials we will have to purchase and labour to install those features.**



## EXCLUSIONS

### Extras that could be added to the price:

• Gardens and Grass to front and back areas	Approx	-----	\$5,000.00 +
• Water features			
• Light fittings (by owner due to different styles of taste and fashion)			
• Curtains, security screens and doors			
• Dishwasher, microwave, washing machine			
• Sink garbage disposer			
• Insulation	Approx	-----	\$5,000.00
• Ducted vacuum (builders choice company)	Approx	-----	\$2,900.00
• Security alarm system & intercom (with camera at gate )	Approx	-----	\$680.00
• Permathane extra features around front windows and front Door		-----	\$5,500.00 +
• Tiles laid on a diagonal is charged by the tiler @ \$20.00m2 extra			
• Borders around the tiles is an extra @ \$15.00 per lineal metre			
• Tile feature and other features of tiles on main floor	Approx	-----	\$300.00 +
• Columns priced by style chosen.	Standard from	-----	\$1,080.00
Artist painted to look like marble is extra \$ 250.00 per column			
• Columns with crown tops are priced by styles chosen, and per column	Approx	-----	\$3,085.00/column
Gold painting is an extra again, by Artist			
• Fancy cornices or ceiling roses or plaster features as per chosen design to cost			
• Extra Display recess. E.g. niche or bulkheads or niches in bathrooms for shampoo shelves.(Builder to quote on request)			
• Arches or hampers (Builder to quote on request)			
• Window tinting	Approx	-----	\$2,650.00 +

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