

# ***“The Hawkesbury 260”***

## ***From A W Homes***

<b>All inclusions</b>	
<b>Structural/External</b>	
Front and rear garden taps	Included
Class “M” engineer design concrete slab to 300mm founding depth	Included
Pine frame	Included
Truss roof framing	Included
27 degree pitch on roof (Select Range 22 degree pitch on roof)	Included
Extensive choice of bricks with raked or flush mortar	Included
<b>Garage</b>	
Double Garage under roofline	Included
Colorbond roller door to front garage	Included
<b>Exterior Finishes</b>	
Colorbond roof [Select Range Concrete roof tiles]	Included
Colorbond fascias, gutters and downpipes	Included
Front and side veranda without door area roof cover [Not applicable on Select Range]	Included
Hume entry doors XV14 as displayed	Included
Quality powder coated aluminium sliding windows with locks [Not applicable Select Range]	Included
<b>Interior Finishes</b>	Included
2,700 ceiling height [Select Range 2,400mm]	Included
Ceramic or chrome level door furniture	Included
3 coats of quality paint to all walls and ceilings	Included
Colonial panel doors throughout [Select Range flush]	Included
Colonial architraves and skirting 67mm	Included
Gloss finish to internal wood work	Included
55mm Scotia Cornice throughout	Included
Robes and linen all with sliding vinyl doors	Included
<b>Insulation</b>	
Wall insulation R 1.7 Foilboard	Included
Ceiling R 2.5 blow in insulation	Included
<b>Plumbing</b>	
Water tank with plumbing to toilets	Included
Pyrox ceiling ducted heating to 8 points	Included
Showers 900mm x 900mm to ensuite and bathroom	Included
Sealed exhaust fans to ensuite and bathroom	Included
Pivot door clear toughened glass shower screen as displayed	Included
Designer style 1650mm white bath as displayed	Included
White Porcelain hand basins as displayed	Included
Mirrors to vanities in bathroom and ensuite as displayed	Included
Flick-mixer tapware as displayed in showers, bath, vanity basins and kitchen	Included
PVC trough to laundry	Included

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<b>Appliances</b>	
D’Amani stainless steel 600mm electric oven	Included
D’Amani stainless steel 600mm gas cook top	Included
D’Amani stainless steel slide out range hood	Included
Dishwasher [not applicable on Selection Range]	Included
1 ½ stainless steel sink as displayed in kitchen	Included
<b>Electrical</b>	
Smoke detectors and safety switch	Included
Double power points throughout and 2 TV points	Included
Exhaust fans to bathroom and Ensuite	Included
Single light and double power point to garage	Included
Low voltage down lights where displayed in house [ not applicable on Selection Range]	Included
<b>Kitchen, Cupboards and Vanities</b>	
Overhead cupboards and pantry to kitchen	Included
Melamine lined cabinets kitchen and vanities	Included
Designer laminate vanities with post from top edge	Included
Laminate to all cupboard doors	Included
Set of drawers to kitchen and vanities, bathroom and Ensuite	Included
Laundry cupboards	Included
<b>Floor and Wall coverings</b>	
Quality carpets from builders range in area’s displayed [not applicable selection range]	Included
Quality wall tiles to showers, bath, vanities, laundry and kitchen	Included
Quality floor tiles to meals, entry and family [not applicable selection range]	Included
Quality floor tiles to wet areas	Included
<b>General</b>	
Plans, soil test on building permits	Included
Full construction Insurance and Warranty Insurance	Included
Builders internal clean	Included
Full site clean of builders debris on completion	Included
Termite protection if required	Included
<b>Connections</b>	
Connection to sewerage, stormwater, underground power, water and gas	Included
NOTE! All connections are based on a standard 600m – 2 building block with a maximum	Included
Fall of 300mm over building area, a standard set back of up to 5m, and provision for dry water tapping.	Included
<b>5 STAR ENERGY RATING</b> when as displayed	Included

**Items not included above are displayed:**

Fencing, Concrete to drive, Paving and front step, Front entry step, Landscaping. All window covering and furnishings, Fly screens, Alarm, Light fittings, Auto remote to garage door and Evaporative cooling.

**We can arrange to build your new home while you stay in the comfort of your existing home with the “One Smooth Move” option.**