

Schedule of finishes
100 Kenyons Road, Merrylands

General

External Walls	External brick work and painted
Floor	Basement – Solid concrete slab Ground – Solid concrete slab First & second – Timber Floor Joists
Windows and doors	Powder coat aluminium framed with clear or obscured glazing.
Window Coverings	Blinds to all windows and sliding doors except bathrooms
Air conditioning	2.5 horsepower “Climate Control” split system air conditioning unit or equivalent
Facias and gables	Painted Finish
Balustrading	Aluminium
Balcony floors	Ceramic tiles to floor
Roof	Tiles on timber frame
Gutters and Downpipes	Pre-finished Zincalume
Basement	Reinforced concrete floors, columns and ceilings. Fluorescent lighting
Common Area Pathways	Concrete or paving pathways
Letter boxes	Powder coat aluminium
Fencing	Colour bond metal fencing to boundaries
Security	Intercoms to main door entries
Garage doors	Security panel lift door fitted to each garage

Dwellings

Bathrooms	Mirror with polished edge over semi-recessed vanity cabinet. Painted timber doors and frames. Tiling to all floor and wall to the ceiling. Vitrified tiles. Powder coated aluminium framed shower
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	<p>screens.</p> <p>Dual flush toilets.</p> <p>Acrylic bath tubs.</p> <p>Towel rail, toilet roll holders etc. to be chrome finish.</p> <p>Chrome finish taps.</p> <p>Ceiling plasterboard and painted.</p>
Laundry	<p>Ceramic tiles to floor, splash back and skirting.</p> <p>45 Litre tub with bypass.</p> <p>Ceiling plaster board and painted.</p> <p>Chrome finish or white taps.</p> <p>Clothes Dryer</p>
Kitchen	<p>State of the art polyurethane kitchen cupboards, with Caesar stone bench top.</p> <p>Ceramic tiling to floors.</p> <p>Stainless steel sink with flip mixer tap.</p> <p>Tiled splash backs 600mm above benches.</p> <p>Fisher & Paykel or equivalent stainless steel oven.</p> <p>Fisher & Paykel or equivalent Stainless steel cooktop.</p> <p>Fisher & Paykel or equivalent Stainless steel Range hood, externally ducted.</p> <p>Ceiling plasterboard and painted.</p> <p>Fisher & Paykel or equivalent Stainless Steel Dishwasher</p>
Dining/Living rooms	<p>Plasterboard and painted walls.</p> <p>Powder coat aluminium windows with clear glazing.</p> <p>Painted timber doors and frames</p> <p>Polished timber floor boards.</p> <p>Ceiling plasterboard and painted.</p>
Bedrooms	<p>Plaster board and painted walls.</p> <p>Powder coat aluminium windows with clear glazing.</p> <p>Painted timber doors and frames.</p> <p>Fully carpeted and underlay.</p> <p>Built in ward robes to rooms as indicated on floor plans, provided with hangers, drawers, shelving and sliding doors.</p> <p>Ceiling plaster board and painted.</p>

General	Instant gas hot water system. Surface mounted light fittings supplied throughout. Fly screen provided to all windows and sliding doors. Smoke alarms Phone and television points to living room and main bedroom.
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The developer maintains the right during construction to vary any of the finishes and specifications while retaining similar standards.

The developer will not be responsible for any changes made to finishes or specifications due to council requirements.