



SO NICE TO COME HOME TO

# GENERAL SPECIFICATION OASIS

## FEATURES

- ❖ Aluminium sliding windows & doors – Inc. locks to standard detail / sizes
- ❖ Humes XL2 Entry door
- ❖ Clear glazed sidelight
- ❖ 2.4 level ceilings throughout
- ❖ R2.5 insulation Batts to living area ceilings only
- ❖ R1 insulation to external walls
- ❖ Steel wall & roof frames
- ❖ Colorbond® Corrugated steel roofing
- ❖ Colorbond® fascia & 115mm quad gutters
- ❖ 90mm PVC downpipes / 100mm stormwater
- ❖ Lined verandahs
- ❖ Roof pitch 25 degrees
- ❖ Steel verandah posts
- ❖ Humes preprimed flush hardboard internal doors throughout – sliding to robes only
- ❖ Brick veneer exterior walls
- ❖ Bricks – Boral – Horizon Classics & Nuvo
- ❖ B & D Panel master garage doors 2.1 x 4.8 with auto

## BATHROOM / ENSUITE / WC

- ❖ Bambino 1650mm white Bath
- ❖ Clear laminated glass shower screens semi framed, pivot door 1.0 x 1.0 x 2.0m high.
- ❖ Mirror(s) powder coat frame
- ❖ Taps – Helena / chloe mixers – chrome
- ❖ Genoa hand shower on rail - chrome
- ❖ Hera towel rail & paper holder – chrome
- ❖ Wall tiles to 2.0m in shower recess
  - \* 1.2m to bath
  - \* 400mm above vanities
  - \* 200mm skirting tile to walls
- ❖ Floor tiles to wet areas only
- ❖ Vanity basins Platinum – white
- ❖ WC suites – Cathay white

## FINISHES

- ❖ Taubmans paint specification throughout
- ❖ 68 x 18 Berkley silktrim architrave (paint finish)
- ❖ 92 x 18 Berkley silktrim skirting (paint finish)
- ❖ Tiling to all wet area including kitchen splashback
- ❖ Single particleboard shelves & hanging rails to robes
- ❖ Four particleboard shelves to linen & pantry
- ❖ Gainsborough satin chrome door furniture throughout with dead lock to entry door

## **KITCHEN**

- ❖ Kitchen cabinets – laminate tops & doors – Formaline – Decroline range
- ❖ Sink – Platinum doublebowl ss
- ❖ Helena / Chloe mixer – chrome
- ❖ Wall oven – Westing House s-steel – PON 663
- ❖ Hot Plates – Westing House s-steel – PHL 255
- ❖ Rangehood – Westing House s-steel WRV 600U
- ❖ Tiled splashback above bench top

## **LAUNDRY**

- ❖ Laundry bench with cupboard under tub only
- ❖ Helena / Chloe flickmixer / chrome
- ❖ Concealed chrome washing machine taps
- ❖ Platinum stainless steel 45L drop in tub
- ❖ Floor tiles
- ❖ 200mm skirting tiles to all walls
- ❖ 400mm splashback to tub
- ❖ Bosch 21E gas hot water system

## **MISCELLANEOUS INCLUSIONS – If Applicable**

- ❖ External cladding – Hardies Primeline Chamfer Boards – Paint Finish
- ❖ External Balustrade – two rail timber slat – Paint finish
- ❖ External Stairs – Sawn Hardwood Open riser
- ❖ Internal Stairs – Carpet Grade Stringers & Treads / Paint Grade Timber Balustrade

## **GENERAL**

**Note: Prices based on level stable soil sites,  
Sewered & with maximum 10m setback**

- ❖ Metropolitan area Brisbane
- ❖ All plans, specifications & Engineers certificates
- ❖ Design wind speed N3
- ❖ Council / Builders registration fees
- ❖ All risk insurance
- ❖ Six year structural guarantee / government guaranteed
- ❖ Termite protection in accordance with AS 3660-1-200.