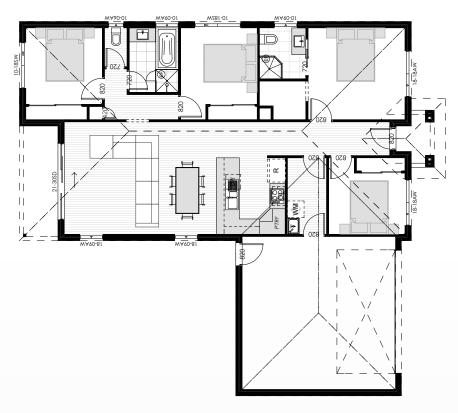


# Entry Level Standard



# Nelson L1







| LIVING   | 123.91m2 |
|----------|----------|
| PORCH    | 2.62m2   |
| ALFRESCO | 6.80m2   |
| GARAGE   | 40.55m2  |

| WIDTH      | 14.69m2  |
|------------|----------|
| DEPTH      | 16.28m2  |
| TOTAL AREA | 173.88m2 |



# L1 Legend First Inclusions \*Entry Level Standard



# PRELIMINARY/ADMINISTRATION:

- · Building Permit
- Working Drawings
- · Detailed Quote & Fixed Price contract
- Home Owners Warranty Insurance
- Public Liability Insurance
- · Construction Insurance
- OHS costs including roof handrail
- 6 Star Energy Rating
- BAL assessment 12.5
- Soil Classification Report
- · Slab Design by Engineers
- 6 1/2 Year Home Warranty Insurance

## **SERVICES**

- · Connection to site
- Single Phase Underground power to Meter Box (up to 12m).
- · Sewer Connection underfloor to connection point up to 10Lm.
- Water lead in 15Lm/20mm Blue line pipe from meter to dwelling
- Storm water discharge up to 15m
- Gas connection
- Slimline Rainwater Tank 2000L

## **TERMITE TREATMENT**

· Termquard System

Part A - Termguard Amoured shields

Part B - Trithor Perimeter Barrier

### CONCRETE SLAB AND FOOTINGS

• Foundation up to "M"class slab with a maximum of 300mm fall over the building envelope.

- · Selection from Legend Homes Entry Level Range
- Brick Infills to front façade windows & Entry door Cement sheet to rest with LVL Beam to Garage.
- Standard Grey Mortar

- · Colourbond Roof, Facia and Gutter including Sisolation and metal top battens
- · Colourbond or PVC downpipes

Aluminium single glazed sliding windows and sliding doors from the colour range.

# **FRAMING**

- Timber Wall Frame, Studs at 450mm centres
- Timber Roof trusses and Metal Ceiling Battens At 20 degree pitch
- · Ceiling Heights 2400

# **KITCHEN**

- · Laminate cabinets from L1 Legend First Entry Level selections
- · Laminate bench top 33mm Square or rolled edge
- · Melamine shelving to cupboards and pantry
- · Kitchen double bowl sink
- · L1 Entry level sink mixer
- · Overhead Laminate cupboards as per plan
- · Selection of L1 Handles
- 900mm Beko freestanding electric oven and cooktop
- 900mm Beko Canopy Rangehood

# **LAUNDRY**

- · 45 Litre Freestanding Laundry Cabinet
- · L1 mixer to Laundry sink
- · Washing machine connection points included

# **ENSUITE/BATHROOM**

- Laminate cupboards and bench tops 33mm square or rolled edge from L1 Entry Level
- · Vanity Basin from L1 Entry Range
- · L1 Basin Mixer, Shower Mixer, Shower rose, Shower Arm, Toilet

- · 4mm Polished Edge Mirror
- · Chrome Framed shower screen with Pivot door
- · Tiled shower base with chrome drain
- · Toilet Roll Holders
- · Exhaust Fans

### DOORS/FITOUT

- Front Entrance Door Corinthian Madison Range 2040mm.
- External Door L1 Selection Corinthian 2040mm solid core flush panel doors painted.
- · Internal Door/Redicote with pre primed MDF jambs
- · Cushion Bumpers to Hinged Doors
- Skirting's and architraves 67mm x 12 mm pre-primed MDF

# **HEATING AND COOLING**

- Braemar Gas ducted heating with thermostat and ceiling outlets.
- OR
  Haier split system 7.1kw.

### **HOT WATER SERVICE**

· Chromogen Instantaneous Gas hot water service

# FLOOR COVERING/TILING

- Selection from L1 Tile Range
- · Selection from L1 Carpet Range
- · Selection from L1 Vinyl Plank Range
- · Colour consultation with Colour Specialist

# SHELVING

- · 4 x White melamine shelving to Pantry
- 4 x White melamine shelving to Linen
- · White melamine top shelf only to broom
- · White melamine to master WIR with top shelf and hanging rail.
- · White melamine to bedroom robes with top shelf and hanging rail.

### **ELECTRICAL**

- · Single phase power connection
- · White switches through out
- Double GPO's as per plan
- External power point to Alfresco
- 11 Watt LED down lights to living areas and kitchen
- · Batten Holders to remaining areas of house
- · Hard wired smoke detectors with battery back up
- TV point x 2
- · Telephone point x 1
- · Single fluorescent light to garage

# PAINTING

• 3 coat Dulux professional paint system

• CSR plaster including 75mm cove cornice

# INSULATION

- Walls R 2.0
- Ceiling R 3.5
- CSR Enviroseal ProctorWrap to all external walls

· Colourbond Panel lift garage door finish remote control access.

# **FINISHING TOUCHES**

- Full Builders Clean
- Removal of Building materials and site clean.
- · Excess soil left in pile at back of block
- · 3 Month maintenance period.
- · Concrete allowance for driveways, paths, alfresco 50M2

\*L1 ENTRY LEVEL INCLUSIONS SUBJECT TO CHANGE WITHOUT NOTICE