



## PREMIUM INCLUSIONS PACKAGE

### ADD YOUR OWN PERSONAL TOUCH WITH OUR PREMIUM INCLUSIONS.

We understand a little extra luxury can make a huge difference when it comes to building your forever home. That's why our Premium Inclusions Package includes all the best quality fittings, colours and finishes that are standard to Verona Homes, along with an extensive list of upgrades.

#### PRELIMINARIES

- Full working drawings including 2 revisions (and drafting appointments)
- Full engineering including structural and hydraulic
- Home warranty insurance
- Builders public liability and contracts work insurances
- Sydney Water quick check\*
- BASIX certificate and requirements^
- Long service levy
- Soil report including wind rating
- Private certifier fee including inspection fees
- Preparation and lodgement of plans to certifier
- 10.7 Certificate and title search
- Applications for power, water and gas connections
- Site surveys

- 2.5-hour colour consultation
- Electrical consultation

#### SITE WORKS AND SERVICES

- Up to 1m cut and fill
- Concrete pump hire
- Up to H Class waffle pod slab
- Truck and trailer of excess dirt removal (1 truck load)
- Fixed piercing
- Sediment control
- All weather access
- Temporary fencing and site toilet hire
- Underground single-phase power (10lm allowance)
- Underground plumbing lead in allowances#

*A handcrafted experience*



## STRUCTURAL & EXTERNAL

- 90mm timber frame walls and roof trusses
- Choice of COLORBOND® metal roofing **OR** roof tiles with sarking
- Anticon blanket to roof included with COLORBOND®
- Fascia and gutter
- Face brick from our Builder's range (subject to design)
- Render and other materials to exterior walls (subject to design)
- Up to 450mm wide eaves (subject to design)
- Powder coated aluminium window frames with locks and clear glass
- Flyscreens to sliding doors and openable windows
- Quality entry door (up to 1200mm wide) with lock from our Builder's range
- Alfresco and porch (subject to design) with tiling included
- Termite treatment to comply with AS 3660.1
- Up to 50sqm of grey broom finish concrete driveway included (pour from chute)
- Automatic panel lift garage door (2040mm high) with quality motor and two (2) remote controls
- Up to 3000L water tank (as per BASIX)

## INTERNAL

- 2700mm ceilings to ground floor and 2400mm to first floor
- 90mm cove cornices throughout
- 68mm half splayed skirting and architraves throughout
- 2040mm high flush panel internal doors with door furniture from our Builders range
- 3 coat paint system throughout including skirting and architraves
- Insulation as per standard BASIX
- Built in wardrobes with set of drawers, shelves and hanging rail
- Sliding mirror wardrobe doors
- Sliding frosted glass linen cupboards with shelving (subject to design)
- Staircase with timber handrail, metal balustrade and carpet finish

## FLOORING

- Choice of 450 x 450mm tiles **OR** Timber-look laminate flooring
- Carpet with underlay to bedrooms, media room, study and first floor

## LAUNDRY

- 45L metal tub with cabinet **OR** Polyurethane cabinetry with 20mm stone top and 35L drop in tub (subject to design)
- Tiled splash back and skirt tiling
- Quality Phoenix tapware from Builder's range
- Water point for washing machine

## KITCHEN

- Polyurethane cabinetry
- 20mm stone benchtops
- Finger pull and soft close hinges to cupboards and draws
- Set of drawers (subject to design)
- Overhead cabinetry or shelving (subject top design)
- 900mm Westinghouse stainless steel freestanding cooker
- 900mm Westinghouse stainless steel canopy rangehood
- 600mm Dishlex stainless steel freestanding dishwasher
- Quality Phoenix tapware and double bowl sink with drainer
- Tiled splash back (600mm high)
- Provision for water point for fridge
- Bulkhead to overhead cabinetry
- Microwave provision
- Walk-in or butler's pantry with shelving (subject to design)

## BATHROOMS

- Wall hung vanity with 20mm stone top (size as per plan)
- Above counter ceramic basins
- Full height tiling to bathrooms (1200mm tiling to WC)
- Quality Phoenix chrome basin mixers
- Back to wall toilet suites with soft close lid
- Polished edge frameless mirrors (size as per plan)
- 1500mm freestanding bathtub
- Choice of ceiling rose shower **OR** wall rail shower
- Semi frameless shower screens
- Chrome floor wastes
- Chrome double towel rail and toilet roll holders
- Waterproofing to all wet areas

## ELECTRICAL & PLUMBING

- Ducted air conditioning unit (2 zones and up to 8 ducts)
- LED Downlights throughout (20 to single and 30 to double/acreage)
- Double power points throughout (13 to single and 20 to double)
- Single power points (6 total)
- Ducted exhaust fans to bathrooms (subject to design)
- External weatherproof power point to Alfresco
- External gas point to Alfresco
- Data points and TV points (1 x data and 2x TV)
- TV antenna (if applicable)
- Hardwired smoke detectors as per BCA
- Two external light points- Up/down light (subject to design)
- One (1) outdoor spotlight with motion sensor
- Light switches to all lights as required
- 2-way switches (subject to design)
- Continuous flow 26L hot water system
- Gas connection to cooker and alfresco (subject to availability)
- One (1) fluorescent linear light diffuser to garage

\*Water coordinator, sewer peg out excluded. ^3000L slim line water tank max, standard window glazing, standard tapware, R1.5 wall insulation, R2.0 ceiling insulation. #Plumbing allowances - 10lm sewer line, 10lm stormwater, 10lm mains water, 10lm gas lead in.