



St James - Inclusions

SERVICES

Site survey
Engineers soil report
Architectural design and detailing
Engineering computations

WINDOWS

Double hung cord and weight to front façade
Bevelled glass to front façade windows
Timber casement to rumpus, dining, bed 2&3
Lightbeam skylight to hallway
Arched bevelled highlite window above entry door

BRICKWORK

Daniel Robertson 50mm roman bricks to front façade
Daniel Robertson 76mm to remainder

CEILING HEIGHT

3450mm coffered entry
3000mm coffered living room
2700mm to remainder

FIREPLACE

Gas Heat n Glo fireplace to living room
Granite Hearth
Adjustable fan speed and flame
Handheld remote control

KITCHEN

Smeg stainless steel 900mm cooktop
Smeg stainless steel 900mm rangehood
Smeg stainless steel 900mm underbench oven
Smeg stainless steel semi-integrated dishwasher
Smeg stainless steel double bowl kitchen sink
High gloss vinyl wrap kitchen cupboards
40mm granite benchtop
Dorf venus flickmixer
Microwave provision
Glass overhead cupboards
Glass splashback

SITE CONNECTIONS

Standard size block (600m2)
Stormwater drain
Sewer
Tapping

EXTERNAL DETAILING FRONT

Porch columns and mouldings
Front parapet mouldings
Front window surrounds
Detailed base
Horizontal mid band mouldings
Gutter
Fascia

ROOFING

Monier Cambridge colour through slate look
Concrete roof tiles
Sarking included

HEATING

Lennox variable gas ducted heating zoned
Lennox refrigerated cooling with electronic timer
Electronic controls

APPLIANCES

Ducted vacuum to 3 points
Video intercom Look C DC2000
DSC 1565 Security System

ENSUITE

High gloss vinyl wrap cupboards
20mm granite benchtop
Fowler white china semi-recessed vanity basin
Fowler Newport white china toilet suite
Double tiled wet seal shower recess
Frameless pivot shower screen
Bevelled edge mirror
Caroma lusso chrome tapware

HOT WATER SERVICE

Aquamax 200 gas hot water service



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BATHROOM

High gloss vinyl wrap cupboards
20mm granite benchtop
Fowler white china semi-recessed vanity basin
Fowler Newport white china toilet suite
Tiled wet seal shower recess
Semi-frameless pivot showerscreen
Bevelled edge mirror
Raymor Royale Rectangular spa bath
Caroma lusso chrome tapware
Exhaust fan

LAUNDRY

High gloss vinyl wrap cupboards
20mm granite benchtop
Clark 45 litre stainless steel trough with bypass
Washing machine taps (concealed)
Dorf flickmixer

WALK IN ROBE – Master bedroom

Laminate fitout
8 drawers
6 adjustable open shelves
Hanging rails and shoe rails

PAINTING

Low sheen acrylic to external
Low sheen acrylic to internal walls
Flat acrylic to ceilings
Gloss to architraves, skirtings and doors

ELECTRICAL

30 double power points
82 low voltage white downlights
Safety switches (earth leakage detectors)
Smoke detectors
2 TV points
Internal circuit breaker for added security

ENERGY EFFICIENCY FEATURES

R3.5 Glasswool Batts to ceiling
R1.5 sisalation to walls
R1.5 batts to walls
Architecturally planned zoned living areas
2000 litre Rainwater tank with raintronic switching device
and ecodiver submergible pump linked to toilets for flushing.

POWDER ROOM

High gloss vinyl wrap cupboards
20mm granite benchtop
Fowler white china semi-recessed vanity basin
Fowler Newport white china toilet suite
Caroma lusso chrome tapware
Exhaust fan

CARPET

100% pure wool carpet

FIXING

Gainsborough Nouvelle chrome door levers
Gainsborough chrome hinges
Ornamental dentil cornices to all living areas
2340mm MDF solid 2 panel Georgian doors
90mm Georgian profile architraves
150mm Georgian profile skirtings

ROBES – Bedroom 2 and 3

Laminate fitouts
4 drawers
3 adjustable open shelves
Hanging rails and shoe rails

PARQUETRY

Freestyle timber block parquetry laid in
Herringbone pattern
Feature border to entry

TILING

Porcelain wall tiles to wet areas
Porcelain floor tiles to wet areas

GARAGE DOOR

5 panel weatherproof timber ply tilt a door
Remote control with 2 handsets
2 fully glazed French doors to rear of garage
Internal access for added security

UPDATED: February 2007