

# EDGECLIFF

## *Diamond*

# INCLUSIONS



Welcome to above standard luxury.

The Diamond Inclusions range- by Edgecliff Homes- oozes sophistication, class and includes the finer details to ensure your new dream home is perfect in every angle.

Focusing on internal aesthetics, international leading brands and quality craftsmanship.

We allow for a full turn key build, meaning your home is ready for functional living from the moment you get the keys.

Come and see what sets us apart... and Welcome, to the Edgecliff family.



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## PLANNING & APPROVALS

- Site Inspection
- Detailed plans for approvals
- Geo-tech Reports
- BASIX / NATHERS reports
- Certifier and/or Council application fees
- Home Owners Warranty & Insurances
- Land Survey Report
- Preparation & Lodgement of plans
- Long Service Levy

## PRE-CONSTRUCTION

## FIXED SITE COSTS

- Piering
- Drop edge beams
- Grading and leveling of site up to 1m
- Soil removal
- Temp fencing
- Reinforced pod slab to engineers details
- All weather access
- Sediment control fence

## SERVICES

- Stormwater drainage & connection
- Sewer connection
- Water connection including tap in
- Natural gas connection (where available)
- Electrical metering to street mains
- Termite protection treatment
- Electrical planning
- 10m service lead in



# EXTERNALS

## Preliminaries

- a. Engineering Inspections
- b. Builders Insurance
- c. BASIX Certificate
- d. NATHERS Certificate
- e. Geo-tech Report
- f. Sydney Water Building Plan Assessment

## Site Preparation

- g. Site bench excavation works up to 1m fall.
- h. Timber post silt fence
- i. All weather access
- j. Soil removal

## Slab Works

- k. Waffle Slab - H1 Class
- l. Concrete pad for water tank
- m. Concrete pad for air conditioner
- n. Fixed piercing and drop edge
- o. Termite pipe penetration collars (Australian Standard)

## Structural / Roofing

- p. TRUECORE 90mm steel frames and trusses
- q. 450mm wide eaves (subject to design)
- r. Colorbond roof with quad fascia & gutter
- s. PVC Painted downpipes







### Garage

- a. Colorbond electric panel lift 2400mm high garage door
- b. Three (3) remote garage door controls with wall cradle
- c. Garage internally finished with plasterboard, skirting & cornice

### Brickwork/ Cladding

- e. Austral or PGH face brick range
- f. Weathertex Selflok cladding

### Tiling

- g. 450mm x 450mm tiled porch, alfresco and balcony (subject to design) from Beaumont Tiles

### Accessories

- h. Powder coated aluminum windows and sliding doors
- i. Privacy glass to bathrooms where applicable
- j. Fly screens
- k. Two (2) external garden taps
- l. 26L instantaneous gas Hot Water System
- m. Rainwater tank as per BASIX
- n. Insulation batts to all external framed walls inc garage as per BASIX
- o. Insulation batts to ceiling (excluding garage) as per BASIX
- p. One (1) external gas point
- q. Gainsborough Angular Trilock to front door with Hume front door from selected range - size as per plan



# KITCHEN

## Appliances

- a. 900mm Westinghouse built-in oven
- b. 900mm Westinghouse gas cook top
- c. 900mm Westinghouse canopy rangehood
- d. 600mm Westinghouse freestanding dishwasher

## Cabinetry

- e. 20mm stone bench tops
- f. Polyurethane kitchen cabinets with soft close doors and cutlery drawer
- g. 900mm wide island bench including 300mm breakfast bar overhang
- h. Finger pull or a selection of handles to doors & drawers
- i. 4 Melamine shelves to walk in pantry (subject to design)

## Sink & Tapware

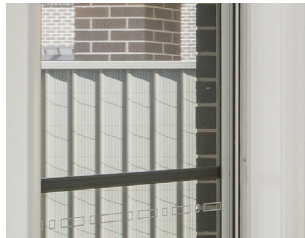
- j. Stainless steel double bowl undermount sink
- k. Phoenix Blix pullout sink tap
- l. Chrome or matte black hardware

## Splash-back

- m. Tiled or window splash-back 600mm high (depending on design)

## Provisions

- n. Microwave, dishwasher, fridge and all cooking appliances provisions
- o. Single power points allowed for all appliances







### Accessories

- a. Bulkhead to overhead cabinets
- b. Water point to fridge
- c. Undermount power points
- d. Pendant lighting to island bench
- e. Internal finish to microwave space (subject to design)
- f. Kitchen design and consultation plans





# INTERNALS

## Ceiling Height

- a. 2600mm ceiling height to ground level and 2450mm to first floor

## Skirting, architraves & cornice

- b. 90mm cove cornice
- c. 66mm x 18mm 1/2 splay skirting & architraves

## Internal door & hardware

- d. 2040mm internal door heights (widths as per plans)
- e. Gainsborough Angular lever set
- f. Matte black accessories
- g. Matte black metal/rubber door stops to all hinged doors

## Robes/Linen

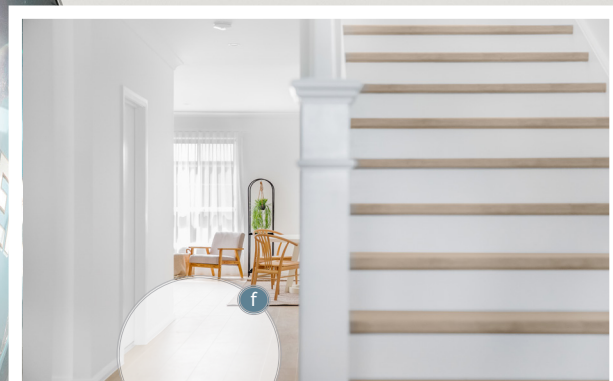
- h. Linen to have four (4) white melamine shelves
- i. All cupboards/wardrobes to have aluminium framed mirrored sliding doors
- j. Wardrobes contain one (1) white melamine shelf and double/ single hanging rail
- k. WIR contain two (2) white melamine shelves and double/ single hanging rail

## Paint

- l. Three (3) coat Taubmans paint system
- m. Painted finish to skirting, doors & architraves







### Staircase

- a. Carpeted with a plasterboard nib wall and timber balustrade as per plans

### Gas

- b. Two (2) internal gas points

### Air-conditioning

- c. Actron ducted system
- d. Round white vents
- e. Two (2) zone allowance

### Laminate Flooring

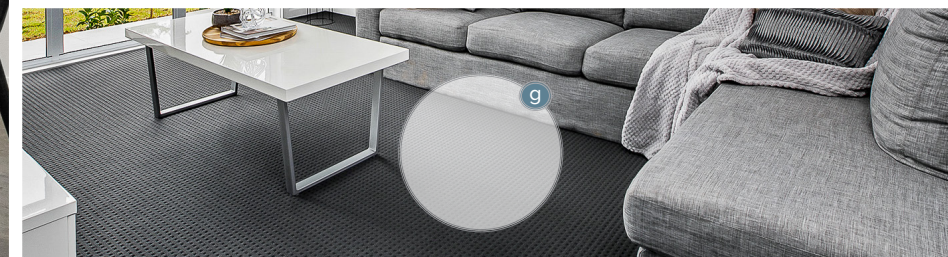
- f. Laminate flooring for the hallways, kitchen and ground floor living areas

### Carpet

- g. Carpet to bedrooms and media rooms
- h. Standard 8mm underlay

### Accessories

- i. Weather seals to all external doors
- j. Roller blinds to all windows and sliding doors (except wet areas & splashbacks)





# BATHROOMS

## Bath, Shower & Toilet

- a. Forme freestanding bath (size as per plan)
- b. Semi-framless shower screens in matte black or chrome
- c. White wall faced ceramic toilet with soft close seat

## Vanity

- d. Forme wall hung vanity (size as per plans) in 4 colour options
- e. 20mm stone top
- f. Polyurethane cupboards
- g. Soft close hinges to cupboards and drawers

## Sink & Tapware

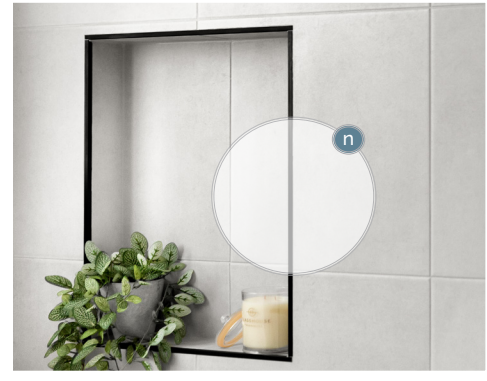
- h. Phoenix tapware selection (chrome or matte black)
- i. Selection of above mounted sinks

## Mirror

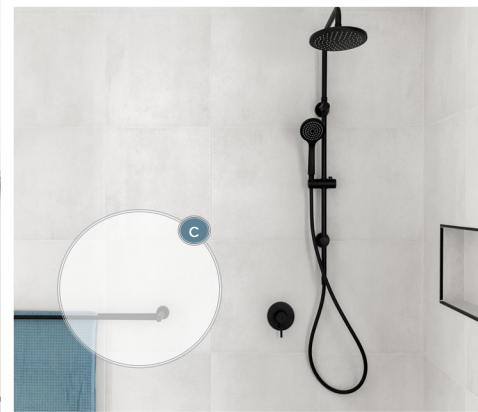
- j. Polished edge frameless mirror to suit size of vanity

## Tiling

- k. 450mm x 450mm floor and wall tiles selected from Beaumont Tiles
- l. Tiling to the ceiling in all bathrooms, ensuites & WC
- m. Smart waste with tile insert in chrome or matte black
- n. Tiled niche to shower and bath
- o. Tiling to window reveal with aluminium tile angle in chrome or matte black







### Accessories

- a. Phoenix toilet roll holder in chrome or matte black to all bathrooms, ensuite & WC
- b. Phoenix hand towel holder in chrome or matte black to all bathrooms, ensuite & WC
- c. Phoenix double towel rail or robe hooks in chrome or matte black to all bathrooms and ensuite
- d. Pop-up plug to all bath and basins in chrome or matte black
- e. Waterproofing





# LAUNDRY

## Vanity

- a. 20mm stone (to match kitchen)
- b. Polyurethane laundry cabinets with soft close doors (to match kitchen)
- c. Finger pull or a selection of handles to doors & drawers

## Sink & Tapware

- d. Stainless steel bowl undermount sink
- e. Phoenix tapware selection (chrome or matte black)

## Tiling

- f. 450mm x 450mm floor and wall tiles selected from Beaumont Tiles
- g. Tiling to the ceiling
- h. Smart waste with tile insert in chrome or matte black

## Doors & Hardware

- i. Hume laundry door with glass insert
- j. Gainsborough Angular Trilock

## Accessories

- k. Water and power point for future washing machine





# ELECTRICAL

## Lighting

- a. Thirty (30) LED down lights
- b. Two (2) LED fluoro battens to garage (subject to design)
- c. LED high quality oyster lights to remainder of home
- d. Two (2) external LED twin sensor lights
- e. Pendant allowance over island bench
- f. Isolation switch
- g. Exhaust, heat & light combination to all bathrooms and ensuites, and exhaust fan to WC subject to design

## Power & data

- h. Five (5) single power points
- i. Twenty (20) double power points
- j. Two (2) external waterproof power points
- k. One (1) data point
- l. One (1) phone point
- m. Two (2) TV Points
- n. Hills Home Hub (if required)

## Security & Alarm

- o. Burglar alarm with four (4) sensors and 2 keypads
- p. Doorbell with intercom and one (1) answering handset and smartphone connectivity

## Accessories

- q. Smoke detectors in accordance with BCA





# LANDSCAPING

## Gardening

- a. Site preparation
- b. Top soil & Kikuyu turf to front yard
- c. Top soil & Kikuyu turf to back yard
- d. Plants for front yard garden bed
- e. Mature tree to frontyard
- f. Pebbles to side of home
- g. Paved garden bed (edging only)
- h. Garden mulch

## Driveway

- i. Soil removal
- j. 45m2 of painted colour seal concrete in covd finish

## Accessories

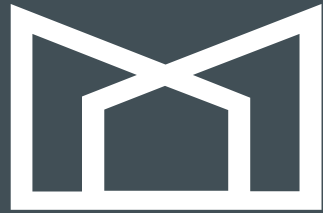
- k. Letter box
- l. Post mounted clothesline











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CLIFF  

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HOMES

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