

## FINISHES SELECTIONS

PROJECT NAME: 71 East Avenue, Allenby Gardens  
Purchaser: tbc

PROJECT CLIENT: Farina


### OPTION 2

Room	Selection	Notes	Upgrade Cost including GST
<b>Internal Paint Schedule</b>			
All Ceiling Paint	Flat - Dulux White on White PCWF8		
All Wall Paint	Low Sheen Dulux White on white PCWF8		
All internal Doors	Satin Dulux White on White PCWF8		
All Skirting	Satin Dulux White on White PCWF8		
All Architraves	Satin Dulux White on White PCWF8		

### General 2ND Fix Schedule

All Architraves	70mm Square		
Skirting	90mm Square		
Cornice	55mm Cove		
All Doors	2340H Hollowcore Flush Panel or Cavity Slider as marked		
All Internal Door Hardware	d2u trio stratos satin chrome 1100mm AFL (privacy to bathrooms)	or equivalent	
Door Stops	Pencil - SS		

### OPTION 2 Kitchen/Lounge / Dining

Flooring	Grey Polished 600x600mm		
Dishwasher	Technika 60cm dishwashwer CSDW60SS		
Oven	Technika 60cm V060SS		
Cooktop	Technika 60cm VH64WSS		
Range hood	Technika undermount rangehood CP5SS		
Sink	Overmount stainless steel sink 1.0 Bowl		
Tapware	Oscar Pull out Mixer Black/Chrome		
Fridge Water Point	No		
Light Fittings additional - Island pendants	TBC	Nevada 3 light spotlight in black from Beacon	
Cabinet Package (Standard or Upgrade)	Kitchen: Standard - 1 set drawers, open shelf, & pantry shelves		
Cabinet Door Profile	Fingerpull - handleless		
Base (floor) cabinets - Colour	Soft White Matt BLC-08B	Satin or Matt, not gloss	
Wall cabinets - Colour	Subtropical Oak 9348-17		
Kitchen Benchtop	White Haven 20mm BG5010	Marble if excess stock	
Kitchen Benchtop Waterfall	No Waterfall		
Kitchen splashback -Tile Selection	Black hexagon		
Kitchen splashback -Tile Layout Pattern	N/A		
Kitchen splashback - Grout colour	Ultra White		

### OPTION 2 Ensuite

<b>Tiling</b>			
Floor tile Selection	Grey polished 300x600mm		
Floor tile Pattern	Stack Bond Horizontal away from door		
Floor Tile Grout	Slate Grey		
Wall tile height	Skirting Tile 150mm	as marked on plans - skirt tile to walls opposite vanity	
Wall tile selection	Grey polished 300x600mm		
Wall tile pattern	Stack Bond Horizontal		
Wall tile grout	Ultra White		
Wall tile height		as marked on plans - to 2400h in showers and to 1200h along vanity walls	
Wall tile selection	White Gloss 300x600		
Wall tile pattern	Stack Bond Horizontal		
Wall tile grout	Ultra White		

<b>Tapware &amp; Accessories</b>		<b>Ensuite</b>	
Basin Mixer	Eligio basin mixer - chrome	x 2	
Vanity	Vitale 1200w Gloss White, Wall hung		
Vanity Benchtop	N/A		

Vanity Basin	included with vanity		
Vanity Basin plug in waste	Included with vanity		
Mirror/Mirror Cabinet	Vitale 1200w overhead mirror cabinet		
Shower Mixer	Eligio wall mixer - chrome		
Shower Rose	Vito shower rose 250mm - chrome		
Wall Arm	Vito wall arm - chrome		
Shower Grate	TBC		
Shower Shelf/niche	Shower shelf - Chrome	or BFC accessories, excess stock to be used where possible	
Centre floor grate	TBC		
Bath	N/A		
Bath Spout	N/A		
Bath Mixer	N/A		
Toilet	Dante back to wall toilet		
Toilet Roll Holder	Dino toilet roll holder - chrome	or BFC accessories, excess stock to be used where possible	
Hand Towel Rail	Dino towel ring - chrome	or BFC accessories, excess stock to be used where possible	
Towel Rail	Dino double towel rail 600mm - chrome	or BFC accessories, excess stock to be used where possible	
Shower screen	Frameless Blade		

<b>OPTION 2</b>	<b>Main Bathroom</b>		
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<b>Tiling</b>			
Floor tile Selection	Grey polished 300x600mm		
Floor tile Pattern	Stack Bond Horizontal away from door		
Floor Tile Grout	Slate Grey		
Wall tile height	Skirting Tile 150mm	skirt tiles on western wall and behind toilet, skirt tiles under vanity. Mirror all the way to vanity to act as splashback	
Wall tile selection	Grey polished 300x600mm		
Wall tile pattern	Stack Bond Horizontal		
Wall tile grout	Slate Grey		
Wall tile height	Full height	tile to 1200h on eastern wall and behind bath and tiles to 2400h in shower. Mirror all the way to vanity to act as splashback	
Wall tile selection	White Gloss 300x600		
Wall tile pattern	Stack Bond Horizontal		
Wall tile grout	Ultra White		

<b>Tapware &amp; Accessories</b>			
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Basin Mixer	Eligio basin mixer - chrome		
Vanity	Vitale 800w Gloss White, Wall hung		
Vanity Bechtop	N/A		
Vanity Basin	included with vanity		
Vanity Basin plug in waste	Included with vanity		
Mirror/Mirror Cabinet	Mirror to edge of Vanity, pencil edge	Mirror all the way to vanity to act as splashback	
Shower Mixer	Eligio wall mixer - chrome		
Shower Rose	Vito shower rose 250mm - chrome		
Wall Arm	Vito wall arm - chrome		
Shower Grate	TBC		
Shower Shelf/niche	Shower shelf - Chrome	or BFC accessories, excess stock to be used where possible	
Centre floor grate	TBC		
Bath	Cranbrook (Coscia job) baths from warehouse if suitable - Anthony/Casey can get them down - which we think is an Atlas 1763 - 1785x800x600		
Bath Spout	Eligio bath spout - chrome		
Bath Mixer	Eligio wall mixer - chrome		
Toilet	Dante back to wall toilet		

Toilet Roll Holder	Dino toilet roll holder - chrome	or BFC accessories, excess stock to be used where possible	
Hand Towel Rail	Dino towel ring - chrome	or BFC accessories, excess stock to be used where possible	
Towel Rail	Dino double towel rail 600mm - chrome	or BFC accessories, excess stock to be used where possible	
Shower screen	Frameless Cube with door		

OPTION 2 POWDER ROOM/WC - Downstairs			
<b>Tiling</b>			
Floor tile Selection	Grey polished 300x600mm		
Floor tile Pattern	Stack Bond Horizontal away from door		
Floor Tile Grout	Slate Grey		
Wall tile height	Skirting Tile 150mm		
Wall tile selection	Grey polished 300x600mm		
Wall tile pattern	N/A		
Wall tile grout	Ultra White		
Feature tile selection	N/A		
Feature tile location	N/A		
Feature tile pattern	N/A		
Feature tile grout colour	N/A		
<b>Tapware &amp; Accessories POWDER ROOM/WC - Downstairs</b>			
Basin Mixer	Eligio basin mixer - chrome		
Vanity	Willunga Wall hung		
Vanity Benchtop	N/A		
Vanity Basin	N/A		
Vanity Basin plug in waste	TBC		
Mirror/Mirror Cabinet	Round mirror		
Toilet	Dante back to wall toilet		
Toilet Roll Holder	Dino toilet roll holder - chrome	or BFC accessories, excess stock to be used where possible	
Hand Towel Rail	Dino towel ring - chrome	or BFC accessories, excess stock to be used where possible	
Towel Rail	N/A		
Centre floor grate	TBC		

OPTION 2 Laundry			
<b>Tiling</b>			
Floor tile Selection	Grey polished 300x600mm		
Floor tile Pattern	Stack Bond Horizontal away from door		
Floor Tile Grout	Slate Grey		
Wall tile height	Skirting Tile 150mm		
Wall tile selection	Grey polished 300x600mm		
Wall tile pattern	N/A		
Wall tile grout	Slate Grey		
Laundry splashback -Tile Selection	300x600 - gloss white		
Laundry splashback -Tile Layout Pattern	Stack Bond		
Laundry splashback - Grout colour	Ultra White		
Trough	Overmount stainless steel sink 1.0 Bowl		
Tapware	Eligio Kitchen Sink Mixer - chrome	or BFC accessories, excess stock to be used where possible	
Washing Machine taps	Builders standard		
Cabinet Package (Standard or Upgrade)	TBC		
Cabinet Door Profile	Fingerpull - handleless		
Base (floor) cabinets - Colour	Pure white Matt BLC-08A	Satin or Matt, not gloss	
Wall cabinets - Colour	Pure white Matt BLC-08A	Satin or Matt, not gloss	
Laundry Benchtop	White Haven 20mm BG5010		
<b>Bedroom 1 &amp; BIR/WIR Bedroom 1,2,3 &amp; BIR/WIR</b>			
Flooring	Carpet - Avenue Morland - 1148 Dark Option	Dark carpet	
Light Fittings	LED downlights		
Robe Pack	BIR - Standard		
Robe Doors	TBC		

Robe Internals	Std Shelf & Hanging rail		
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Study		Study	
Flooring	N/A		
Light Fittings	N/A		
Cabinet Package (Standard or Upgrade)	N/A		
Cabinet Door Profile	N/A		
Desktopop & Drawer - Colour	N/A		
Shelves - Colour	N/A		

Blinds			
Single Roller - black blackout to beds, white sheer to living			

Airconditioning			
TBC			