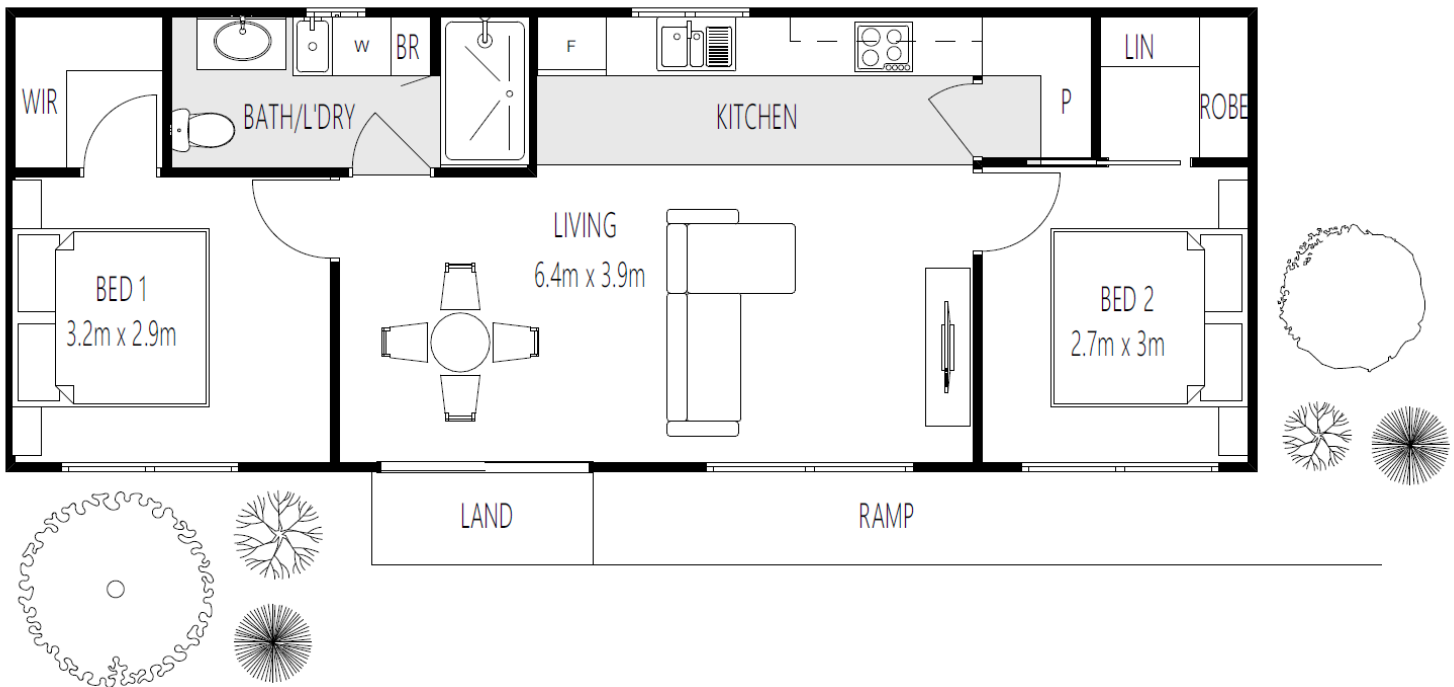


# EMERALD 60

“Keeping families together”

Length: 12.7m  
Width: 4.7m  
Area: 60m<sup>2</sup>  
Squares: 6.45



Premier Display Village located at 110 Canterbury Road, Bayswater North VIC 3153  
Monday – Saturday 9.00am – 5.00pm

(03) 9761 6699

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ACN: 076 828 825 Vic Builders License: CDB-U 51403



# SPECIFICATIONS

## Subfloor

Cypress Pine Stumps  
LVL Bearers & Joists  
Fully Enclosed Subfloor up to 700mm  
19mm Sheet Flooring

## Structure

Timber Construction  
450mm Centre Timber Frames  
James Hardie Hardieplank Woodgrain Cladding  
Merbau Landing & Ramp Allowance to Entrance \*Up to 9.8l/m  
2400mm Ceiling Height

## Roofing

Engineered Roof Trusses  
Corrugated Colorbond Roof  
Colorbond Gutter & Fascia  
90mm PVC Downpipes  
25-Degree Gable Roof

## Insulation

R2.7 Batts to External Walls  
R3.5 Batts to Ceiling  
R1.3 insulation to Roof  
R1.8 insulation to Floor

## Windows & Doors

Double Glazed Sliding Aluminium Entrance Door  
Double Glazed Awning Aluminium Windows  
Flyscreens to all Windows  
Fly Door to Entrance Door  
Obscure Glass to Bathroom

## Internal Linings

10mm Plasterboard  
75mm Coved Cornice  
67mm Bevelled Edge Skirting  
42mm Bevelled Edge Architraves  
2400mm Flat Ceiling  
4 Panel Internal Doors  
Chrome Internal Door Handles

## Kitchen

Polytec Laminated Benchtops  
Polytec Soft Close Drawers & Cupboards  
Fisher & Paykel 600mm Electric Cooktop  
Fisher & Paykel 600mm Electric Oven  
Fisher & Paykel Ducted 600mm  
Retractable Rangehood  
1.5 Stainless Steel Sink with Drainer  
Chrome Mixer Tap

## Bathroom/Laundry

1500mm Tiled Shower  
Semi Frameless Shower Screen  
Chrome Shower Rose & Wall Mixer  
Polytec Laminated Vanity Benchtop  
Polytec Soft Close Cupboards  
Mirror Full Width as Vanity  
Oval Insert Basin  
Chrome Mixer Tap to Vanity  
Dual Flush WC  
Classic 30L Laundry Trough Unit  
Chrome Mixer Tap to Laundry Trough  
Easy Grip WM Taps  
Polytec Broom Cupboard

## Flooring

Tiles to Bathroom  
Vinyl to Kitchen  
Carpet to Bedrooms & Living

## Tiling

Kitchen Splashback to a height of 700mm  
Vanity Splashback to a height of 200mm  
Shower to a height of 2000mm  
Laundry Splashback to a height of 400mm

## Painting

External Haymes Paint (2 Coats)  
Internal Haymes Paint (2 Coats)

## Wardrobes

Walk in Robes  
Top Shelf with Hanging Rod Below  
1 Bank of 3 Whiteboard Shelves

## Electrical

Energy Efficient LED Downlights  
Exterior Batten Lights to External Door  
Double Power Points throughout  
Fan/Light/Heater to Bathrooms  
Smoke Detectors  
160Ltr Electric Hot Water System

## Preliminary Work

Site Analysis  
Design Consultation  
Detailed Floor Plan & Elevations  
Detailed Site Plan  
7 Star Energy Rating Report  
Soil Report  
Building Permit  
Warranty Insurance  
10 Year Structural Warranty  
Connection Allowance of \$10,000

\*Ramps are required for all designs to comply with NCC Regulations. The length and costs of the ramps can only be determined after the Working Drawings are completed and the gradient, size constraints, and other factors are evaluated. The ramp allowance is \$4,200 and includes up to 9.8l/m of straight, unobstructed ramp.

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