

THE HEIGHTS RESIDENCES

EXTERNAL FINISHES

WALLS

- Hebel cladding with exterior grade applied textured paint finish
- Lightweight cladding & formed architectural mouldings
- Exterior grade paint finish

WINDOWS

- Powdercoat finished aluminium framed windows & sliding doors
- Matching flyscreens

ROOF

- Metal roofing
- Fascia, gutters and downpipes all in matching colour

AWNINGS

- Remote controlled motorised retractable awning with colour matched fabric and control mechanism (Optional purchaser upgrade)

GARAGE

- Attached lockup garage with remote control sectional garage door

GENERAL

- Exposed aggregate concrete driveways, entry path and patio
- Landscaping
- Gas hot water system
- Clothes line
- External light fittings
- Fencing

INTERNAL FINISHES

WALLS

- Plasterboard wall lining with paint finish
- Villaboard wall lining in bathrooms

CEILINGS

- Plasterboard ceiling lining with paint finish

EXTERNAL DOORS

- Solid core flush panel door with gloss paint finish

INTERNAL DOORS

- Hollow core flush panel door with satin paint finish

FLOORS

- Reinforced concrete slab
 - Ground floor
 - Garage
- Particle board flooring
 - First floor
- Porcelain tiles (refer to floor plans for extent)
- Carpet (refer to floor plans for extent)

GENERAL

- 2 x split air conditioning systems
- Television points in master bedroom, living & M.P.R
- Telephone points in master bedroom, dining & M.P.R
- Downlights throughout the home
- Mechanical ventilation in all bathrooms & laundries
- Minimum of 1 double power point to each living room and bedroom
- Minimum of 1 light switch at entrance to each room

KITCHEN

- High quality laminate cabinetry
- Reconstituted stone bench tops
- Stainless steel appliances to include dishwasher, oven, gas cooktop & range hood
- Mirrored splashback
- Kitchen mixer
- Kitchen sink

GUEST POWDER ROOM

- Porcelain floor tiles
- Vanity basin and vanity mixer
- Toilet suite
- Hand towel rail

FAMILY BATHROOMS

- Porcelain floor tiles
- Porcelain wall tiles to shower recess
- Reconstituted stone vanity tops
- Custom designed vanity with storage
- Shower recess
 - Semi frameless glass shower screen (height 2050mm)
- Shower head
- In-wall shower mixer

- Vanity basin & vanity mixer
- Bath
- Bath spout mixer
- Toilet suite
- Bathroom accessories
 - Towel rail, toilet roll holder & soap dish

ENSUITE

- Porcelain floor tiles
- Porcelain wall tiles to shower recess
- Reconstituted stone vanity tops
- Custom designed vanity with storage
- Shower recess
- Shower head
- In-wall shower mixer
- Vanity basin and mixer
- Toilet suite
- Ensuite accessories
 - Towel rail, toilet roll holder & soap dish

WALK IN ROBES (BEDROOM 1)

- Mirrored sliding doors
- Shelf & hanging rails

WARDROBES (BEDROOMS 2 & 3)

- Mirrored sliding doors
- Shelf & hanging rails

LAUNDRY

- Laundry tub unit
- Laundry mixer
- Porcelain floor tiles & splashback

Please note: fittings may change during construction. Sunland Group reserves the right to change fittings with equivalent products if the product becomes unavailable.