

# COMPLETE HOME INCLUSIONS

Effective 9 October 2015





Our MetInvest by Metricon range features homes complete with an extensive inclusions list. With investment in mind, we cater for all budgets and provide full turnkey packages right down to the numbers on a letterbox. Set yourself a high benchmark with a property from MetInvest by Metricon today!

 <b>Celebrating over 35 years of home building</b>		
<b>Over 35 years home building experience</b>	<b>25 year structural guarantee</b>	<b>Award-winning designs</b>

Photographs in this brochure may depict fixtures, finishes, and features not supplied by MetInvest by Metricon such as sliding doors, planter boxes and decorative light fittings. Accordingly, any prices in this brochure do not include the supply of any of these items. The landscaping shown in this brochure is not indicative of the landscaping supplied. For full details regarding the landscaping pack, please speak to your MetInvest Consultant for details. MetInvest by Metricon Complete specification is included in the base price of your home, and is available for deposits from 15 October 2015 on MetInvest by Metricon homes. For full list of inclusions, please speak to a MetInvest by Metricon Consultant.

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## EXTERNAL FEATURES



Brick style and colour differs from what is shown here, see your colour board schemes for brick options.

### BRICKWORK **A**

Clay bricks from MetInvest by Metricon external colour board schemes.  
Mortar: Natural colour raked joints.

### RENDER **C**

Coloured render from MetInvest by Metricon external colour board schemes.

### LIGHT WEIGHT CLADDING (HOME SPECIFIC)

Various wall claddings

### ROOF TILES **B**

Roof tiles from MetInvest by Metricon external colour board schemes.

### FRONT ENTRY DOOR

Paint finished with glass panels, 2040mm x 820mm (facade specific)

### ROOF PLUMBING

Metal fascia and barge, quad gutter with rectangular downpipes

### OUTDOOR ROOM (HOME SPECIFIC)

Painted plaster ceiling **D**  
Concrete floor to outdoor room **E**

### WINDOWS

Aluminium insect screens with fibreglass mesh fitted to all openable windows

### DOORS

Aluminium insect screens with fibreglass mesh, grilled barrier & keyed lock to external sliding & hinged doors

### LETTERBOX

Concrete letterbox with street numbers

### LANDSCAPING

Low-maintenance landscape pre-selected from MetInvest by Metricon standard range

### CLOTHESLINE

Single folding frame wall mounted clothesline with optional post kit

### GARAGE

Tiled hip roof garage, plaster ceiling, concrete floor, paint finished fibre cement infill above front door opening. (Refer to standard working drawings for actual sizes)

### FENCING

Treated pine timber paling fencing (Refer to site plan/working drawings for extent of fencing)

### CONCRETE PAVING

Colour-on concrete paving pre-selected from MetInvest by Metricon standard range from driveway to front porch. (House specific, refer working drawings for extent of paving)

### TERMITE TREATMENT

Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations where required

## OUTDOOR ROOM (available on selected homes only)



Image depicts items not supplied by MetInvest by Metricon namely sliding door.

## FRONT ENTRY DOOR



**Newington XN1**

## FRONT DOOR ENTRY SET



### Entrance set

Lockwood Symmetry Manor and Double Cylinder Deadbolt

## GARAGE



## DRIVEWAY

Concrete driveway. Refer to MetInvest by Metricon external colour board schemes

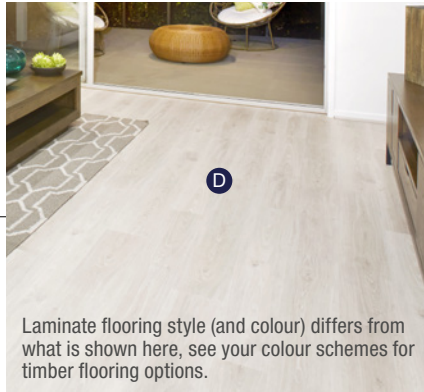
## FLOORING

### LAMINATE **D**

Laminate timberlook floating floor system to entry, kitchen, pantry, family and dining selected from MetInvest by Metricon colour board schemes.

### CARPET **E**

Polypropylene loop pile carpet laid on standard underlay to all house floor areas not covered with laminate or ceramic tile flooring. Selected from MetInvest by Metricon internal colour board schemes.



Laminate flooring style (and colour) differs from what is shown here, see your colour schemes for timber flooring options.



Carpet style (and colour) differs from what is shown here, see colour schemes for carpet colour options.

## INTERNAL FEATURES

### CEILING HEIGHT **A**

**Single Storey:** 2400mm throughout  
**Double Storey:** 2400mm throughout to ground floor and 2400mm to first floor

### ROOM DOORS **B**

Flush panel 2040mm high

### GAS DUCTED HEATING

3 star heating unit installed in roof space with digital manual thermostat. Ducted to living areas and bedrooms throughout (excludes wet areas) Total number of points and unit size are product specific.

### COOLING

Inverter high wall split-system air conditioning unit with manual controller to family/dining area (product specific)

### WINDOW FURNISHING

**Roller Blinds:** To all windows with colour selected from MetInvest by Metricon internal colour board schemes. **C**

**Vertical Blinds:** To all sliding aluminium doors with colour selected from MetInvest by Metricon internal colour board schemes.

### STAIRS (DOUBLE STOREY HOMES) **F**

KDHW handrail, clear polyurethane finish, black wrought iron balusters, MDF cut stringer, treads, risers and newel post, gloss coat finished.



## ELECTRICAL

### POWER POINTS (HOME SPECIFIC)

Double outlets throughout excluding dishwasher, microwave provision and refrigerator (refer to working drawings)

### INTERNAL LIGHT FITTINGS

LED downlights to Living areas and Entry.  
Fixed batten holder with Gail light fittings in Satin Nickel Finish with Opal Glass to all light points excluding Living areas and Entry.

### EXTERNAL LIGHT POINTS

Fixed batten holder to entry and weatherproof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door.

### SMOKE DETECTOR

Hardwired with battery backup

### EXHAUST FANS

Above all showers and to water closet without direct ventilation to outside air

### TELEPHONE POINT

Two points with wall plate as per working drawings

### SAFETY SWITCH

RCD safety switch and circuit breakers to meter box

## KITCHEN



Fridge not included.

### SINK **A**

Stainless steel 1200mm with 1 $\frac{1}{4}$  bowl

### TAP **B**

Chrome single lever mixer tap

### MICROWAVE PROVISION

600mm(w) incorporated in kitchen base cupboards, including single power point (not included in all products, refer to working drawings for standard inclusions)

## CABINETRY (Home specific)

### CUPBOARDS **F**

Fully lined modular cupboards  
Overhead cupboards to both sides of rangehood to kitchen only (refer to working drawings for extent)

### DOORS/DRAWERS

Laminate from MetInvest by Metricon internal colour board schemes

### BENCH TOPS

Laminate from MetInvest by Metricon internal colour board schemes

### HANDLES

Chrome handles. selected from MetInvest by Metricon internal colour board schemes.

## APPLIANCES

### OVEN **C**

Electric stainless steel, 600mm wide, fan forced

### HOTPLATE **D**

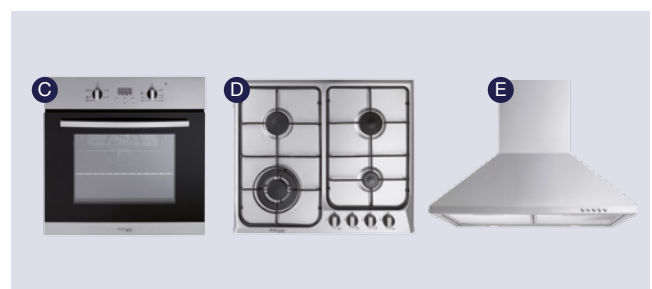
Stainless steel gas, 600mm wide

### RANGEHOOD **E**

Stainless steel canopy rangehood, 600mm wide with 3 speed fan  
Single Storey: Ducted into roof space  
Double Storey: Ducted through external ground floor wall

### DISHWASHER

Stainless steel 600mm wide freestanding dishwasher



## BATHROOM AND ENSUITE

### MIRROR **A**

Silver backed, polished edge or aluminium framed, seated on vanity

### BASINS

Oval white inset basin with matching waste

### BATH **B**

White acrylic with matching waste

### SHOWER BASES **C**

White polymarble with matching waste

### SHOWER SCREENS **D**

Semi-frameless with pivot door and clear, laminated glass

### TAP AND OUTLETS

Bath: Mixer lever set

Basin: Mixer lever set

Shower: Mixer lever set with a shower head on slide rail

### TOWEL RAILS

Metal double towel rails to bathroom and ensuite (house specific)

### TOILET SUITE

White vitreous china toilet pan with white acrylic cistern and seat and chrome mini cistern stop



### BASIN **F**



**Oval white inset**  
Kado Arc



## CERAMIC TILING

### WALL TILES AND BATH HOB

Ceramic wall tiles from MetInvest by Metricon colour board schemes to areas as per standard working drawing. Plain aluminium L-shape angle trim to bath hob/riser junction.

### FLOOR TILES **E**

Ceramic floor tiles selected from MetInvest by Metricon internal colour board schemes to laundry, bathroom, powder room, ensuite, and W.C as per standard working drawing.

### SKIRTING TILES

100mm high, from MetInvest by Metricon internal colour board schemes ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and W.C as per standard working drawing.

### BALCONY TILES (PRODUCT SPECIFIC)

400mm x 400mm glazed ceramic with textured finish.

## CONTEMPORARY BATHROOM ACCESSORIES



**Posh Bristol MK2**  
Basin Mixer



**Posh Bristol MK2**  
Wall Mixer



**Mizu Drift Bath Outlet**  
(Note: gooseneck bath hob outlet available on certain homes only)



**Base**  
Double Towel Rail

## GARAGE

### EXTERNAL WALLS

Brick veneer

### PEDESTRIAN DOOR (HOME SPECIFIC)

Door Frame: Timber frame with sealer undercoat and low sheen acrylic top coats paint finish

Door: Weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish

Door Furniture: Entry set keyed alike to front door

Access: Internal access door from garage to house

### GARAGE REMOTE

Electrical powered remote control unit to front garage door(s) with 3 hand held transmitters

## LAUNDRY

### TROUGH AND CABINET **A**

Stainless steel 43 litre single bowl with concealed bypass and white metal cabinet

### TAP TO TROUGH

Mixer lever set.

Mini washing machine stop taps inside cabinet

### LAUNDRY TROUGH **A**



**Laundry Trough**  
Base 43 ltr

## STORAGE

### SHELVING

Robes: One white melamine shelf and hanging rail **B**

Walk-in-Robe: One white melamine shelf and hanging rail

Pantry/linen: Four white melamine shelves

Broom: One white melamine shelf

Product specific - Refer working drawings for standard inclusions

### DOORS

Robes: Sliding 2065mm (nominal) high, vinyl clad finish. Frame and vinyl colour selection from MetInvest by Metricon internal colour board schemes

Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion)

With Doors: Vinyl sliding doors or hinged doors as for 'Robes' above (refer working drawings for standard inclusion)

Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) (product specific - refer working drawings for standard inclusion)

### HANDLES **C**

Chrome handles.



### Handles

Chrome handles

## FRAMING

### WALLS

90mm thick stabilised timber frame throughout

### ROOF

Stabilised timber roof trusses

## INSULATION

### CEILING

R4.0 Glasswool batts to house only (excludes garage, outdoor room/verandah, portico and first floor areas)

### EXTERNAL WALLS

R2.0 glasswool batts (including party wall between house and garage)

## SUSTAINABLE ENERGY

### SOLAR HOT WATER

Gas mains pressure hot water unit with one solar collector, 200 litres storage

### DRAFT EXCLUSIONS

Exhaust Fans: Backdraft shutter incorporated in exhaust fan

Entry Frames: Full perimeter draft seals to all entry door frames and internal access door to garage excluding garage external pedestrian door.



All MetInvest by Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.\*

\*MetInvest by Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests timber floor construction or the developer dictates design controls over the home.

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