

Standard  
Inclusions

**Metro Builders** believe that the small things make all the difference! This is why we include all the fittings and finishes of a luxury homes which other builders call "EXTRA's" as standard.

**With the very best quality and customer service you will be 100% satisfied to choose Metro Builders to design and build your dream home!**

## PRE-CONSTRUCTION

- Fixed price building contract
- Plans & Specifications & Council Approvals
- Soil testing and slab layout
- Engineered Design Slab to "M" Class soil
- Site Cut/ cost to a max 600mm fall

## EXTERNAL

- Brick Veneer Construction. Selected Boral or Austral Brick
- Colorbond Roof With Air Cell Insulation
- Colorbond Fascia and Gutter
- 90mm PVC Round Down Pipes ( Painted )
- 100mm PVC Storm Water Pipes to Standard 6m Setback
- 3 External Chrome Taps with Back Break Devices.
- Connection into Town Sewer Main.
- Grey Glass Bradnams Windows and Doors.
- Wall Hung Clothes Line.
- Safety Screens to all Sliding Windows and Sliding Doors
- 3 Weatherproof Power Points
- Pine External and Internal Frames,
- Pine Roof Trusses
- Steel Posts to Patio
- Eaves lined with Fibro and vents, Patio lined with Plasterboard and Corniced

## AIR-CONDITIONING

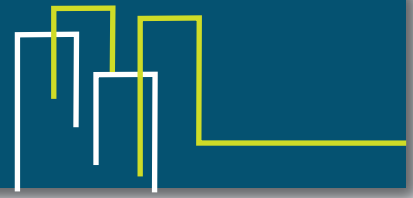
- Kelvinator reverse Cycle Invertor's
- Main Bedrooms & Media KSV26HRB
- Living KSV80HRB

## LANDSCAPING

- 500sqm of Couch Turf
- Site left cleaned and drain away from house
- Drainage pits installed if required

## ENVIRONMENTAL & ENERGY EFFICIENCY - GO GREEN

- Sisalation "Wall-Wrap" to external stud walls
- Gas Hot Water System
- Air Cell Insulation for roof
- Weather stripping to front and laundry external doors
- Natural Lighting



## BATHROOM, ENSUITE & TOILETS

- 5ft White Aruba bath
- Tiled Showers Waterproofing to Showers Bath and Skirting.
- Tiles to Wet Area Walls - 2.1 High Showers - 1.2 High Bath Rest Skirting Tiles and all Splash Backs
- Semi - Frameless Shower Screens
- Frameless Mirrors above width of Vanities
- Vanities Supplied and Installed
- Flick mixer Tap ware Throughout with Water Saving Shower Roses
- White Profile toilets
- CAROMA® Cosmo towel rail and toilet roll holder to bathroom, ensuite and powder rooms
- Counter top basins for vanities

## INTERNAL

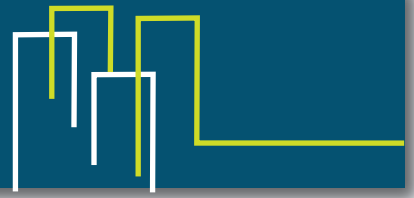
- Mirrored sliding Doors to Bedroom robes
- Robes have 1 Set of White Board (4) Shelves and Top shelf with chrome Hanging rods
- Master Robe has a his & Hers Set of White Board (4) Shelves and Top shelf with chrome Hanging rods
- Linen has 4 White Board Shelves
- 10mm Gyprock Lined Walls and Ceilings Including Patio/Porch
- 6mm Wall Board to Wet Areas
- 6mm Pine Ridge to Garage
- 90mm Cove Cornice (Including patio)

## TILING/FLOOR COVERINGS

- Tile Allowance \$25 SQM
- 450x450 Standard tile allowed - \$44SQM Labour (Rectified Edges, Porcelain , Feature Tiles ETC are extra)
- Tiles to all Wet Area Floors, Kitchen, Dining, Family & Entry Hallway or Laminate Timber Flooring at \$15sqm
- 600mm high to kitchen Splash Backs
- Tiles to Back Patio and Front Porch Floor
- Carpet to all Bedrooms & Media \$44 SQM Supplied and Layed

## FITOUT MATERIALS

- Hume Accent range of internal doors
- Internal Doors: GAINSBOROUGH® Amelia or Carla series lever handles (privacy sets )
- External Doors: GAINSBOROUGH® Tri-lever in satin or polished chrome for the front door.
- Best Door Panel Lift Door with 2 Hand Controls (Contemporary Design)
- 62x12 Half splay Pine Skirting
- 42x12 Half splay Architraves
- Front Entrance Door's and One Side Lite \$1350
- Magnetic Door stops
- Stainless Steel laundry tub with metal cabinet



## PAINTING

- TAUBMANSTM 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour including trims, 1 ceiling colour, Gloss paint to door, jams and architraves. (Not Skirting)

## ELECTRICAL

- 25 Down Light Connections
- 2 Double (GPO) Power Points to all rooms and Garage
- 5 Single Power Points
- 2 Hard Wired Smoke Alarms
- 8 48" Stainless Steel Fans
- 2 TV Points
- TV Antenna with Booster
- 2 Phone Point
- Light Fitting allowance PC \$1000.00
- 2 globe heat / fan / light unit in the bathroom and ensuite.
- \$500 allowance for feature lighting

## PEST CONTROL

- Plasmite Pest Control

## DRIVEWAYS, PATHS & PATIOS

- 75sqm of Exposed Driveway and Pathway to Entry

## KITCHENS

- Designer Kitchen and Vanities PC \$12,000.00
- Fan forced 3 Function Westinghouse Oven
- Ceramic 4 Zone Cooktop Westinghouse
- 60cm slide out range hood
- 60cm Dishlex Dishwasher
- 2 year warranty
- All stainless Steel
- Westinghouse Slide Out Range Hood WRH608IS
- Flick Mixer to Kitchen Sink

## FINAL COMPLETION

- House fully cleaned & Detailed
- Building site left clean & tidy
- Letter Box Installed PC \$150.00