

Waterfront

from
Westminster Homes

Inclusions List

Westminster Homes offer the following inclusions in your new “Classic Series” home:

General Building and Technical Services

- Free site inspection and written quotation
- Preparation of plans for council lodgement
- Preparation of contracts and specifications
- Engineers design of slab and certification
- Council and Water Board application fees
- Identification and peg out of block/home, eaves ID report by registered surveyor
- Contractors All Risk, Public Liability and Workers Compensation insurance
- Home Owners Warranty Insurance
- 2 hour appointment with our qualified Colour Consultant to discuss your colour scheme
- Site is cleared of builder’s material on completion

Structural

- Design and certification of structural “M” class concrete slab on ground construction
- Kiln dried softwood framing to Australian standards
- 2400 ceiling heights throughout
- 90mm cove cornice throughout
- Quality structural particleboard to upper floor if applicable
- Quality painted stairwell featuring straight stringer and turned balustrade (if applicable)
- Waterproofing to bathroom/s and laundry
- Threshold tiles as selected
- 50x19 pencil round skirting and architraves for paint finish

Exterior selections

- A wide selection of Austral face bricks; Old Colonial/Classics, Heritage, Vogue, South Pacific, Whitsunday and Riverview ranges of bricks
- Roof tile selection from the Boral Insignia concrete range (Slimline, Macquarie or Windsor)
- A selection of mortar colours in raked or flush joint; natural, off white, or cream joint
- Choice of colours in aluminium powdercoat windows, complete with black keyed alike window locks
- A selection of Colorbond™ colours for gutters/fascias
- Two (2) single maintenance free rolladoors to garage in a wide selection of Colorbond™ colours

Doors

- Feature panel front entry door/s – PPC4 or equivalent
- Flush exterior grade laundry/rear door/s painted to selected colour
- Smooth flush internal doors ready for paint in selected high gloss colour

Paint selection

- Washable vinyl (2 coats) to all walls selected from a wide range of Taubmans paints
- Gloss enamel paint to woodwork selected from a wide range of Taubmans paints
- Ultra cover flat Taubmans paint to ceilings

Hardware

- Gainsborough Terrace door handles to internal and external doors
- Privacy door handles to bathroom/s and toilet/s
- Door stops fitted to protect walls

Built in cupboards

- Mirror door to bed 1 with shelf and hanging rail or walk-in robe
- Redicote painted hung door robes with shelf and hanging rail to bedrooms as specified on brochure
- Linen press with four shelves

Kitchen

- A wide selection of laminates for kitchen bench tops with freeform edges
- Extensive cupboard space with lined cupboards and a large selection of laminate doors
- 600mm space, cold water point and power point for future dishwasher connection
- Electric Westinghouse fan-forced PXL688W wall oven or POL662W under bench oven
- Westinghouse electric PHL255W Cerashield cooktop
- 600mm recirculating rangehood
- A selection from the latest designs in wall tiling
- Stainless steel 1.5 bowl sink

Bathrooms

- 1500/1700 white acrylic bath or corner bath where applicable
- White Fowler Tasman dual flush toilet suite/s
- White laminated vanity to bathroom/ensuite
- Glass shower screens (frame and colour to be selected)
- Caroma Insignia accessories
- A selection from the latest designs in wall and floor tiling from our extensive range
- Exhaust fan in bathroom (and ensuite if applicable)

Laundry

- Storage cupboard with 45 litre white tub
- Tiled splashback above laundry tub
- Washing machine taps
- A selection from the latest designs in wall and floor tiling from our extensive range

Security and safety features

- Earth leakage circuit breakers in meter box
- Separate circuit for refrigerator
- Smoke detector/s as required and installed to Australian standards
- Laminated safety glass fitted to all shower screens in a range of colours
- Safety switches for power points/light points

Taps and plumbing

- AAA rated tapware
- Caroma Trident metal tapware throughout home
- Front and rear garden taps
- Electric 250 litre off peak hot water system

Gas package (optional extra)

- Westinghouse GHL11W cooktop
- DUX 135 litre hot water system
- Gas heating point

Guarantees

- Seven (7) years structural guarantee plus 3 month “no fuss” maintenance warranty.

There are many optional features and upgrades to choose from. Ask our Sales consultants to help tailor a solution that best suits your needs.



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Note: This inclusions list may be superseded by variations specified in the tender. Westminster Homes reserve the right to substitute the above inclusions with equivalent products or materials equivalent to those specified. WES001

Master built family homes since 1965

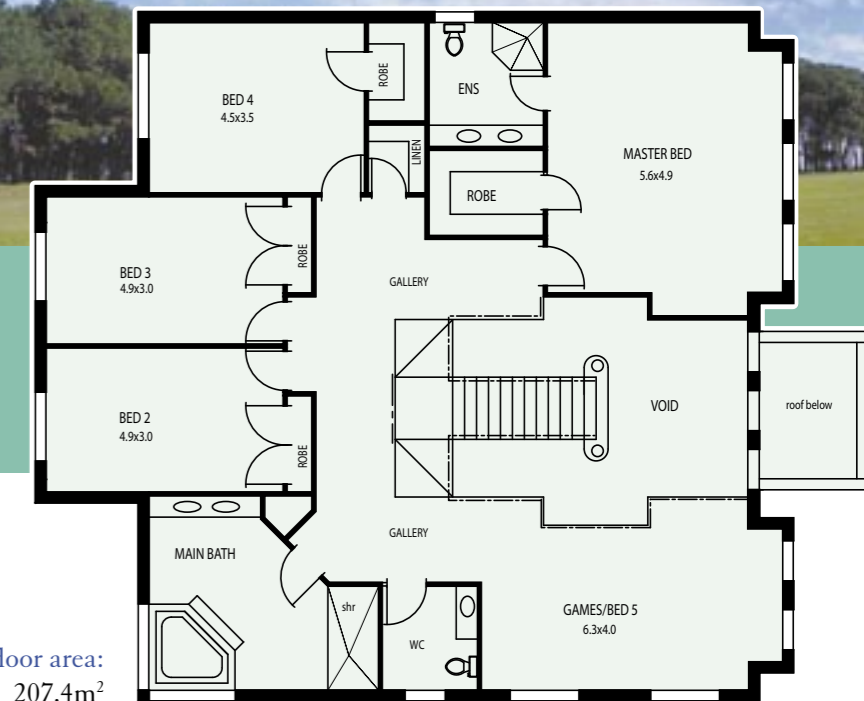


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The finest home we've ever built



Top floor area:
207.4m²



From the sensational entry to a living area of grand proportions, Waterfront living takes on a whole new meaning.

The Waterfront is Westminster Homes' new flagship. From the first moment you open the double entry doors, the 45 square Waterfront will take your breath away. There is a larger than usual study and a formal dining room flowing into the bright and breezy entertaining area that spreads right across the rear of the home. At one end of this brilliant space is an up-to-the-minute kitchen featuring stunning bench tops and contemporary appliances.

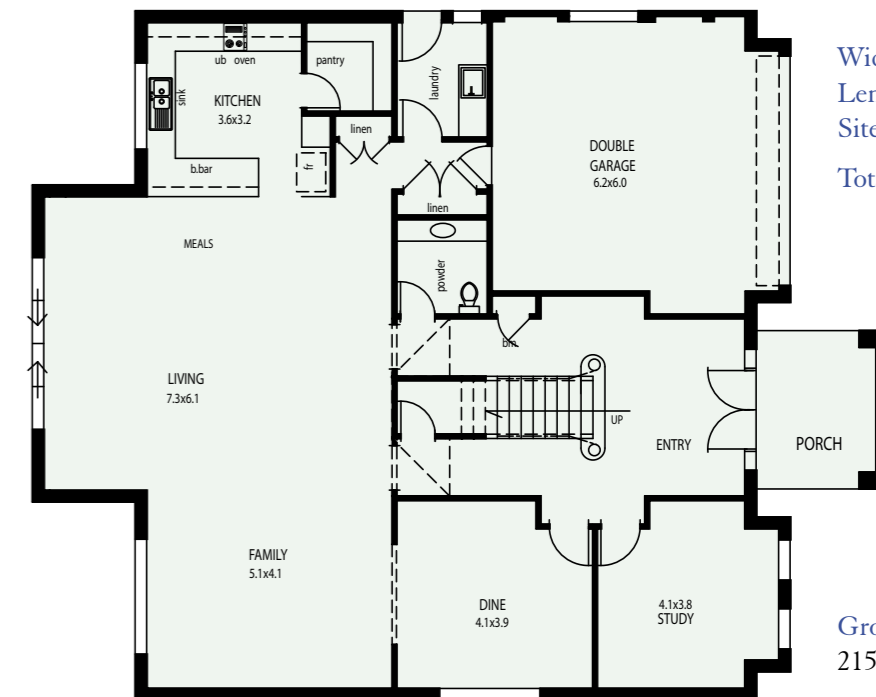
Adjacent to the kitchen and walk-in pantry, you will find convenient access to the double garage. There is also a guests' powder room...and much more.

On the second floor, you'll find one of the largest master bedrooms you've ever seen. The ensuite and walk-in wardrobe are in keeping with a home of outstanding quality. The second, third and fourth bedrooms are all easily big enough for a double bed.

As well, there's a large upstairs living room that's an ideal family computer centre or kids rumpus room. And the main bathroom – it's brilliant, with a corner bath, double size shower recess and leading edge fashion vanity.

What if there's something you'd like to change?

Unlike most builders, Westminster Homes understands that you may want to individualise your home. So we're happy to adapt our standard plans and create exactly the home you want, specially for your family.



Width: 14.40m
Length: 17.63m
Site Width: 17.0m
Total area: 422.9m²
45 squares

Ground floor area:
215.6m²