

# ■ Kingsbridge *Elegance*

Standard  
Inclusions



Designed *for*  
*Luxury*

# Kingsbridge *Elegance*

## \$85,000 in Luxury Inclusions designed to make your house a home!

The extensive list of luxury inclusions we've selected are designed to create a house to accommodate your modern lifestyle. With many upgraded features included as standard, you'll be proud to call your Kingsbridge Elegance house, your home.

### External, Doors and Windows

- Up to category 3 bricks
- Concrete roof tiles
- COLORBOND fascia, gutter & downpipes
- 920mm wide front entry door with clear glazing (sidelights per plan)
- Thermally broken double glazed aluminium windows & sliding doors
- Flyscreens with aluminium mesh to all openable windows
- Double glazed aluminium entertainer sliding doors 2400mm wide & above
- Garden tap to front & rear
- Flush panel rear garage door
- Painted external frames to laundry (where applicable),
- Front entry, rear garage & garage/house access doors
- COLORBOND sectional panel lift door with motor and 3 remotes
- Zero step between garage and dwelling

### Flooring

- Category 1 timber laminate flooring to entry & living areas connected to the kitchen (per standard house plan)
- Category 2 carpet to bedrooms, rear hallway & living areas not connected to the kitchen (per standard plan)

### Laundry

- 900mm laminate base cabinet
- 20mm M0 mineral surface with 20mm square edge
- 45-litre stainless steel insert trough
- Choice of matt black or chrome sink mixer
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles to splashback
- Concealed washing machine connection

### Internal luxury finishes

- 2590mm high ceilings to single storey
- 2590mm high ceilings to ground floor & 2440mm high ceilings to first floor of double storey homes
- Hardwood Staircase
- 75mm cove cornice
- 67mm skirting & architrave
- 870mm wide garage/house access door
- 2040mm high flush panel internal doors
- Lever door handles to internal doors
- Melamine shelf with hanging rail to robes
- 4 Melamine shelves to pantry & linen
- Three coats cat 2 upgrade paint to internal walls
- Gloss enamel paint to internal doors, skirting & Architrave
- Door stops (where applicable)
- LED downlights to entire house, porch and outdoor living (excludes garage)
- Gas ducted heating to suit standard house
- Single power points to fridge, dishwasher & rangehood
- Double power points to remainder of home
- Television point
- External double led spotlight with sensor
- Hardwired smoke detectors
- Safety switch to meter box phone point

### On-Site

- Building permit inclusive of fees, working drawings, engineering & specifications
- Site analysis including soil test, survey plan & property information
- Site & service connections for lots up to 450m<sup>2</sup>
- Up to 300mm fall over building area & 6m set back



## Quality

- Brick infills above all windows & doors, including front garage door (design specific)
- Plaster lined ceiling to porch & outdoor living
- Engineered roof trusses
- Full sarking to entire roof
- Engineered M class concrete waffle slab
- Concrete floor to portico & outdoor living poured as part of slab
- Concrete floor to garage poured as part of slab
- Termite blanket to perimeter
- Two Independent quality inspections,
- Three month homecare warranty period
- RACV Emergency home assist for 12 months

## Bathroom, Ensuite & Powder Rooms

- Laminate cabinetry
- 20mm M0 mineral surface with 20mm square edge
- Square inset basin
- Tiled shower base
- 330mm x 535mm shower niche
- Hobless shower with frameless shower screen to one builder nominated shower
- Semi-framed shower screens to all other showers
- Wall faced rimless toilet suites
- Acrylic bath (where reqd, size per plan)
- Choice of matt black or chrome mixer taps
- Choice of matt black or chrome shower on rail
- Polished edge mirror, width of vanity
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles
- Obscure glazing to all windows (if reqd)
- Privacy lock (if applicable)
- Choice of matt black or chrome double towel rails & toilet roll holder

## Energy Efficiency

- Heat Pump Hot Water
- R2.5 Insulation batts & sisalation to external walls & garage/house internal wall (excludes garage external walls)
- R6.0 Insulation batts to ceiling (excludes garage, porch & outdoor living)
- R6.0 Insulation batts to floor of first floor over garage, porch, outdoor living & open space
- R6 insulation batts between ground and first floor (double storey homes)
- Exhaust fans positioned above showers
- External venting to all exhaust fans & Rangehoods

## Kitchen

- 40mm M0 mineral surface with square edge to all benchtops
- 1000mm wide kitchen island benchtop
- Inalto 900mm wide 9 Function in built oven
- Inalto 900mm Gas Cooktop with Wok burner
- Inalto 900mm Undermount rangehood
- 600mm dishwasher
- Laminate overhead cabinets to each side of rangehood
- Laminate overhead cabinets above fridge space
- Laminate base cabinets
- 4 pot drawers
- Soft close to all cabinet doors & drawers
- Double stainless steel undermount sink
- Choice of matt black or chrome sink mixer with pull out spray
- Capped water point to fridge space
- Category 1 tiled splashback

View the Elegance Range



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[www.kingsbridge.com.au](http://www.kingsbridge.com.au) | 1800 897 896

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