

Standard Specifications

Stage 4

Challen Way, Andergrove

Somerset Park

(Conditions Apply)

GENERAL PRELIMINARY

- Architecturally Designed & Engineered House Plan
- Soil Classification: - Price Based on "M" Site
- All Council QBCC & OH&S Fees Included
- Sewer & Water Connections
- 6 Months Maintenance Period & 6 years 6 months structural warranty
- Physical, Visual, & Treated Framing Timber Termite Protections

EXTERNAL

- 200 Series rendered block work externals
- 2550 ceiling height to home
- Pine Framing including engineered trusses
- Insulation wool and paper to underside of roof covering
- Colourbond Roof, Fascia's & Gutters
- Anodized/Powder Coated Aluminium Windows & Doors
- Remote Controlled Door to Garage panel lift door only
- Exposed Aggregate driveway (30m²)

Office: (07) 4998 5062
Mobile: 0417 212 218

Office:
297 Nebo Road,
Mackay QLD 4740

Postal
P.O. Box 89
Mackay QLD 4740

Email
sales@palmviewhomes.org
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www.palmviewhomes.com.au

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INTERNAL

- Pine framing to internals
- 10mm Plasterboard & 6mm Villaboard to Wet Areas
- 75mm Plaster Cornice
- Flush doors with architectural lever door furniture
- 68 x 11 Pine Mouldings throughout
- Quality Mixers to all taps – Builders Range
- Vinyl planks to all Living Areas—Quality Builders Range
- Tiles to all wet areas
- Carpet to Bedrooms and WIR – Quality Builders Range
- Ample shelving and robe fronts to all robes (Mirrors to all Bedrooms)
- Air conditioning to living & bed 1 as standard. Reverse cycle inverters
- Drains only to all other bedrooms for future air conditioning
- Professional Builders Clean (including yard) prior to handover
- Full 6-star energy efficiency rating.

KITCHEN

- Modern clean and fresh design
- Fully laminated cupboards & benchtops (Silk finish to bottom cupboards)
- European cooking package, including dishwasher
- 1 ½ Stainless steel sink with drainer.

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BATHROOM/ENSUITE

- Walk-in showers as planned
- Wall hung vanities as per plan
- Back to wall China Pan & Cistern Toilet Suites (some may have concealed cisterns, refer to individual plans)
- Tiling as per plan (2100 high to shower, 300 splash back vanities)
- Free standing baths as drawn on plan.

ELECTRICAL

- Ample power points and lighting as per electrical plan
- TV Antenna Supplied & Installed
- Smoke Detectors as per requirements
- Standard Hot Water System – Standard 250Ltr

LANDSCAPING

- Landscape garden to front entry minimum area 4 m²

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*Please be advised, these specifications are only to be used as a guide.
Palmview Homes will work together with you to personalize your inclusions and requirements to produce a full set of specifications and plans for your home on your lot.*