

At Cozy Developments, we understand that building can be a daunting task, which is why we strive to make the process as easy as possible. From start to finish, we are here to help guide you through the selection process and ensure that you have access to only the best quality products to be sure we deliver a fantastic finished home. Here's what we're proposing...



### General Inclusions

- Housing Industry Association (HIA) Building Contract and Insurance
- Full working drawings and addenda for local authority submissions
- Full Builder's indemnity insurance
- Site contour survey
- Structural site report and Engineer certified working drawings
- Fully engineered concrete slab and footing
- Shire building permit fees and standard Water
- Corporation fees
- 6 months defects liability period
- Lifetime Structural Guarantee
- Full Perimeter termite treatment
- Ongoing consultation with one of our Design and Sales Consultants
- Personalised Interior Design Consultation
- Council approved Energy Efficiency report
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Gas allowance to meter box for ATCO run in and connection

### Exterior Inclusions

- 2c double brick construction\*
- COLORBOND® custom Orb steel roof, gutters, fascia and downpipes
- 25 degree roof pitch\*
- 25c ceiling height to alfresco, portico/porch/verandah and garage\*^
- Feature concrete brick paving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco from builder's range^
- H2 treated pine roof (Blue Pine)
- Hardiflex lining to all eaves, alfresco and garage
- Extent of eaves as show on plan, with fibre cement lining
- 2 outdoor garden taps with non-return valves
- Remote sectional door to garage with 3 remotes from builder's range
- 28c ceiling height internally\*
- Gas instantaneous hot water system with wall box
- Acrylic render to front elevation (two colours)
- 2 course face brick, with rolled cream mortar joints from builder's standard range (where applicable)
- Full paint finish internally and externally (excluding internal walls)
- 75mm Cove cornice throughout
- Protective metal corner beading to all internal trafficable areas
- White set hard wall plaster to ground floor
- R4 insulation to ceiling throughout

### Door and Window Inclusions

- Powder coated aluminium window frames and sliding doors throughout
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed vent locks to all sliding windows
- Feature front door including weather draft seals
- All external door locks keyed alike
- Tri-lock entry set to front door. Lever set and single deadlock to garage entry door
- Lever handles to all internal doors from builder's range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c flush panel internal doors from builder's standard range
- JDS metal internal door frames

### Kitchen Inclusions

- 20mm Essastone benchtops from builders standard range with 300mm breakfast bar overhang
- ABS edging and soft closers to drawers and cupboards from builder's Formica or Laminex range
- Drawer and cupboard handles from builder's range
- Feature undermount stainless steel sink with feature chrome mixer tapware
- 900mm stainless steel fan-forced under bench electric oven
- 900mm stainless steel gas hotplate
- 900mm stainless steel canopy flumed rangehood
- 700mm high tiled splashback to behind hotplate with
- 200mm high splashback to remainder (from builder's standard range at \$44/m2 PC)
- Bank of 4 cutlery drawers (450mm)
- Four shelves to pantry
- Dishwasher recess with plumbing and electrical provisions
- Flick mixer tapware throughout

### Bedroom Inclusions

- Walk-in robe with shelf and rail to Master Suite
- Double robes with shelf and rail to minor bedrooms
- Choice of mirrored or vinyl sliding doors to double robes with shelf and rail to minor bedrooms

### Bathroom/Ensuite/WC Inclusions

- 20mm Essastone benchtops from builders standard range
- ABS edging and soft closers cupboards from builder's standard Formica or Laminex range
- Drawer and cupboard handles from builder's range
- Choice of fully framed or frameless direct stick mirrors to Bathroom and Ensuite
- Feature tapware from builder's range
- Dual flush china toilet suite with soft closing lid

- Feature towel rail and toilet roll holder from builder's standard range
- Choice of feature inset vanity basins from builder's standard range
- Hobless showers throughout (including reflux valve where necessary)
- Semi-frameless shower screens with pivot door
- 2100mm high tiling to showers (from builder's standard range at \$44/m2 PC)
- 1525mm bath
- Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC (where applicable)
- Square chrome floor wastes, where applicable
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter

### Laundry Inclusions

- 20mm Essastone benchtops from builders standard range
- ABS edging and soft closers cupboards from builder's standard Formica or Laminex range
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from builders standard range. Laid with a standard grout joint and cut with a standard tile cutter
- Stainless steel inset trough and cupboard to laundry from builder's Range
- Choice of mirrored or vinyl sliding doors to linen (where applicable)
- Washing machine taps
- Square chrome floor wastes, where applicable

### Electrical Inclusions

- Single phase power
- Western Power safety switch
- Double power points throughout the home (1 per room)
- Modern light switches in choice of grey or white
- 1 x standard bayonet light point to each room (including bayonet globe)
- Hard wired smoke detectors installed to Australian Standards (interconnected)
- 3 point pack (1 x TV, 1 x Data and 1 x Phone Point)
- 1 x single power point to dishwasher recess
- External lights to porch, laundry and alfresco^
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Provision for National Broadband Network connection

\* Unless otherwise noted

^ Only if alfresco is included in design

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