

2119 Mint Way, Land size 400m²

 4  2  2



SPECIFICATIONS



Property Type	House & Land
Contract Type	2 Part Contract
Title Type	Freehold
Titled	Yes
Land Price	\$379,900
House Price	\$313,463
Facade	Mode
Inclusions	MetInvest Qld Std Specifications
External Scheme 1	External Colour Scheme - 1
Internal Scheme 1	Internal Color Scheme - 1
House Design	Latte 23
Study	No
Outdoor Room	No

SUMMARY

To secure the registered land in stage 2C:

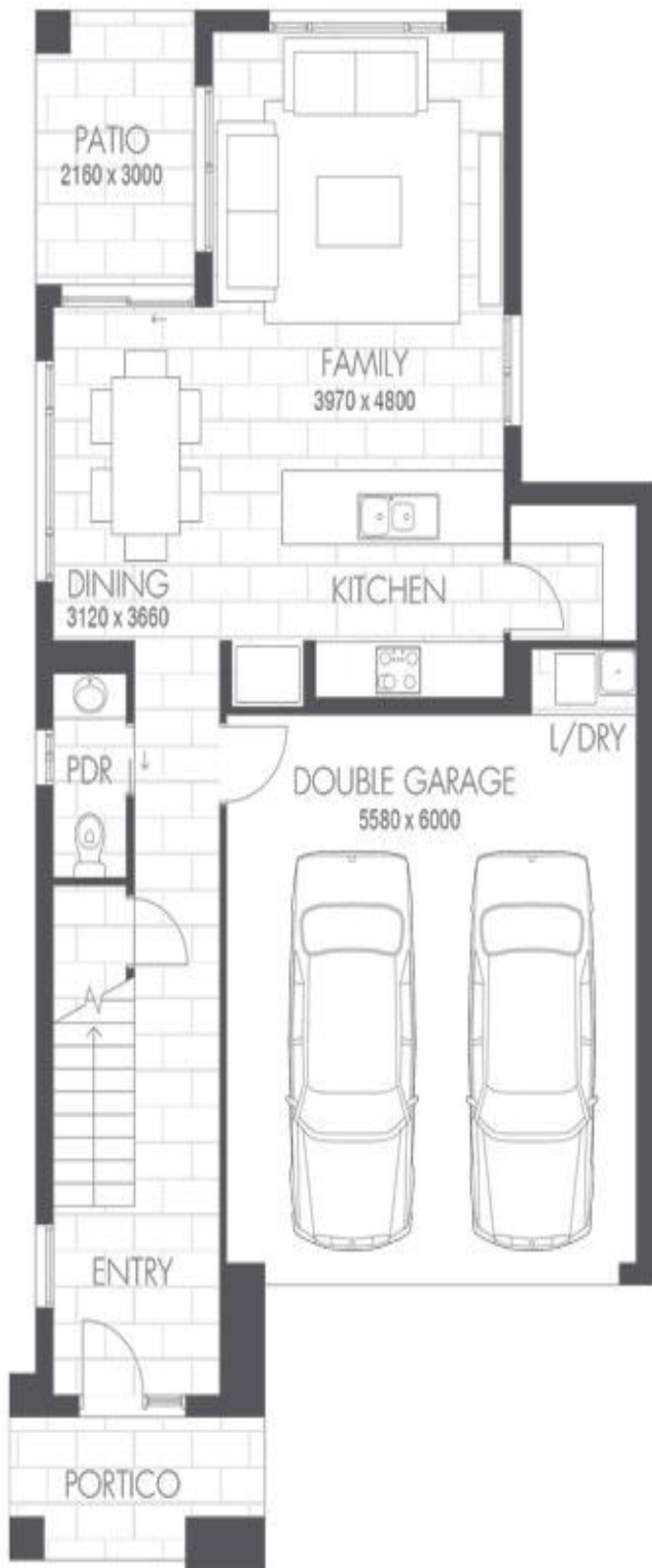
- Signed EOI with \$1,000 deposit
- Balance of 5% on finance due
- Pre-approval loan letter

Full render to standard brick works is included in this package.

House Area	215.03m ²	23.15 squares
Land Area	400m ²	43.06 squares
Total Area	0m ²	0.00 squares
House Length	17.03m	
House Width	8.75m	

YOUR
LOGO
HERE

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PRE-CONSTRUCTION

- ✓ HIA fixed price contract
- ✓ Plans and Specifications
- ✓ Engineers soil report and slab design
- ✓ Contour survey
- ✓ Council building and plumbing application fees and charges (standard applications in Qld based on Brisbane City Council, standard applications in NSW based on Tweed Shire Council, excluding town planning, relaxations)
- ✓ Water connection fees (excludes water meter installation if required)
- ✓ Pre-determined colour scheme by Metricron Studio M décor designers

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Site scrape and/or balanced cut & fill excavation for up to 500mm site fall over the building platform
- ✓ Removal of vegetation and/or excess spoil
- ✓ Waffle pod concrete slab up to H2 soil classification
- ✓ Bulk concrete bored piling (if required) to suit balanced cut & fill excavation for up to 500mm site fall over the building platform
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Stormwater connections to existing serviceable connection points
- ✓ Surface drains including dedicated stormwater line
- ✓ Electrical mains run in
- ✓ Water connection from pre-tapped water main
- ✓ House constructed for wind rating conditions up to N3 (w41)
- ✓ No allowance for retaining walls

ENERGY EFFICIENCY

- ✓ Ceiling insulation batts rating R3.0 to ceiling area as required
- ✓ Sisalation "Wall-wrap" and R1.5 insulation batts to external stud walls
- ✓ Energy efficient aluminium windows and sliding door units
- ✓ Weather stripping to hinged external doors
- ✓ 500 KPA Water Pressure Limiting Device

BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Extensive range of clay bricks
- ✓ Natural mortar with raked joints
- ✓ Powder coated aluminium windows and sliding doors with clear glass and satinlite glass to wet areas
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Flyscreens to all front façade opening window sashes
- ✓ Safety screens to all side and rear opening window sashes and sliding doors, excluding Garage sliding door if applicable
- ✓ Colorbond Slimline automatic Panelift with one wireless wall mounted button and two hand sets
- ✓ Colorbond fascia, gutter, downpipes and roof, with rotary vent and snap on eave vents (if required)

EXTERNAL FEATURES

- ✓ Powder coated aluminium entry door frames – sidelights if applicable in clear glass
- ✓ Hume Newington XN1 clear glazed painted external front entry hinged door with Delf Valencia entrance knob set and Delf double cylinder deadbolt
- ✓ Hume Glass Opening XF3 clear glazed, painted external hinged door with Delf Valencia entrance knob set and Delf double cylinder deadbolt to other external doors if applicable
- ✓ Two coat external paint system to external trim and doors using Dulux paints to Paint Manufacturers standard specifications
- ✓ Feature contrasting external paint colour (if required)
- ✓ Chromagen 170 litre hot water heat pump
- ✓ External garden hose taps up to two (2)
- ✓ External exposed aggregate concrete to Driveway and path/s, including gutter cut and excavation, and PVC grated drain across garage door opening (if required)
- ✓ Treated pine single side, butted paling fence to side and rear boundaries including return fences with one pedestrian gate
- ✓ Poly-tek pillar letterbox including street numbers beside driveway
- ✓ Garden bed up to 20m2 including mulch and plants with timber edging
- ✓ River gravel to side/s of narrow lots (if required)
- ✓ Turf to balance inside property alignment and to kerb to suit up to 400m2 Lot size
- ✓ Single fold down clothesline
- ✓ External builders house clean
- ✓ Site clean after construction

KITCHEN FEATURES

- ✓ 20mm reconstituted stone bench tops
- ✓ Melamine finish cupboards and drawers with door handles
- ✓ Contrasting Melamine colour
- ✓ Clark Punch 1.75 end bowl stainless steel sink
- ✓ Stylus Venecia chrome sink mixer tap

For Homes < 170 m2

- ✓ 600mm Bellissimo by Technika stainless steel/black glass electric oven TB60FDTSS-5
- ✓ 600mm Technika electric ceramic cooktop CFE641-2
- ✓ 600mm Technika stainless steel canopy rangehood CHEM52A6S-2

For Homes > 170 m2

- ✓ 900mm Technika stainless steel/black glass electric oven T948SS-5
- ✓ 900mm Technika electric ceramic cooktop CFE942
- ✓ 900mm Technika stainless steel canopy rangehood CHEM52C9S-2

- ✓ Bellissimo by Technika stainless steel dishwasher TBD4SS-5

LAUNDRY FEATURES

- ✓ Clark Utility 42 Standard (F6001) Laundry tub and cabinet
- ✓ Stylus Cadet tapware in chrome
- ✓ Washing machine cistern cocks
- ✓ Round chrome floor waste where required

BATHROOM, ENSUITE & TOILETS FEATURES

- ✓ 20mm reconstituted stone bench tops
- ✓ Melamine finish vanities with door handles
- ✓ Clear laminated glass shower screens with powder coated aluminium frame
- ✓ Caroma Vivas acrylic bath in white
- ✓ Mirrors with powder coated aluminium frames
- ✓ Stylus Venecia mixer taps in chrome
- ✓ Caroma Tasman II hob mounted bath spout in chrome
- ✓ Stylus Cadet shower on rail in chrome
- ✓ Caroma Elegance double towel rails and toilet roll holders in chrome
- ✓ Stylus Dorado wall faced white coloured toilet suite with soft close seat
- ✓ Caroma Carboni II square white coloured inset vitreous china vanity basin with chrome waste
- ✓ Round chrome floor wastes where required

CERAMIC TILING

- ✓ Ceramic tiles
- ✓ Ensuite and Bathroom floors, skirting, walls 2000mm high to shower compartments and 400mm high above bath hob
- ✓ Water closet floors and skirting
- ✓ Kitchen splashback
- ✓ Laundry floors, skirting and splashback over tub
- ✓ Main floor (refer working drawings), Portico/Porch and Alfresco areas
- ✓ No allowance has been made for frieze or decorator tiles
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point
- ✓ Double power points, one to each room
- ✓ LED downlights throughout excluding Kitchen & Garage
- ✓ LED ceiling mounted light to Kitchen
- ✓ Strip fluorescent light with diffuser to Garage
- ✓ External up/down lights to Front Façade
- ✓ External bunker light to outside Laundry
- ✓ Ceiling fans to all Bedrooms, Lounge areas and Outdoor room
- ✓ Photoelectric smoke detectors (direct wired to board with battery backup)
- ✓ NBN lead-in conduit (LIC) including one data point and double power point located in Garage, and one data point to Living area
- ✓ Two TV points, including roof mounted digital compatible TV antenna (if required)

INTERNAL FEATURES

- ✓ 2550mm nominal ceiling height (2550mm to upper floor on double storey home)
- ✓ Block-out roller blinds to all windows and sliding glass doors excluding Ensuite, Bathroom and Water Closet areas
- ✓ Carpet in the Builders Silver range including standard foam underlay (refer working drawings)
- ✓ Carpet grade staircase including painted pine hand rail and painted timber or black aluminium, balusters to stairs and first floor voids in high set homes
- ✓ Flush panel painted internal hinged doors
- ✓ Delf Pomona internal door lever handles in satin chrome finish to hinged internal doors
- ✓ Vinyl sliding doors to all wardrobes
- ✓ Vinyl sliding doors to linen cupboard (available to certain designs only, refer working drawings)
- ✓ Painted particleboard shelving to pantry, linen, broom and robes
- ✓ 90mm painted coved cornice, 42mm painted single bevel architraves and 66mm painted single bevel skirting
- ✓ Three coat internal paint system using Dulux Professional paints – 2 colours (one colour to walls and one colour to timber work) to Paint Manufacturers standard specifications
- ✓ Two coats to ceiling using Dulux Professional ceiling white paint to Paint Manufacturers standard specifications
- ✓ Fujitsu 6.0kw reverse cycle split air-conditioning system for Living area
- ✓ Wells rated water saving shower heads and tapware
- ✓ Internal builders house clean

WARRANTIES

- ✓ Twelve-month maintenance period
- ✓ Statutory structural guarantee period
- ✓ Builders 25 year guarantee / warranty

Signature of Customer

Signature of Customer

Date

The Breeze Series



External Scheme ONE



BRICKWORK
PGH Frost



TILED ROOF*
MONIER Elabana Wild Rice



COLORBOND® ROOF
COLORBOND® Evening Haze



GUTTER & DOWNPIPES
COLORBOND® Evening Haze



FASCIA & GARAGE DOOR
COLORBOND® Woodland Grey



RAINWATER TANK & CAPPING*
COLORBOND® Evening Haze



**WINDOW FRAMES
& SECURITY SCREENS***
BRADNAMS Woodland Grey Matt



**PAINTED FRONT ENTRY DOOR
& CLADDING***
DULUX Stone S16A3



EAVES & EXTERNAL CEILINGS
DULUX Pipe Clay Quarter S16A1Q



INFILLS & WOODWORK*
DULUX Pipe Clay Half S16A1H



STAIN FINISH*
SIKKENS Light Oak (006)



RENDER*
DULUX Pipe Clay Half S16A1H



EXPOSED AGGREGATE*
BORAL Range 1 Midnight



FACADE TILE* & FLOOR TILE
SIMPLICITY Limestone 400 x 400mm



LETTERBOX*
POLYTEK Key Lago
(Paint finish)



CLOTHESLINE*
Pebble Beach

Initial here _____ / _____

*If applicable. *Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricron and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992. 20190110

The Breeze Series



Internal Scheme ONE



WILLIS BROS. ENGINEERED STONE
Bianco Artic



KITCHEN CABINETRY
POLYTEC White Mist



KITCHEN OVERHEAD COLOUR
POLYTEC Marni Lini



CABINETRY HANDLES
Hettich 999 5 481 (*builders range*)



BATHROOM/ENSUITE BENCHTOPS
POLYTEC Buller Stone Matt



BATHROOM/ENSUITE CABINETRY
POLYTEC Marni Lini



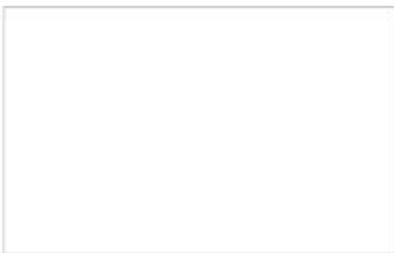
TILED SPLASHBACK
Café Grey Gloss 100 x 300mm



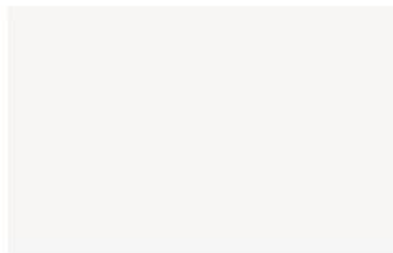
ALL FLOOR TILES (*including shower base, shower walls, bath hob and bath splash back*)
PROMENADE Ash Lapparto 450 x 450mm



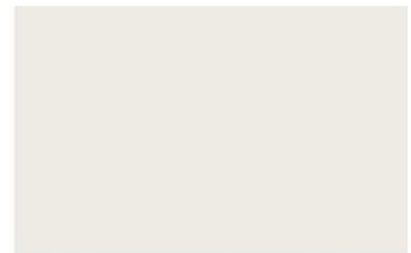
CARPET
CARPET CALL New Sisal - Lalor
(*silver range*)



VINYL SLIDERS*
BRADNAMS Glacier, Matt Silver Frame



ROLLER BLINDS*
LOVELIGHT Zen Bounty



**GENERAL PAINT
WALLS & WOODWORK**
DULUX Casper White Quarter SW1H4

Initial here _____ / _____

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