

H I V E

# KEYSTONE

TERRACES ————— LYNEHAM

The Inclusions

## GENERAL

Minimum energy efficiency rating (EER) 7.0

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German Appliances (AEG) and Sanitary fixtures and taps (Villery & Boch)

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## SITE WORKS

Reinforced concrete driveway to street kerb with special banding

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Pavers to courtyards as per courtyard plan

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Wall mounted clothesline

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## EXTERNAL FINISHES

Double glazed windows (LOW E GLASS - Externally) with THERMAL BREAK aluminium frames

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Fly screens to all opening windows and sliding doors.

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Metal roof, gutters, fascia and downpipes

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Garden taps (front and rear) mounted to external walls.

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External sensor light to courtyard

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## HEATING | HOT WATER | INSULATION

VRV reverse ducted cycle air conditioning throughout. With mechanical ventilation to wet areas and kitchen

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Continuous hot water system (electric)

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Insulation as specified on EER certificate, plus internal acoustic insulation to bathroom walls

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## ELECTRICAL – GENERAL

Security and intercom system

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1 x Weatherproofed double power point to Balcony and/or Private Courtyard

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## FLOORING

Engineered timber floor to Living, Dining and Kitchen

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Carpet to all bedrooms

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Porcelain floor tiling to wet areas

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## ENTRY

Front door: 920mm x 2400mm high solid timber door

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Door furniture to be Samsung smart lock or similar.

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## MAIN LIVING AND LEVEL 1 LIVING

LED downlights

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1 x TV point and 1 x data point each area

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3 x Double power points

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## DINING

LED pendant light

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2 x Double power points

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## KITCHEN

LED downlights and pendant light

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Custom kitchen joinery and stone bench top as per colour selections

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Kitchen appliances –AEG German Appliances - 800 mm min. rangehood, 800 mm min. induction cooktop, 600 mm oven and 600 mm built-in microwave oven and 600 mm integrated dishwasher

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Water connection for refrigerator

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3 x Double power points

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Single power point for microwave, fridge, dishwasher and other kitchen appliances (if applicable)

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## HALLWAYS | LINEN | CLOAK (WHERE APPLICABLE)

LED downlights

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Linen and cloak to have shelves with hinge doors – cloak with hanging space. (if applicable)

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1 x Double power points (if applicable)

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## MASTER BEDROOM

LED downlights

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3 x Double power points

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1 x TV point

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1 x data point

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Robes – joinery doors with 3 banks of adjustable shelves and drawers and single hanging space OR walk-in robe with 3 banks of adjustable shelves and drawers and single hanging space

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## BATHROOM AND ENSUITE

LED downlights

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Mechanical exhaust fan fully ducted to outside air

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1 x Double power point

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Full height wall tiles

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Bathroom fixtures and fittings – Villeroy & Boch

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Frameless shower screen

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Wall mounted basin or basin with vanity unit

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Mirrored shaving cabinet as per selections. (if applicable) Otherwise mirror only

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Wall faced toilet suite

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Free-standing bathtub (if applicable)

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Main Bathroom – 1 x toilet paper holder and 2 x single towel rail

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Ensuite - 1 x toilet paper holder and 1 x heated ladder towel rail

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Ensuite - heated floor

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Clothes hooks (where applicable)

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## POWDER ROOM

LED downlight

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Mechanical exhaust fan fully ducted to outside air

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Bathroom fixtures and fittings – Villeroy & Boch or similar quality

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Tile skirtings

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Wall faced toilet suite

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1 x toilet paper holder and 1 x towel ring

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## BEDROOM 2 | 3 | 4

LED downlights

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2 x Double power points

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Robes – Joinery Doors with 1 bank of adjustable shelves and drawers and single hanging space.

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## LAUNDRY

LED downlights

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2 x Double power points

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Porcelain floor tiles, wall skirting tiles and splash back tiling above laundry tub and bench as per selections

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Drop- in laundry tub 35 litres and laundry mixer

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## GARAGE

LED lights

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2 x Double power points; 1 x Single power point for garage door motor

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Double width garage door with remote controls and smart control

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## INTERNAL FINISHES

High ceiling throughout living areas and bedrooms where possible

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Plasterboard lining to walls, bulkheads and ceiling

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Square set cornices

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100mm aluminium skirtings

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3 coat paint system

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Door stops to all swinging doors

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All doors - width 920 mm and height 2350 mm high

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## IMPORTANT INFORMATION

The builder reserves the right to substitute any specified inclusion with that of equal or higher quality if unavailability.

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The plans or inclusions list cannot be varied without the builder's agreement.

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Floor plans and selections schedule supersede the inclusions list.

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