

Inclusions



TJS Building Group

*Creating your Castle -
what ever that may look like!*

We understand that everybody's dream home looks and serves different purposes. That's why our homes are designed completely from scratch, allowing you the freedom to create a home that not only reflects your lifestyle, but a place where families grow, many laughs are shared, and memories are made.





Appliances

- Euro 60cm Oven
- Euro 60cm Cooktop
- Euro 60cm slideout Rangehood

Kitchen

- Designer kitchen layout
- Microwave tower with 2 pot drawers and provision for future microwave (design specific)
- Future dishwasher provision with cold water point and single powerpoint
- Laminated Post formed benchtop selection from the Builder's standard range.

- 1 - Melamine cabinetry doors from builder's standard range
 - 1 bank of 4 drawers (including 1 cutlery insert to top drawer)
 - Overhead cupboards as per design
- 2 - Choice of handles from builder's standard range
 - Soft close drawers
- 3 - Choice of kitchen mixer from Builder's Standard Range and 1³/₄ double bowl drop in sink
- 4 - Tiled splashback to builder nominated areas (excluding nib walls or returns)

*Pantry/Walk in Pantry**

- White melamine shelving
- Formica cabinetry doors from builder's standard range
- Choice of 55 designer cabinetry handles from builder's standard rang

* Walk-in pantry only included on selected design

Bathrooms / Ensuite

- Semi-framed Shower-screens with pivot doors to showers
- Laminex cabinetry doors and benchtop from Builder's standard range
- Joinery handles from Builder's standard range
- 1** - Your choice of basins from Builder's standard range, including inset, semi-recessed and above benchtop in a variety of shapes
- 2** - Mondella Range tapware to basins, bath and shower and shower on adjustable rail to all showers
- 3** - 1625mm bath from Builder's standard range
 - Estilo toilet suite in white, with soft close seat
 - Builders standard range tiles including 400 x 400 tiles to floor, shower walls tiled to 2100mm high, and skirting tiles to remainder of bathroom
 - Round chrome floor wastes to wet areas with shower
 - Mondella range towel rails and toilet roll holders
 - Mondella towel ring to bathrooms
- 4** - Bradnams range mirror to the length of vanity and 1000mm high
 - Electric Hot Water System

Laundry

- Freestanding 45L laundry tub with Mondella Range mixer
- Tiled Splashback to width of tub



Internal Features

- Colour and tile selection appointment
- 2400mm high ceilings

1 - 90mm cove cornice, 55mm cove cornice in robes

2 3 - 68mm high skirting boards and 42mm wide architraves

- 2040mm high internal flush doors
- Privacy locks to main bedroom, all bathrooms and toilets
- Choice of Schlage handles throughout house
- Internal paint — 3 coat finish
- Carpet to bedrooms and study from Builder's Standard range

Robes and Linen

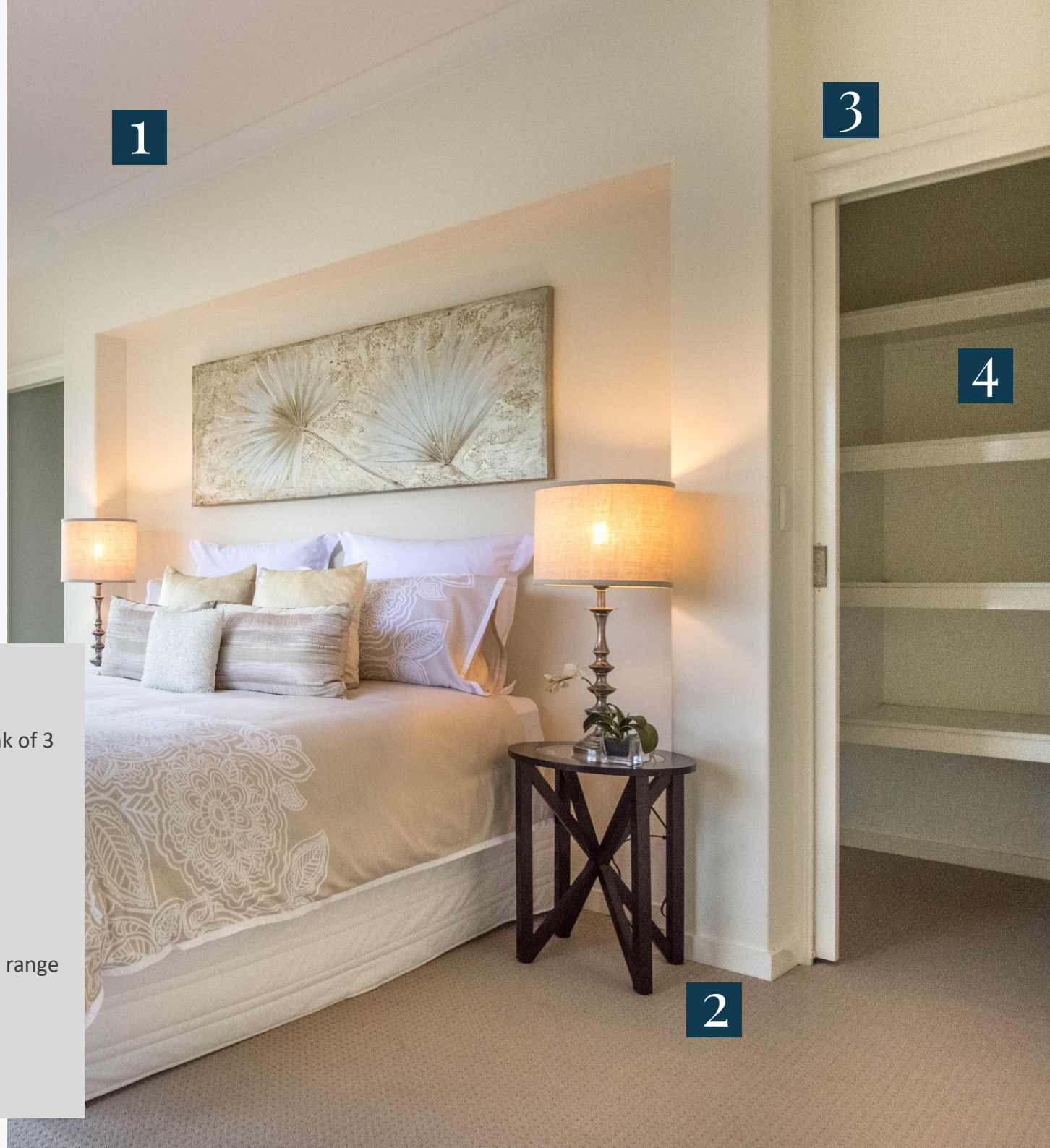
- Melamine shelf with hanging rail under and a bank of 3 shelves to robes

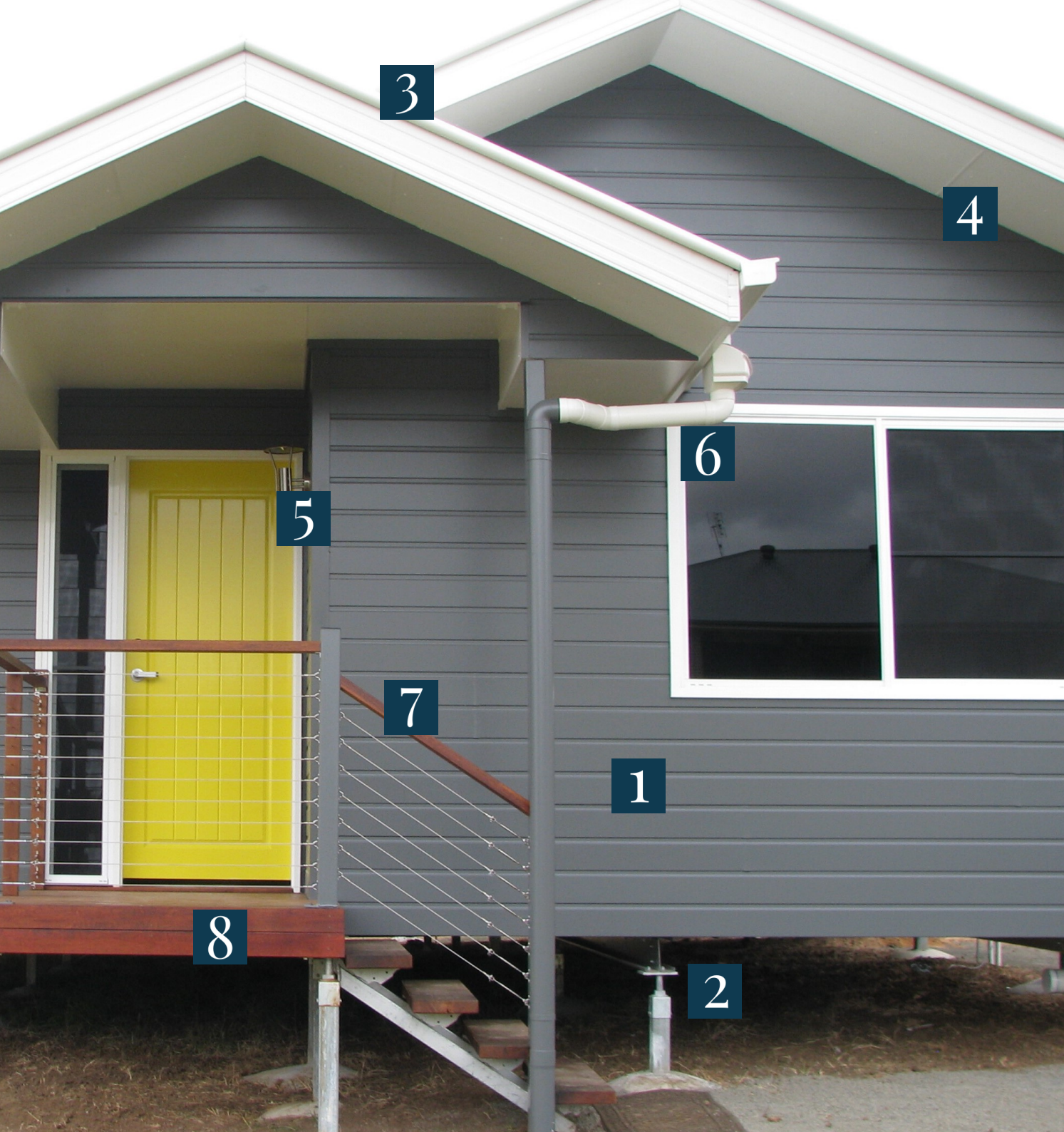
4 - 4 melamine shelves to linen cupboard

- Vinyl sliding doors to robes and linen

Electrical and Media

- Light and power switches from builder's standard range
- Smoke alarms to all bedrooms
- 1 telephone point
- 1 TV point





External Features

- 1** - Your choice of Weathertex (painted) or Colorbond® external cladding
- 2** - Slab or footing piers design based on 'M' Class soil Classification
 - Colorbond® roof (profile design specific) from builder's standard range of colours
- 3** - Colorbond® gutter and fascia from builder's standard range of colours
- 4** - 600mm painted soffits (selected designs may have some areas reduced or excluded)
 - Steel house frame
- 5** - 2040mm hinged front door from the builder's standard range
 - Choice of Schlage Regent Lever Lock set to Front Door, (Jupiter, Leonardo or Rubens in Range of Finishes)
- 6** - Keyed aluminium windows and sliding doors from builder's standard range, fly-screens to windows, safety screens to sliding glass doors
 - Two garden taps; 1 located to front and 1 to rear of home
 - Kordon Termite Perimeter Barrier or visual treatment if on stumps
- 7** - Your choice of Stainless steel wire handrails or slats (where shown on plan)
- 8** - Merbau timber deck, sanded and stained natural colour (design specific)

Other Important Items

Plans and Insurances

Queensland Master Builders Residential Building Contract

Council Building Fees & Contract Works Insurance

QBCC Insurance & Q-Leave

6 Year Structural Warranty

1 year Maintenance Period

Full set of Construction Drawings

Soil Test and Engineers Report, including Slab or footing Design

N2 Wind Rating

Energy assessment to 6 star min. Rating as Required under Current Qld. Government Regulations

General Construction

5000 litre Rainwater Tank incl. Pump, First Flush Device, & Connections to Washing machine, WC's and Extl. Taps if required by Current Legislation

Downpipes to tank if required or to ground if no tank

Wall wrap to all External Walls, R3.5 insulation to ceiling, R1.5 insulation to walls (Insulation to meet 6 Star requirements)

10mm Plasterboard to all walls (Excl. Wet Areas) and ceilings

Villa board to Wet Area Walls (Bathroom & Ensuite)

External painting—2 coat finish



Ready to Get Started?

*Contact us now to start designing
your new home!*

Don't forget to mention:

- ◇ Where your block of land is located
- ◇ An approximate Budget you would like to stick to
- ◇ A rough layout of your home that you like
- ◇ A list of must haves that you want in your new home

Call on: 07 46 372 662

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