

TALLOWWOOD

SCHEDULE OF FINISHES

FOLLOW
PROPERTY GROUP

EXTERIOR

| | |
|--|--|
| Driveway | Colour concrete driveway with cove finish |
| Brick | Austral Bricks – Urban One Range in Chiffon Colour SAMPLE 1 |
| Lights | Ceiling: LED down lights with White Finish |
| Doors | Front Door – Lot 1 Left Unit & Lot 2 Right Unit - 820W Solid Core Entry Door Semi-Gloss White. Lot 1 Right Unit & Lot 2 Left Unit - 820W Solid Core Timber Door Merbau Timber Stain SAMPLE 13 |
| | Garage Door – Single Panel Lift Door in Surfmist with two remotes |
| Roofing and Gutters | Colorbond Roofing – Shale Grey with Surfmist Fascia & Gutters SAMPLE 2 |
| Fencing | Front – White Picket Fence Side 1.8m High Colorbond Fencing |
| Landscaping | Mix of Natives, Hedges, Turf and Pebbles/Pavers to front |
| Windows | Powder coated Aluminium Windows with Flyscreens – Pearl White |
| Feature Window Surround to Front Elevation | Lot 1 Left Unit & Lot 2 Right Unit – Rendered Brickwork/fibre cement in White Lot 1 Right Unit & Lot 2 Left Unit – Ledgerstone Collection Sandstone SAMPLE 14 |
| Gable Features | Lot 1 Left Unit & Lot 2 Right Unit - Vertical Cladding to match front entry posts and front entry doors for Lot 1 Right Unit and Lot 2 Left Unit SAMPLE 13 |
| Front Timber Posts | Timber Posts in Merbau or similar to both lots |

ENTRY

| | |
|--------|--|
| Floor | Porch – 450X450 Textured Floor Tile SAMPLE 3 Hallway - Vinyl Timber Flooring SAMPLE 4 |
| Walls | Inside - Vivid White DULUX paint, Low Sheen Finish SAMPLE 5 Outside – Austral Bricks – Urban One Range in Chiffon Colour Feature wall – Lot 1 Left Unit & Lot 2 Right Unit - Ledgerstone Collection Sandstone SAMPLE 14 Lot 1 Right Unit & Lot 2 Left Unit - Rendered Wall with White Paint |
| Lights | LED down lights with White finish |



SAMPLE 1



SAMPLE 2



SAMPLE 3



SAMPLE 4



SAMPLE 5



SAMPLE 6

SAMPLE 7

BEDROOM 1

| | |
|-----------|---|
| Door | Honeycomb Core Internal Doors with Chrome Passage Set White Dulux Paint, Semi-Gloss Finish |
| Floor | Pure Impressions carpet in Grey Haze colour SAMPLE 6 |
| Walls | Natural White DULUX paint, low sheen finish SAMPLE 7 |
| Wardrobes | Walk in Robe with Coloured shelving and drawers |
| Lights | LED down lights with White Finish and 1 x Modern Pendant Light |
| Skirtings | White DULUX paint, Semi-Gloss Finish |
| Ceiling | Ceiling White DULUX paint, flat finish |

BEDROOMS 2 & 3

| | |
|-----------|---|
| Door | Honeycomb Core Internal Doors with Chrome Passage Set White Dulux Paint, Semi-Gloss Finish |
| Floor | Pure Impressions carpet in Grey Haze colour SAMPLE 6 |
| Walls | Natural White DULUX paint, low sheen finish SAMPLE 7 |
| Wardrobes | Built in robes, white frosted doors on tracks, white frame, white melamine shelving and drawers |
| Lights | LED down lights with White Finish |
| Skirtings | White DULUX paint, Semi-Gloss Finish |
| Ceiling | Ceiling White DULUX paint, flat finish |

LIVING ROOM

| | |
|------------------|---|
| Floor | Vinyl Timber Flooring SAMPLE 4 |
| Walls | Vivid White DULUX paint, Low Sheen Finish SAMPLE 5 |
| Lights | LED down lights with White finish |
| Air-conditioning | Split System 5.0kw Air conditioner |
| Skirtings | White DULUX Paint, Semi-Gloss Finish |
| Ceiling | White DULUX paint, Flat Finish |

Note: DETAILED FINISHES SCHEDULE TO BE COMPLETED AFTER BUILDER APPOINTED.
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SCHEDULE OF FINISHES



ALFRESCO

| | |
|--------|---|
| Floor | 450x450 Textured Floor Tile SAMPLE 3 |
| Post | Austral Brick Post – Urban One Range in Chiffon Colour |
| Door | Power coated Aluminium Sliding Glass door with lock – Pearl White |
| Lights | LED down lights with White finish |
| Walls | Feature Cladding to selected areas SAMPLE 8 |

LAUNDRY

| | |
|------------|---|
| Floor | 300x300 Textured Floor Tile SAMPLE 9 |
| Splashback | 300x100 Gloss Subway Tile SAMPLE 10 |
| Sink | Stainless Steel Round Bowl Sink |
| Tapware | Polished chrome Gooseneck mixer |
| Lights | LED down lights with white finish |
| Ceiling | White DULUX paint, flat finish |
| Door | Honeycomb Core Internal Doors with Chrome Passage Set White DULUX paint, semi-gloss finish |

BATHROOMS & ENSUITE

| | |
|---------|--|
| Floor | 450x450 Textured Floor Tile SAMPLE 11 |
| | 300x600 White Matte Walls and 300x600 horizontal Feature Wall with Pattern Textured light grey tile, Matte finish |
| Vanity | Wall-Hung Vanity with white top and pop-up plug |
| Tapware | Polished chrome mixer |
| Mirror | Rectangular Frameless Mirror mounted to wall |
| Lights | LED down lights with white finish and extracting fan |
| Door | Ensuites: Honeycomb Flush Door Cavity Slider Main Bathroom: Honeycomb Core Internal Doors with Chrome Privacy Set White DULUX paint, semi-gloss finish |
| Ceiling | White DULUX paint, flat finish 1 x Skylight installed to bathroom and ensuite ceilings |



SAMPLE 8



SAMPLE 9



SAMPLE 10

SAMPLE 11



SAMPLE 12



SAMPLE 13



SAMPLE 14

BATHROOMS & ENSUITE (CONT.)

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|-------------|--|
| Toilet | White Back to Wall toilet suite with soft closing seat |
| Bathtub | Freestanding white bathtub with chrome plug |
| Shower | Bathroom: Open Shower with Hand-Held Shower on Rail and Mixers Ensuite: Semi-Frameless Shower with Hand-Held Shower on Rail and Mixers |
| Accessories | Toilet roll holder, towel rail, handtowel holder included Bathroom: Niche to shower area and bath area Ensuite: Niche to shower area |

KITCHEN

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|---------------------------|--|
| Floor | Vinyl Timber Flooring SAMPLE 4 |
| Walls | Vivid White DULUX paint, Low Sheen Finish SAMPLE 5 |
| Splashback | 300x100 Gloss Subway Tile SAMPLE 10 |
| Benchtop | 20mm Stone Benchtop SAMPLE 12 |
| Wall and Island Cupboards | Premium Quality Kitchen with soft close cupboards, drawers and pull out pantry as per plan |
| Tapware and Sink | Polished chrome Gooseneck Mixer with Stainless Steel Universal Sink |
| Oven | Omega 60cm wide stainless steel oven with black glass |
| Cooktop | Omega 60cm wide four zone black ceramic surface with touch control |
| Rangehood | Omega 60cm wide stainless steel slide out rangehood |
| Dishwasher | Omega 60cm wide freestanding dishwasher |
| Lights | LED down lights with white finish and two modern pendants over island bench |
| Skirtings | White DULUX paint, semi-gloss finish |
| Ceiling | White DULUX paint, flat finish |

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