

Tick Homes



Full list of Inclusions

Future proof your investment with Max Range

Our Max Range inclusions were carefully developed to maximise your property's value for the entire investment life-cycle. They'll maximise your rental income. They'll maximise your future capital value. And they'll minimise your maintenance costs. Our Max Range inclusions, with a value of \$84,090, are on top of the already amazing Tick Homes specifications.

★ Max Range Exclusive Inclusions

KITCHEN INCLUSIONS

Kitchen

- 20mm Caesarstone benchtops
- Fully lined modular cabinets
- Full-width laminate overhead cupboards either side of rangehood with plaster bulkheads above
- Pantry with 4 white melamine shelves
- 16mm laminate panel draws and doors with white melamine interiors
- Tiled splashback
- Designer chrome cabinet handles
- ★ Overhead cupboard to fridge space

Tapware & sink

- Chrome single lever mixer tap
- 1¾ double bowl top-mount stainless steel sink

Appliances

- 900mm wide Technika stainless steel dual fuel upright cooker
- 900mm wide Technika stainless steel canopy rangehood vented through to roof space on single storey homes and external wall on double storey homes
- Dishwasher provision built into kitchen base cupboards including single powerpoint
- ★ 600mm wide Technika stainless steel dishwasher with cold water stop tap and single powerpoint

LIVING INCLUSIONS

Internal

2440mm nominal ceiling height to single storey and double storey homes

67mm x 12mm square-edged skirtings and architraves

75mm cove cornice to house and garage

Internal doors

2590mm high flush panel internal doors

Designer lever handles to passage doors

Chrome hinges, latches and striker plates throughout to all doors

Plastic white door stops to hinged doors

Robes & linen

White melamine shelf with chrome hanging rail to robes

2100mm high framed vinyl robe sliding doors to robes (excluding WIRs)

4 white melamine shelves to linen cupboards (house specific)

Chrome pull handle to linen cupboard

Paint

3 coats of Taubmans paint to all internal walls (one colour throughout)

2 coats of Taubmans flat acrylic paint to ceilings (one colour throughout)

2 coats of Taubmans gloss enamel paint to all interior timberwork (one colour throughout)

2 coats of Taubmans acrylic paint to all exterior works (one colour throughout)

Floor coverings

400mm x 400mm ceramic floor tiles to entry, living, meals, kitchen, laundry, ensuite, W.C., bathroom and powder room (house specific)

Carpet on foam underlay to remainder of home

100mm tiled skirtings to wet areas

Stairs (double storey only)

Feature staircase with carpet treads, newel post, black wrought iron balusters and KDHW handrail

Heating & Cooling

Gas ducted heating with ceiling vents with programmable thermostat control and ceiling vents to living areas and bedrooms (refer to working drawings)

- ★ Evaporative ducted cooling system (first floor of double storey homes only)

LIVING INCLUSIONS

Electrical

Ceiling batten lights as per working drawings, including shades and light globes

Flood lighting to front and rear entry areas

Double powerpoints throughout home (refer to working drawings)

Single powerpoints to fridge, dishwasher and microwave provision (house specific, refer to working drawings)

Wall-mounted light switches throughout home

Exhaust fans above all showers and where required (includes draft stoppa)

Hard-wired interlink smoke detectors with battery back-up

2 TV points with free-to-air TV antenna

2 telephone points

Double weather proof GPO in alfresco (house specific)

Double external powerpoint to hot water service unit

★ LED downlights to main entry and living areas

★ Oyster lights to bedrooms

★ Flood lighting to front and rear entry areas

★ Alarm system with 2 sensors

★ Wired doorbell system with internal chime

BATHROOM & ENSUITE INCLUSIONS

Bathroom & ensuite

Designer laminate floating vanity unit with laminate square-edged benchtop and kicker

Chrome cabinet handles

Semi-frameless 1950mm high shower screen with pivot door and clear safety glass

White shower base with matching waste

Silver backed, polished-edge mirror to width of vanity unit

Designer white acrylic bath with chrome waste to bathroom

White vitreous china close-coupled toilet suite with concealed waste, dual flush cistern, soft-close seat and chrome mini cistern stop tap

★ White vitreous china square inset basin with chrome waste outlet

★ Floor-to-ceiling wall tiles to all bathrooms

★ Upgraded larger glazed tiles

★ 20mm Caesarstone benchtops

★ Square-set cornice finish to bathrooms

★ Towel rail/ring and toilet roll holder in chrome finish

Powder room (house specific)

Designer laminate vanity unit with laminate square-edged benchtop and kicker

Silver backed, polished-edge mirror to width of vanity unit

Chrome cabinet handles

White vitreous china inset hand basin with chrome waste outlet

Tiling

Ceramic wall tiles to bathroom, ensuite and powder room (as per working drawings)

100mm high skirting tiles to bathroom, ensuite, laundry, W.C., and powder room (as per working drawings)

BATHROOM & ENSUITE INCLUSIONS

Tapware

- Chrome bath wall mixer with wall outlet
- Chrome basin mixer tap
- Chrome shower mixer with all directional shower head to bathroom
- Chrome shower mixer with slide rail to ensuite

Laundry

- Tiled splashback
- Laminate laundry cabinet with trough
- Chrome mixer tap to laundry trough
- Chrome wall-mounted washing machine connections concealed in laundry cabinet
- Aluminium sliding door with clear glazing
- ★ Laminate cupboards with white melamine shelves

EXTERNAL INCLUSIONS

Brickwork & render

- Clay bricks
- Natural rolled mortar joints
- Various alternative wall cladding systems are used on a house and facade specific basis, including but not limited to expanded polystyrene, fibre cement products and timber battening (refer to working drawings)
- Part-render finish to selected facade projections (facade & design specific)
- Painted fibre cement infills over all windows and external doors (house and facade specific)
- Painted fibre cement sheet over garage (house specific)
- Coloured-through concrete drive-way and path

Windows

- Designer aluminium powdercoat finish feature windows to facade (house specific)
- Aluminium powdercoat finish windows to remainder of house (house specific)
- Chrome hinges, latches and striker plates throughout home
- Keyed window locks to all openable windows
- Flyscreens to all openable windows
- ★ Holland single block-out roller blinds to windows and sliding doors (excluding obscure glazed windows)

Balcony (house specific)

- ★ 400mm x 400mm glazed ceramic tiles with textured finish

Garage

- Brick veneer garage with painted plasterboard walls and ceiling
- Sectional overhead door to front of garage
- Remote controlled garage door
- Step down concrete slab flooring

Roofing

- Profiled concrete roof tiles
- Colorbond metal fascia, flashings and barge, quad gutter with 100mm x 50mm rectangular downpipes and zinc box gutters

Alfresco (house specific)

- Undercover alfresco with plaster-lined ceiling and one batten light point
- Brick pier to alfresco
- External aluminium sliding door with clear glazing

EXTERNAL INCLUSIONS

Doors

Hume Vaucluse XV9 feature 2040mm x 820mm front entry door

Lockwood Symmetry double cylinder deadbolt to front entry door

2040mm high flush panel solid core external garage access door with lockable entrance set

Plastic white door stops to hinged doors

★ Front security door with flywire

Framing

90mm pine wall frames with engineered stabilised pine roof trusses as per engineer's requirements

Energy efficiency

Chromagen 175-litre tank, solar assisted hot water service with assisted gas boosted continuous flow

Roof mounted solar panels

Insulation to roof area (excludes garage, porch and alfresco ceiling) to achieve a minimum 6-star energy rating to all orientations

Wall batts to external house walls (including part wall between garage and house) to achieve a minimum 6-star energy rating to all orientations

Foil weather wrap to external walls

Weather seals to all external doors and windows

Self-sealing exhaust fans

Tapware & plumbing

2 garden taps, one inside front boundary, one adjacent to alfresco

Recycled water points to front and rear of house, connected to toilets and in laundry for washing machine point (estate specific)

Concealed plumbing waste pipes

Overflow to stormwater point

Site Works

100mm stormwater drains

All council and developer requirements

★ Slab/foundation upgrade

General

★ Formed garden bed to front of home comprising of approximately 100mm top soil, mulch cover, 1x400mm pot tree 1200mm high, 10x200mm pots & 10x150mm pots. All plants to be drought tolerant natives to suite estate guidelines to front yard, soil and seeds to nature strip, applicable to home with 5m setbacks

★ 1800mm high pail fence to full perimeter of home

★ Concrete style letterbox with house numbers

★ Wall-mounted clothesline (house specific)