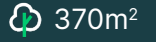


BIRCHS GREEN

BY KEVLER



Lot 7



EXTERIOR RENDER

Floor Plan



Scan me to view available homes

These images are an artistic interpretation of the design. They are not an exact rendition.

Interior Design

KITCHEN/LIVING

Laminate timber flooring:
Otium Oak 345

Carpet:
Columbia - 0528 FIRE

Kitchen stone benchtop:
Emperor White

Kitchen joinery:
Rural Oak / Warm White

Subway Splashback:
Grey Sidewalk Subway Tile



BATHROOM



Bathroom tile: Max stone steel grey

Vanity: Walnut

ENSUITE



Ensuite tiles: Zeus White matt / Gun Metal

Vanity: Walnut

These images are an artistic interpretation of the design. They are not an exact rendition.

Specifications

GENERAL

Heating	Fujitsu ducted heat pump with fresh air (Wi-Fi)
Water Heating	250L hot water cylinder
Laundry Tub	Robinhood 56cm supertub
Solar system	Solar PV system with micro inverters – 4.0kW
Door intercom	Hikvision Indoor station with 7" touch screen / Camera front door station
Security Camera	Hikvision 4MP network camera with ColorVu Strobe light and audible warning (Outdoor) Hikvision 4MP network camera (Indoor)
Blinds	Motorised blinds
Attic storage	Attic storage with attic ladder
Irrigation system	Automated irrigation system
EV Charger	EV charger ready (Pre-wired)

EXTERNAL

Roof	Pre-coloured steel
Spouting	Pre-coloured steel
Aluminum	Thermally broken aluminum joinery and doors
Windows and Doors	Double glazed Low-E Xcel with argon gas (Garage excluded)
Entry Hardware	E-Lok digital lock
Garage Door	Garador sectional door (2x remotes / App control)

INTERIOR

Insulation	Earthwool – Wall and ceiling
Ceiling height	2.55m internal ceiling height
Interior door	2.2m Over height door
Hardware	Bailey – Holly range
Switches	PDL - Iconic white
Garage Carpet	Godfrey Hirst garage carpet

FLOORING

Carpet	Selected Solution Dyed Nylon – Cut pile twist
Laminate flooring	Godfrey Hirst – FIKA range - 4 sides beveled
Tile	Selected 600 × 600mm tile with aluminum trim

KITCHEN

Bench	30mm Engineered stone
Cabinetry	Melamine with soft close draws
Splashback	Full-width
Sink	Under mounted Stainless steel sink
Mixer	Robertson Bathware

APPLIANCES

Oven	Fisher & Paykel 85L built-in oven
Hob	Fisher & Paykel 60cm induction cooktop
Extractor	Fisher & Paykel powerpack
Dishwasher	Fisher & Paykel 60cm dishwasher

PLUMBING

Ensuite shower	Tiled shower with frameless toughened glass
Bathroom	Tiled shower with frameless toughened glass or as per plan
Vanity	Wall hung – Walnut
Tapware	Robertson Bathware
Heating	Tastic Luminate ceiling mounted heater
Ventilation	Extraction fan with humidity sensor
Toilet	Back-to-wall suite
Bath	Back-to-wall freestanding bath
Vanity Mirror	Round LED Mirror

Note: The above specifications are subject to availability. In the event of stock issues, equivalent products may be substituted.