

MOMU

These are our Canvas Specifications.

Choose between our unbelievable **Luxe Specification** or upgrade to our **SuperLuxe Specification**

SuperLuxe Outstanding Features

- Double vanity to ensuite
- Upgraded premium mixer tapware
- Upgraded above counter china basins
- Hobless showers throughout
- Mirrored sliding robes to all guest bedrooms

Luxe Internal Features

- 28 course high ceilings throughout
 - Choice of 820mm wide front door with dead lock
 - A double power-point in every habitable room
 - Light points to all rooms and passages
 - Choice of internal level door handles
 - Cove cornice throughout
 - Metal corner beading to all full height 90 degree external corners on internal walls, excluding window and door reveals
 - Standard profile metal door frames
 - Choice of tiles to bathroom and ensuite
 - NBN Ready three point pack with lead in conduit, data, phone and TV point
 - Full painting to ceilings, doors, door frames.
- No internal painting to walls included, but can be added.

Luxe External Features

- Choice of 3 stylised elevations
- 25 course high ceilings to garage and alfresco
- 25 degree pitch Colorbond metal roof with blue pine treated timber
- Colorbond, gutters, fascias and downpipes
- Choice of single course face bricks included with cream mortar
- Double garage with concrete hardstand, powered sectional door and two controllers where included in design
- 6m long paved driveway, porch and alfresco with your choice of pavers where included in design
- 5 star rated hot water system and tempering valve
- Fibre cement lining to eaves, alfresco, garage and portico
- Choice of window frame colours
- Full painting to exposed woodwork, eaves, fascia, down pipes, gutters and meter box
- Two garden taps, one front and one rear
- Draft weather seals to all hinged doors entering home
- Reticulation conduit pre-laid under driveway

Luxe Kitchen/Scullery

- Essastone bench tops to kitchen and scullery where included in design
- 900mm stainless steel Westinghouse under bench oven and five burner gas hot plate with cast iron trivets
- 900mm stainless steel Westinghouse canopy range hood
- 1 ¾ stainless steel sink to kitchen
- Flick mixer tapware
- 700mm high tiled splashback in kitchen and scullery
- Dishwasher recess, cold water tap and single power-point
- Pantry with four shelves
- Soft closers to cupboards and drawers
- ABS edging to all cupboard doors
- Kitchen cupboards designed and constructed specifically for your home
- Choice of handles to all kitchen/scullery cupboards
- Choice of laminates for kitchen /scullery cupboard doors

Luxe Bedrooms

- Shelf and chrome rail to all robes
- Hinged doors to all guest bedroom robes

Luxe Laundry/WC

- Soft closing, dual flush, close coupled china pan and cistern toilet
- Privacy latch to WC
- Chrome toilet roll holder
- Chrome floor wastes
- Linen cupboard with four shelves where applicable
- Laundry cabinet with 45 litre stainless steel trough
- Flick mixer tap to laundry trough
- Washing machine taps
- 300x300mm floor tiles

Luxe Bathroom/Ensuite

- Essastone bench tops to bathroom and ensuite
- Framed shower screens and pivot doors
- Modern 1,525mm bath
- 2,000mm high tiling to showers
- China basins throughout
- Soft closing, dual flush, close coupled china pan and cistern toilet
- Frameless mirrors
- Soft closers to cupboards
- Cupboards to vanity in bathroom and ensuite
- Choice of handles to all vanity cupboards
- Choice of wall/floor tiles to ensuite and bathroom
- Ceramic soap holder to shower
- Chrome floor wastes
- Privacy latch to bathroom and ensuite
- Chrome toilet roll holder to WC and ensuite
- Double chrome towel rail to bathroom and ensuite
- Caroma basin mixer, shower mixer & bath mixer

Luxe Security/Safety

- Deadlock to front door and garage entry door(s)
- All aluminium sliding doors with key lock
- Two hardwired smoke detectors
- Electric RCD safety switch
- Keyed alike openable windows
- Fly-screens to windows and fly-door to sliding doors

Luxe Services Included

- Professional consultant to advise on building process and design queries
- Dedicated Liaison Officer during construction
- Pre-Start design and colour interview
- Preconstruction site inspection
- Contour survey
- HIA fixed price contract
- Blue pine roofing (not steel)
- Full working drawings
- Engineer designed and certified, slab and footings
- Council building application
- Water corporation application
- Housing indemnity insurance
- Construction insurance premium
- 10 metre of sewer connection
- 6 metre water connection
- 20 metre Alinta gas connection
- Full construction house clean
- Insulation to required areas of your home
- Lifetime structural guarantee for the first owner
- Six month maintenance period

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