

Our **Top 10** Appointments

Now included **FREE**



Caesarstone
Benchtops to Kitchens



Technika Stainless
Steel Gas Range



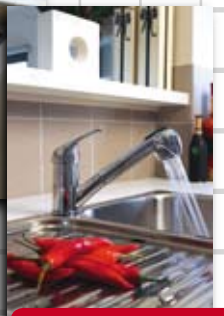
Technika Stainless
Steel Canopy
Rangehood



Abey
Double Bowl Sink



Technika Stainless
Steel Dishwasher



Kitchen Mixer with
Vegetable Spray



Mixer Tapware



Ceramic Vanity Basins



Hand Held Showers



Full Ceramic
WC Suites

The **Best Value** inclusions



We give you more!

Talk to us Today!

Metro Homes (Qld) Pty Ltd trading as Metro Homes. BSA Lic no: 1072379

Metro Plus Appointments

Preliminaries

- Fixed price HIA Contract
- All Council Building Fees (excluding water & sewer connection fees – if applicable)
- Working drawings and specifications for Council submission
- Comprehensive site soil testing
- Site contour survey
- Portable Long Service Leave & Workplace Health & Safety Levies
- Comprehensive works insurance during construction
- Sediment control incl.

Site Works

- Engineer designed slab – “S” type
- Site levelling to 500mm fall over building area
- Sewer allowance (6m set back) – full connection
- Stormwater allowance (6m set back) – full connection
- Underground power – 10m allowance
- Energy Rating assessment included

Site Costs Included

- Applies to “S” sites up to 800m² with town water and sewer available. Based on maximum 500mm fall over building area, building on 6m setback. Concrete pump & std sediment fencing included. Tree removal, piling, rock excavation, and retaining walls at additional cost.

Internal Finishes

- Two Storey Homes have feature powder coated iron ballustrading to staircase (Timber ballustrading to Selected Models)
- 42mm x 12mm architraves (choice of profile)
- 68mm x 12mm skirting (choice of profile)
- Corinthian Panelcarve front entrance doors – select from range
- Corinthian flush-panel internal doors
- Gainsborough Polished Brass Entrance Set to external door.
- Gainsborough porcelain door furniture with gold or chrome backing plates
- Privacy latches to Powder, Bath, WC & Bed 1

- Shelf and hanging rail to all robes, four shelves to linen
- Pantry as per plan by builder – white melamine shelving
- Linen cupboards as per plan
- Walk-in robes as per plan
- Ceramic tiling to wet areas

Kitchen

- Fully laminated Kitchen with 20mm Caesarstone Quartz benchtops with melamine interior. Overhead cupboards & microwave provision.
- Appliances – Technika stainless steel 900mm gas upright range GHE09TD
- Technika stainless steel ducted Canopy rangehood
- Technika stainless steel dishwasher TDX6SS
- Abbey double bowl stainless steel sink with removable drainer
- Chrome flickmixer tap with vegetable spray

General Construction

- All brick exterior – (Feature Hardiplank/ Linea board on some models)
- Face brick facades have a wide choice of bricks from Builders range with natural mortar.
- Frame construction to N2 / W33 wind loading
- Engineer designed timber trusses
- Boral concrete roof tiles (N2)
- Colorbond metal fascia and gutters
- Powder coated aluminium windows and sliding doors
- Dux Endurance 26 plus instantaneous gas hot water system
- Quality Wattle paint used throughout
- Circuit breakers on electrical system
- Earth leakage protection on electrical system
- Generous light and power allowance
- Two smoke alarms (hardwired)
- Two TV co-axial points
- Front and rear garden taps
- Double garage – fully lined
- 2 manual Colorbond Panel Lift garage doors
- Interior house clean on completion
- External site clean on completion

Insulation

- Cool or Cosy R2.5 insulation to all living areas (excluding garages)
- Sisilation to all external living area walls (excluding garages)

Termite Protection

- Part A – Termi-mesh to all slab penetrations
- Part B – Full perimeter stainless steel Termi-mesh barrier

Bathrooms & Ensuites

- Decina Angelique or Medina spa to ensuite (where applicable)
- White ceramic vanity basins as displayed
- Decina Carina or Englefield Sorrento bath as per plan
- WC – Gallery Martini full ceramic unit - white
- Chrome Gallery mixer tapware or Irwell Project cross handle tapware to all bathrooms and ensuite
- Methven satin jet futura hand held rail mounted showers
- Clear laminated shower screen with pivot door – choice of frame colour
- Framed mirrors (full width) over vanities 900mm high
- Water tempering valves
- Laminated vanities as per plan

Laundry

- Laundry Trough – Radiant 45lt stainless steel tub with white polymer cabinet

Warranties

- 1 year maintenance warranty
- 10 year Termi-Mesh guarantee
- 6 year structural guarantee

Curtains, carpets, main floor tiling, light fittings, vacuum system, alarm system, driveways and paths to front door, colonial internal doors, microwave, coffered ceilings, high ceilings, verandahs, pergola and external landscaping not included in basic price.

Metro Homes reserves the right to alter inclusions without notice in line with continuing product development.

Effective from 1st June, 2007



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