



Schedule of Finishes

for
Sunseabay Townhouses * Inclusive

Room	Finishes	Deluxe	Prestige
Kitchen			
Oven	Smeg Built-in Model SA310X Fan forced and Convection, Ten Function, Fully automatic	*	
	Smegs top-of-the-line , programmable 9 function, semi-automatic or fully automatic cooking.		P
Microwave	Smeg Built-in Microwave model SA31MX 950watt, 29.55ltr, program cooking, with stainless steel trim kit	*	
	Smeg's 1000watt SA987CX Stainless Steel, combination microwave and convection oven		P
Dishwasher	Smeg model SA823X, 4 wash cycles, quiet operation, self cleaning filter	*	
	Smeg's Ultra quiet, fully electronic touch button controlled concealed in stainless steel door.		P
Rangehood	Smeg Retractable built-in twin motor model SA480T, 600mm wide front, 2x100watt motors, 3 speed, Twin 40watt incandescent globes	*	
	Upgrade your kitchen with the Smeg Wall chimney rangehood and be amazed how great your kitchen will look.		P
Cook top	Smeg Ceramic Cooktop model SA610X. Touch sensor controls, power level lock, 4+1 zones,	*	
	Upgrade to the latest in heat transfer technology with Smeg's Induction Cooktop with touch control.		P
Automatic Coffee Machine	Saeco Royal bench unit, fully automatic coffee machine		P
Benchtop	Laminex	*	
	Granite Bench-top		P
Cupboards	Doors - Laminex, some doors above cooktop have glass inserts Doors – 2 Pak Gloss. Cupboards above Cooktop have glass inserts.	*	P
Splash-back	Tiled	*	
	Coloured Glass Splash back		P
Floor	Tiled	*	*
Sockets	Telephone	*	*
Lighting	3 x recessed downlights + 1 x Oyster ceiling light	*	*
Study			
Floor	Quality carpet	*	*
Window	Sliding with Fly-screen, + external Timber sunshade	*	*
Sockets	TV, Internet /Telephone point.	*	*
Fans	1 x Ceiling Fan	*	*
Living / Dining / Entry			
Wall	Painted + One feature coloured wall	*	*
Lights	Combination of recessed down lights, and Oyster ceiling lights.	*	*
Entrance Door	Newington X5 / X6 with glass insert/s	*	*
Exit to Patio	Glass Sliding Door with Security Mesh.	*	*
Sockets	Telephone, TV + Satellite Cable ready	*	*
Screens	Fly-screen on windows	*	*
Fan	2 x Ceiling Fans	*	*
Floor	Tiled	*	*
Master Bedroom			
Robe	Built-in, 1 x Mirrored door, 2 x painted	*	*
Floor	Quality carpet	*	*
Windows	Twin Louvre's, with Fly-screens + external timber sunshade	*	*
Sockets	TV and Telephone	*	*
Lighting	Recessed downlights	*	*
Fan	1 x Ceiling Fan	*	*
Bedroom 2 & 3			
Robe	Built-in, 1 x door painted, 1 x mirrored	*	*
Floor	Quality carpet	*	*
Window	Sliding with Fly-screen + external Timber Sunshade	*	*
Lighting	Recessed downlights	*	*
Fan	1 x Ceiling Fan in each room	*	*



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Main Bathroom			
Tapware	Mixer Tapware	*	*
Vanity	Laminate Benchtop	*	
	Granite Bench-top		P
Cupboards	Laminate finish	*	
	Doors - 2 Pak Gloss Finish		P
Shower	Tiled to 2 mtrs, Glass shower screen, Mixer Tapware.	*	
	Tiled to Ceiling, Glass Shower screen, Mixer Tapware.		P
Mirror	Chrome metal edged	*	*
Walls	Tiled 1000mm high + Feature tiles	*	
	Tiled to Ceiling with Feature Tiles.		P
Floor	Tiled	*	*
Lights	Combination Light / Heat / Fan.	*	*
Separate Toilet			
	Dual Flush wall mount Toilet	*	*
	Exhaust fan	*	*
	walls - one tile up, with balance painted.	*	*
Ensuite			
Tapware	Mixer Tapware	*	*
Vanity	Laminate Benchtop	*	
	Granite Bench-top		P
Cupboards	Laminate finish	*	
	2 Pak Gloss Finish		P
Bath	Built-in Bath, with Mixer	*	
	Caroma Starlett 6 jet Spa Bath, Mixer.		P
Shower	Tiled to 2 mtrs, Glass shower screen, Mixer Tapware.	*	
	Tiled to Ceiling, Glass Shower screen, Mixer Tapware.		P
Toilet	Dual Flush wall mount	*	*
Mirror	Chrome metal edged	*	*
Wall Mirriors	3 x Wall mirriors over bath.		P
Walls	Tiled 1000mm high + Feature tiles	*	
	Tiled to Ceiling with Feature Tiles.		P
Floor	Tiled	*	*
Lights	Combination Light / Heat / Fan.	*	*
Powder Room / Laundry			
Toilet Suite	Dual Flush wall mount	*	*
Mirror	Chrome metal edged	*	*
Tapware	Chrome mixer	*	*
Floor	Tiled	*	*
Laundry Sink	Laminated Top surrounding sink	*	*
Cupboards	Laminate finish	*	*
General			
Skylight over Stairs		*	*
Garage	Automatic Double Roller Door in Type A, automatic Single Door in Type B. Each townhouse has 2 remote control units which will also open Main gate.	*	*
	Type B also has a manual tilt door (with timber slats) for the front patio / carport.	*	*
Smoke Detectors	Photoelectric and interconnected.	*	*
Fire Extinguisher	1kg Dry Chemical	*	*
Landscaping.	all inclusive	*	*
Home Alarm	Alarm Keypad with two motion sensors		P
Audio Intercom	Audio only handset	*	
Visual Intercom	Hands free colour monitor + audio intercom. With this new feature you will be able to hear and see your guests when they arrive. This unit also has 2 buttons to activate the Personnel Gate and the Main Driveway Gate.		P
Air-conditioning	Daiken Invertor, reverse cycle, wall mounted units located in;		
	3 x Bedrooms		P
	1 x Study		P
	1x Living / Kitchen		P