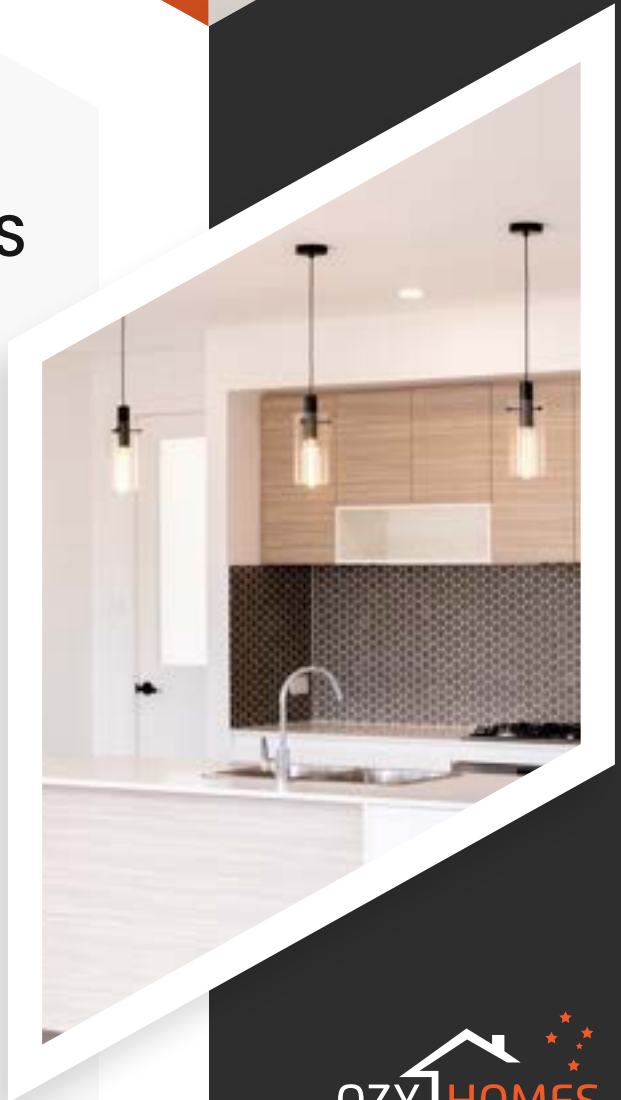




OZY HOMES

INDULGENCE INCLUSIONS

Disclaimer: All inclusions are from Ozy Homes Essence package and are subject to design and individual standard plans. This inclusion list is a guide only. You may change any of these inclusions, if so, please let our friendly staff know of your choices. Any modifications may incur additional charges. Credits will not be given for the deletion of any items. All items are subject to availability and can change without notice at the discretion of Ozy Homes. Essence inclusions are current as at 10/07/2020. some items included in our display homes and showrooms are upgraded items and are not included in the Essence inclusions.





Construction

Site costs	Fixed price includes "H" slab, 50m piercing
Slab	Engineer designed concrete slab and footing
Cut & Fill	Allow up to 1m of cut & fill
Basix	Included (2.0 wall insulation, 3.0 ceiling insulation and 2000L slimline water tank)
Survey	Peg out and contour survey



Exterior

Roof	Bristle concrete roof tiles or Colorbond roof sheets
Brick	Wide range of PGH bricks from our builders' range
Render	Subject to design. Single choice of colour from our external render options
Feature wall	Subject to design a wide array of options from our builders' range of features
Eaves	White painted eaves
Facia	Your choice of colour from Colorbond range of colours
Gutter	Your choice of colour from Colorbond range of colours
Downpipes	PVC downpipes painted in your choice of colour
Cladding	Subject to design you can choose the colour of your cladding



Painting

Walls	Taubmans 3 coat low sheen wall paint (2 colours)
Ceiling	Taubmans 3 coat flat white ceiling paint (single colour)
Doors and timber	Taubmans 3 coat semi gloss paint to all doors and woodwork (single colour)
Exterior	Acrylic exterior paint to all timber, metal works and downpipes



Quality Assurance

6 star energy rating
6 year structural warranty (transferable)
6 month maintenance period
Owner's home warranty insurance
Depreciation schedule



Doors and windows

Garage door	Stoddart Colorbond garage door
Front Door	2340mm x 920mm Corinthian solid timber door
Door handle	Gainsborough contemporary Trilock handle
Internal doors	2340mm x 820mm Corinthian flush panel internal doors
Door lever set	set Gainsborough builders range leaver sets
Laundry Door	2340mm x 820mm Corinthian backdoor with translucent glass
Cavity doors	2340mm x 820mm Corinthian flush panel internal doors
Cavity door set	Gainsborough builders range sliding cavity set
Door stoppers	Door stoppers to all doors
Windows	Stegbar aluminum windows & flyscreens powder coated in standard colours
External Sliding doors	Stegbar aluminum doors & flyscreens powder coated in standard colours



General

Ceiling height	2700 ceiling heights throughout the house
Bedrooms	Built in robes to each bedroom subject to layout
walls	3 coat quality paint with an option of choosing two colours
Garage	Automated garage door with 2 remote controls
Taps	External taps as per plans
Gas points	Gas output in living room as per plans
Cleaning	Fully cleaned interiors prior to hand over



Floor coverings

Main	60x60 builder range of tiles
Bedrooms	builder range of carpet and underlay
Alfresco	60x60 builder range tiles
Laundry	60x60 builder range tiles on the floor and 100mm tiled skirting
Bathrooms	60x60 builder range floor tiles
Bathroom walls	60x30 builder range floor to ceiling tiles on all walls and s single feature wall



Kitchen

Cooktop	900mm kitchen appliances
Dishwasher	600mm dishwasher
Benchtops	20mm engineered stone bench top from builders' range of colours
Splash back	Tiled splash back
Cabinets	Polyurethane cabinets in your choice of colour
Sink	Double bowl top mounted sink
Sink Mixer	Builder range sink mixer
Pantry	Builder range pantry (varies to each plan)



Bathrooms

Vanity	Floor standing vanities with poly basin
Mixer	Builders range mixer
Bathtub	Upgraded free standing bathtub
Bathtub mixer	Wall mounted bathtub mixer
Shower head	Builder range of shower heads and wall mixers
Shower screen	Semi frameless glass screen
Mirror	Beveled mirror
Floor waste	Hidden floor waste
Shower niche	Single shower niche to all bathrooms



Laundry

Flooring	60x60 builders range tiles
Walls	Taubmans 3 coat wall paint
Benchtops	20mm engineered stone bench top from builders' range of colours
Splash back	Tiled splash back
Cabinets	Polyurethane cabinets in your choice of colour
Sink	Single bowl top mounted sink
Sink Mixer	Builder range sink mixer



Electrical

Switches & pwr points	Clipsal Iconic switches & power points in your choice of colour
Down lights	Clipsal 35 downlights to common areas
Batten lights	Clipsal Batten lights to garage
Pendants	2 stylish pendent lights above kitchen island
Bathroom heating	heating Clipsal fan/light/heater to bathrooms
Column lights	Clipsal column lights externally
Air conditioning	12.5kw Samsung ducted AC with 8 Diffusers and 3 Zones
Smoke alarms	2 smoke alarms
Connectivity	2x TV point, Data point and antenna
Vacuum	Ducted vacuum with all accessories
Intercom	Micron intercom
Alarm and security	Bosch alarm system



Alfresco (if indicated in plan only)

Sink	Builder range single bowl sink
Sink Mixer	Builders range sink mixer
BBQ	Gas BBQ burner built in stone bench top
Bench top	20mm engineered stone bench top from builders' range of colours
Splashbacks	Tiled splash back from builder range of colours



Extras

Blinds	Holland blinds to all openings with your choice of colour
Cornices	Trio cornice to all common areas and Cove cornice to rooms
Architraves	Pine Dar frog splayed architraves around windows and doors
Skirting	Pine Dar frog splayed architraves around windows and doors
Gas heater	26L Rinnai gas heater
Kingspan	2000L slimline water tank with your choice of colour

CLASSIC INCLUSIONS COZY HOMES

Harvey Norman



STEGBAR

SAMSUNG

CORINTHIAN DOORS



CLIPSAL

QUANTUMQUARTZ
LEGISLER STONE

PGH BRICKS & PAVERS

Rinnai

GYPROCK

Colorbond

bristile roofing



Building Quality & Luxurious Homes



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