

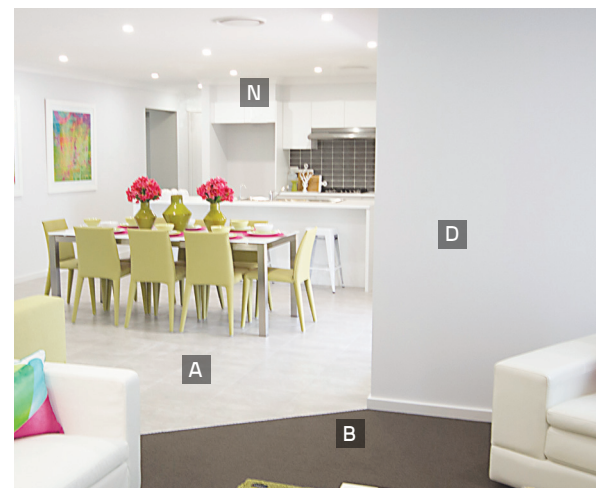
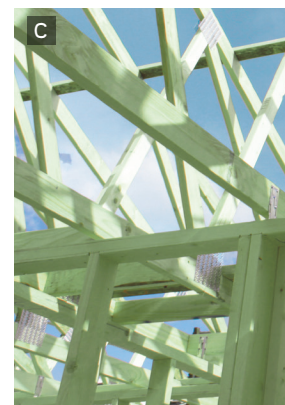
**Indulge your home with these quality inclusions that are
INCLUDED WITH EVERY GENESIS HOME!**

Indulgence

PACKAGE

- | | |
|---|--|
| A Floor tiles* | I 3-in-1 fan/heater/lights |
| B Carpet* | J Garage remote unit |
| C Termite resistant frame | K Alarm system |
| D Taubmans® 3 coat paint system | L Sectional panel doors to garage |
| E Dishwasher | M Tiled front entry porch* |
| F Roofing made from Colorbond® Steel | N Overhead cupboards; bulkheads to kitchen and fridge space |
| G Rheem® Metro gas hot water system | O Large modern vanities to bath/ensuite |
| H Designer front entry door* | |

NOW INCLUDES MELAMINE SHELVING TO ROBES, PANTRY & LINEN!



PLUS these other great inclusions:

- | | | |
|---|---|--|
| ✓ Sarking to roof | ✓ Double door robes | ✓ Large selection of bricks, tiles and kitchen colours |
| ✓ Insulation batts - (R2.0) to external framed walls and (R4.0) to ceilings | ✓ 90mm frames throughout for greater strength | ✓ 67mm skirting (finished size) |
| ✓ Generous laundry space | ✓ China toilet suites | ✓ Tender & Site appraisal |
| ✓ Water filter to kitchen | ✓ Flyscreens to windows | ✓ Design consultation |

*Carpet, floor tiles & entry doors from Genesis range. Decorative accessories, home furnishings, facade finishes, patios, landscaping and internal doors pictured in photographs are for illustration purposes only and are not included in Genesis Indulgence Package. © All rights reserved. The content provided is correct at time of printing (12.12.18) and supersedes all previous versions published. Content may not be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Beechwood Homes (NSW) Pty Ltd.

EXTERNAL FEATURES

- Large selection of bricks from Austral™
- Choice of roof tiles, profiles and colours
- Tile finish to front verandah
- External wall frames at 450mm (18") centres in lieu of the industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ Termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Colorbond® fascia and gutter
- Dead bolts to external doors
- Aluminium windows and sliding doors with a choice of frame colours and all complete with key locks
- All façades feature sectional overhead garage doors
- Front and rear garden taps

ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient underbench oven and 600mm cooktop
- 900mm slide-out rangehood
- 5 Star - 330 litre Rheem® 'Stellar' Gas hot water service (1st hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

INTERNAL FEATURES

- Picture and furniture recesses as shown on floor plans
- Internal door handles from the Gainsborough® 'Terrace' or 'Classic' series
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- 67mm skirting & 42mm architraves (finished sizes)
- 2.4m ceiling height

BATHROOM AND ENSUITE FEATURES

- Semi-frameless pivot shower doors with clear toughened glass
- Large modern stone top vanities with semi-recessed basins
- 1525mm acrylic bath to bathroom
- Full width vanity mirrors with polished edges
- Your choice of selected imported wall and floor tiles from our wide range
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Tiled ledge to bath tub
- Mixer tapware to bathrooms and ensuites

KITCHEN FEATURES

- Kitchen cupboard layout as shown in brochures
- Your choice of finish from the standard Beechwood Genesis range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards - no dust problems and it looks finished
- Fully lined kitchen cupboard shelves with laminated finish to doors and bench tops
- Quality metal drawer runners
- A large selection of decorator finishes
- Removable cupboard and all connections provided for your dishwasher
- Stainless steel double bowl kitchen sink
- Water filter
- A modern single lever mixer tap to sink area
- Tiled splash back above bench tops

LAUNDRY FEATURES

- Washing machine connection, hot and cold
- 42 litre stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out and identification survey
- Engineer designed trussed roof
- Engineer certificates for slab and piers
- Construction contract insurance
- Insulation to walls (R2.0) and ceilings (R4.0)
- ABSA Energy Efficiency Certificate
- Basix Certificate

CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H1' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of the normally used 2 courses therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house

Manufacturers & specification may differ outside Metropolitan area.