

# DESIGNER INCLUSIONS



MASTERTON  
REALISE YOUR DREAM

## EXTERNAL FEATURES

- M Class concrete slab for moderately reactive soil conditions
- Pest treatment to perimeter of slab and internal drainage points
- Low Maintenance Colorbond metal fascia and slotted gutters
- Panelled garage door/s from our Masterton 'Designer' range
- Choice of bricks from the Masterton Opal Collection (special conditions apply)
- Choice of profiles and colours from our extensive Masterton 'Designer' range concrete roof tiles
- Aluminium sliding windows with single clear glazing in a choice of standard frame colours, and include window locks,
- Obscure glazing to Bathroom, Ensuite & Powder rooms (where applicable)
- A choice of up to 820mm wide front entry door (subject to design) from the Masterton 'Designer' range with clear, cathedral or translucent laminate glazing
- Masterton 'Designer' range door knob or lever set to front door
- Masterton 'Designer' range deadbolt to Laundry and internal garage access door (where applicable)
- 135 litre gas hot water system
- Front and rear garden tap

## INTERNAL FEATURES

- 67mm skirtings and architraves painted finished from our Masterton 'Designer' range
- 90mm cove cornice to all Living areas with square set ceiling to all bathrooms, powder room & WC (subject to design)
- Ceiling height of 2440mm
- Masterton 'Designer' range two coat premium quality Low Sheen Acrylic paint with bacteria and mould resistant technology
- Staircase with paint finish, including choice of Masterton 'Designer' range of balustrading (subject to design)
- Paint finish to all internal woodwork
- Flush painted doors throughout
- Masterton 'Designer' range of internal door furniture
- Linen cupboard with 4 shelves
- Walk in wardrobe to master bedroom with one shelf and hanging rail (subject to design)
- Built in wardrobes to other bedrooms with one shelf and hanging rail (subject to design)
- Metal door stops to all doors opening onto walls

## KITCHEN FEATURES

- 'Designer' kitchen layout
- Masterton 'Designer' range Laminate kitchen doors and colours - Laminate is the product used for benchtops only - Doors and Panels are Melamine
- Selection from our Masterton 'Designer' range of quality laminated benchtops
- Fully lined adjustable kitchen shelves
- Masterton 'Designer' range Stainless Steel Sink with basket waste
- Masterton 'Designer' range sink mixer in chrome finish
- Choice of quality appliances from the Masterton 'Designer' range:
  - 600mm Multifunction electric oven (subject to kitchen / home design)
  - 600mm gas or electric cooktop
  - Quality slideout rangehood
- Dishwasher space including cold water connection and power point (subject to design)
- Internal finish microwave space including power point (subject to design)
- Ceramic tile splashback in a variety of colours from our Masterton 'Designer' range

## BATHROOM, ENSUITE & POWDER ROOM FEATURES

- A selection of Masterton 'Designer' range vanity cabinet & colours
- Moulded top or laminate vanity top with Masterton 'Designer' range of basins
- Chrome floor wastes & plugs to vanities throughout
- Frameless polished edge mirror to width of vanity, 1000mm high
- Framed shower screen with clear safety glass - bathroom and ensuite
- Masterton 'Designer' range toilet Suite with china cistern
- Masterton 'Designer' range bath in white 1500mm or 1700mm (subject to design)
- Masterton 'Designer' range corner bath in white (subject to design)
- Masterton 'Designer' range tapware in chrome finish
- Ceramic wall and floor tiles in a variety of colours from our Masterton 'Designer' range
- Wall tiling height 1 row skirting to powder rooms and separate W/C's
- Wall tiling height 1800mm to shower, 400mm over bath and 1 row of skirting tiles
- Exhaust fan to bathroom, ensuite and powder room
- Waterproofing to bathroom, ensuite, powder rooms and separate W/C to AS 3740 - 2010

## LAUNDRY FEATURES

- Stainless steel 42 litre Laundry tub with rinse by-pass
- Masterton 'Designer' range of laundry tapware
- Ceramic wall and floor tiles in a variety of colours from our Masterton 'Designer' range
- Wall tiling height 1 row of skirting tiles and 2 rows over Laundry tub - min 300mm - (subject to design)
- External laundry door
- Waterproofing to laundry to AS 3740 - 2010
- Masterton 'Designer' range Chrome floor waste

## SAFETY / SECURITY FEATURES

- Construction risk insurance
- 6 years structural guarantee and 2 years non-structural
- Builder agreed maintenance period (90 days from practical completion)
- Hard wired smoke detectors complete with back up battery
- Earth leakage safety switch protecting all power and light points
- Deadlocks fitted to all external doors
- Keyed window locks fitted to all windows and sliding doors

## SERVICES INCLUDED IN BASE PRICE

- Payment of surveyor's fees for peg out and identification surveys
- Preparation and lodging of building plans and specifications
- Payment of engineer's fees for standard concrete slab
- Payment of Water Authority standard approval and Connection fee (front run up to 8Lm)
- An appointment with one of our experienced colour consultants to assist you in co-ordinating your colour selections for your new home
- Site Security fencing up to 40 lineal metres
- An all-weather access control point
- Sediment control measures to comply with your local Authority (temporary sediment control fence - up to 30 metres)
- Provide a Site Specific Soil and Exposure Classification as required by the Structural Engineer
- Provide internal conduit for NBN Provisioning (subject to availability)
- Full scaffolding and fall protection as required by local work safety authorities to two storey section of homes only
- Gas Connection fee (conditions apply)



Where any item appears in more than one Package, set of Inclusions or other offer, then only one of the items will be supplied and no credits will be available.

Masterton Homes reserves the right to amend inclusions, specifications and suppliers without notice.  
Only items listed above are included in the base price. Refer to specifications for full details.  
Please speak to a sales consultant for further details. Applicable to Duplex designs only. MDESINCL-0819

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