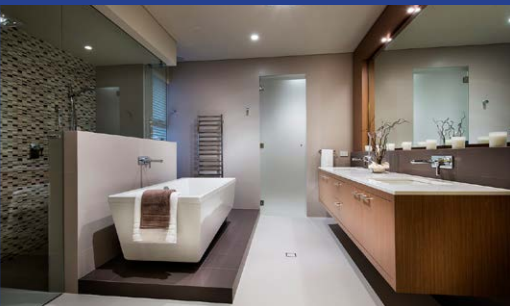




GRANDWOOD  
BY ZORZI



CUSTOM SPECIFICATION

# CUSTOM SPECIFICATION

## FEATURES

Luxury European brands including Grohe, Villeroy and Boch, 40mm stone bench tops throughout, linear tile inset shower grates, 32c high ceilings, feature ceilings, full internal wall painting, custom WIR/BIR, painted skirtings, and nosings throughout, all allowances at Builders Trade Price(not retail), rectified 600 x 300mm tiles to wet areas, ducted reverse cycle air conditioning, downlights supplied throughout, concealed downpipes

## PEACE OF MIND

- Built by HIA & MBA Australian Builder of the year
- Part of the internationally known Zorzi Group - Est. 1956
- Lifetime structural guarantee\*
- 100mm thick concrete engineered ground floor slab
- HIA fixed price building contract
- Building indemnity insurance
- Certified termite treatment
- Site survey, repeg and engineer's site report and inspection
- Standard six month maintenance warranty

## MAIN KITCHEN

- 40mm stone benchtop from builders standard range
- Soft closers to all cabinetwork, drawers and doors
- Cabinets finished in Polytec CREATEC high gloss including pantry door
- Overhead cupboards included
- Miele appliances including wall stack oven
- Bifold door and appliance cupboard
- Glass splashback
- Grohe Minta pullout mixer tap
- Franke Vella under mount double bowl sink
- Designer handles or fingergrrips throughout
- Dishwasher provision including water and waste
- Cutlery, utensil, spice inserts to drawers
- Hettich tallboy 450mm bin and recycle
- Detergent basket and tea towel rail

## BATHROOMS/POWDER

- 40mm Stone benchtop from builders standard range
- Soft closers to all cabinetwork, drawers and doors
- Cabinets finished in Polytec CREATEC high gloss
- Villeroy and Boch Memento countertop basins
- Villeroy and Boch Onovo back to wall toilet suite with soft close seat
- Grohe Eurocube basin mixers
- Grohe Eurocube micro combi mixers
- Grohe Eurocube 170mm bath spout mixer
- Ram Max floor mount bath filler for freestanding bath
- Power & Soul cube rail shower
- Bermuda 80mm square floor waste with tile insert
- Argent bathroom accessories including glass shower shelf
- Decina 'Carina' 1675mm bath or 1710mm freestanding bath
- Fisher linear tile insert shower floor grate 600-900mm
- Frameless glass shower screen to master ensuite and WC
- Semi frameless glass showerscreens to bathrooms
- Full width frameless slimline mirror with polished, edge and concealed fixings
- Privacy locks to bathroom, ensuite and WC

## LAUNDRY

- 40mm stone benchtop from builders standard range
- Soft closers to all cabinetwork, drawers and doors
- Cabinets finished in Polytec CREATEC high gloss
- Overhead cupboards included
- Franke Vella, 45lt inset laundry trough
- Grohe Concetto sink mixer
- Bermuda 80mm square floor waste with tile insert
- Tiled Splashback

## INTERNAL

- Polished/satin stainless steel balustrade from Grandwood Custom Range
- 32c high ceilings throughout, where possible
- Featured ceiling recesses and bulkheads to kitchen, meals, living
- Full internal painting to walls, doors, ceiling, skirtings, nosings and door frames





- 90mm cornices throughout as per Grandwood Custom Range
- Metal plaster beads to all full height corners
- Selection of door furniture from Grandwood Custom Range
- Custom robe fitout to all built in and walk in robes
- Painted timber window nosings where required
- 92mm painted timber skirting to all rooms except wet areas
- Coloured glass robe doors to minor built in robes and Linen as required

## TILING

- PC Allowance of \$55 per sqm for tiles with Builder Trade Price
- Mitred tiles throughout
- Rectified tiles to all Bathrooms, Powder rooms and Laundry walls and floors
- 600mm x 300mm tiles included to all Bathrooms, Powder rooms and Laundry
- Full height wall tiling to Master Ensuite
- 1500mm high wall tiling to all Bathrooms, Powder and Laundry

## ELECTRICAL

- NBN provision and Data Cable Package included as per Grandwood Custom Specification
- Reverse cycle, ducted air conditioning throughout
- Internal & external light fittings supplied & installed by builder to Grandwood Custom Specification
- Double power points throughout to custom specification
- Clipsal switch plates throughout
- Hard wired smoke alarms
- Security system with monitoring provision and sensors throughout

## EXTERNAL

- Custom 1200 x 2400 timber entry door with glass or polished steel insert
- Quality aluminium joinery and flyscreens throughout
- Cavity wall insulation, where required
- Double clay brick construction
- Full external painting (excluding prefinished surfaces)
- Acrylic texture finish to external walls

- Large format paving from Grandwood Custom Specification
- Limestone sub-base under driveway
- Four chrome garden taps
- Rinnai B26 continuous flow hot water unit in wall recess
- Flush plasterboard and cornices to Portico and Alfresco ceiling

## ROOF AREA

- Colorbond steel roof or Monier 'Horizon' roof tiles
- Colorbond gutters, fascia and concealed downpipes to front elevation
- Custom timber roof frame
- R4.1 ceiling insulation batts to house and garage

## GARAGE

- Colorbond automatic sectional panel door including 3 remotes
- Plasterboard ceilings and cornices to garage ceiling
- 100m Grey Grano hardstand to floor
- Solid core personnel door
- Tempered hardboard personal access door internally
- Acrylic texture finish to garage internal walls
- Plasterboard ceilings and cornices to garage ceiling

## STANDARD EXCLUSIONS

- Site works, council crossover, underground power dome, main floor coverings, landscaping, pool and frameless glass fencing, loose furniture and decorator items, window treatments, fencing, gates and feature walls, stormwater

## NOTES

- Energy Ratings for individual homes are specific to each design. Each rating is assessed on a case by case basis taking into account the climate zone, block orientation, colour selections, finishes, etc. As a result of these assessments cost variations may apply.
- The information contained in this document was correct at the time of creation however may change without prior notice and at the sole discretion of the builder.  
\*Conditions apply.





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**Australian home builder of the year**