

Carter Grange Specifications



Our homes combine strong architectural lines, quality inclusions and affordable pricing. Luxury finishes that define the Carter Grange look, feel and finish include:

- Fully rendered exterior
- Semi-commercial aluminium windows
- Double glazed windows to all living rooms and bedrooms (excludes wet areas and sliding doors)
- Flush tiled shower bases with linear stainless steel grates
- Seamless, modern plaster reveals (no architraves)
- Architectural feature bulkheads
- Stone benchtops throughout
- Floor coverings throughout
- Sophisticated Pacific Oak staircase
- Modern undermount sinks, trough and vanities throughout
- Glass splashback to kitchen behind cooktop
- Energy saving LED lights
- European appliances

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Specifications

Site Costs

- Based on house setback up to 9 metres.
- Based on land size up to 500sqm, with fall of land up to 300mm over building area.
- Included up to 12 metres of sewer and storm water connection.
- Included up to 12 metres for water connection (dry tapping).
- Included up to 12 metres of single phase underground power.
- Included Gas connection up to 9 metre setback.
- Termite treatment included is "Part A" penetration capping and "Part B" perimeter reticulation system.
- Included engineer designed M Class Waffle Pod reinforced slab (concrete pump included).
- Excludes concrete piers, additional reinforced steel, retaining walls and piling.

6 Star Energy System

- Fibreglass Batts to residence ceiling below a roof (excludes garage).
- Fibreglass Batts and Enviroseal foil wrap to external walls.
- Weather seals to external doors and windows.
- Energy compliant exhaust fans to showers.

Solar Hot Water

- Solar hot water, with continuous flow gas boosted service.

External Cladding

- Fully rendered Hebel power wall panel system including colour through render coat, including above all windows, doors and garage door.
Note: One additional render colour included for facade.
Note: Rendered Cemintel to internal garage returns and outdoor living beam returns.
Note: Facades and designs may use alternate materials as detailed on plan.

Internal Cladding

- Plaster board fixed internally to wall frames and ceilings.
- 75mm cove cornice throughout. Square set cornice to ensuite and bathroom.
Note: Cornice not included to porch and outdoor living areas.

Roofing

- Choice of 4 profiles from Carter Grange concrete roof tile range.
- Light coloured Colorbond roof for flat roof sections of standard designs

Garage

- Plaster lined to ceiling, sides and rear with 75mm cove cornice.

Garage Door

- Motorised sectional overhead panel lift door to front with 2 handsets.

Fascia & Gutter

- Colorbond metal fascia, gutter and downpipes.

Windows

- Aluminium powder coated (semi-commercial grade to all standard fixed and awning windows).
- Double-glazed windows to living rooms and bedrooms (excluding wet areas, doors, corner windows and additional windows).
- Flywire screens to all openable windows.
- Window locks to all openable windows.

Framing

- 90mm pine wall frames, engineer designed roof trusses, bracing and floor joists complying to Australian Standards.

Ceilings

- 2590mm (8'6") ceiling height to single storey and ground floor of double storey (frame size).
- 2440mm (8'0") ceiling height to first floor of double storey homes (frame size).

Note: Ceiling heights may vary with options chosen or as part of the design, eg. where dropped ceilings, raked ceilings or bulk heads are part of the design.

Heating

- Gas ducted heating system (ducted through ceiling to all living rooms and bedrooms).
- Programmable thermostat.

Electrical

- Direct wired Photo electric Smoke detectors as per electrical drawings.
- 1 × phone point.
- 3 × TV points.
- TV aerial.
- Data pack including 4 × data points with socket, patch leads and Cisco Linkys router.
- 8 watt LED downlights (white) throughout house and outdoor living.
- 3 x square step lights (white) to staircase.
- 1 x double fluorescent light with a diffuser to the Garage.
- 2 × light points to facade.
- 2 × paraflood lights located externally.
- 1 × 2-way switch.

External Doors

- Choice of 4 Front Entry Doors 2340mm high by 820mm wide.
- External Laundry Door – Aluminium, fully glazed, 2340mm high.
- Rear Garage door – External grade flush panel, 2040mm high × 820mm wide.

Internal Doors & Skirting

- Choice of 5 Internal 2340mm high doors throughout single storey and ground floor of double storeys.
- Choice of 5 Internal 2040mm high doors throughout first floor of double storey.
- 100mm high × 6mm wide primed Masonite skirting.

Door Furniture

- Front Door – Choice of 2 Tri-lock lever handle entrance sets (choice of polished chrome or matt finish).
- Internal Passage Doors – Choice of 2 lever style passage sets (choice of polished chrome or matt finish).
- Architectural stainless steel handles to all hinged robe doors and flush pull handles to cavity sliding doors.
- Architectural door stops to all hinged doors.

Stairs (where applicable)

- Straight flight, semi-cantilevered, clear stained Pacific Oak 64mm treads and partially open risers.
- Balustrade – clear stained Pacific Oak handrail and 50mm diameter stainless steel post with 16mm diameter stainless steel balusters.

OR

- Fully enclosed U shaped, clear stained Pacific Oak treads and risers, Pacific Oak landing at mid point, Pacific Oak timber wall rail on wall brackets with a plaster dwarf wall between flights .
- 1000mm high dwarf walls around Stair void & Entry void (where applicable).

Kitchen

- Selected standard range Laminate cupboards with up to Category 2 20mm stone benchtop.
- Clear glass splashback to Kitchen wall between cooktop and rangehood for the length of the bench.
- Double undermount stainless steel sink.
- Bright Chrome mixer to kitchen sink.
- Dishwasher provision and connections.

Appliances

- European stainless steel 900mm commercial upright oven, including 5 burner hotplate.
- European 900mm stainless steel canopy rangehood.

Pantry

- Melamine shelving.

Butler's Pantry (design specific)

- Selected Laminate cupboards with up to Category 2 20mm stone benchtop.
- Single undermount sink.
- Wall Mounted bright chrome mixer to sink.
- Melamine shelving.

Laundry

- Selected Laminate cupboards with up to Category 2 20mm stone benchtop.
- Stainless steel undermount trough.
- Bench mounted bright chrome mixer to laundry trough.

Master Ensuite

- Selected standard range Laminate cupboards with up to Category 2 20mm stone benchtop.
- 2 Vitreous china undermount double vanity basins (choice of 2), including stainless steel waste.
- Bright chrome wall mixer (choice of 2).
- Polished edge mirror 300mm above vanity cabinets to door height.
- Wall faced full vitreous china toilet suite with soft close lid.
- Fully tiled seamless shower base, with linea stainless steel grate.
- Wall mounted shower head on rail to shower.
- Acrylic bath (if applicable) as per standard drawings.
- Wall mounted bright chrome mixer to bath/spa (if applicable).
- Fully tiled showers.

Bathroom

- Selected standard range Laminate cupboards with up to Category 2 20mm stone benchtop.
- Vitreous china undermount vanity basin (choice of 2), including stainless steel waste.
- Bright chrome wall mixer (choice of 2).
- Polished edge mirror 300mm above vanity cabinets to door height.
- Fully tiled seamless shower base, with linear stainless steel grate.
- Wall mounted shower head on rail.
- Acrylic bath (if applicable) as per standard drawings.
- Wall mounted bright chrome mixer to bath/spa (if applicable).
- Fully tiled showers.

Water Closet

- Wall faced full vitreous china toilet suite with soft close lid.

Powder Room

- Category 2 stone bench top, with 250mm stone dropped front. 60mm laminate shelf.
- Vitreous china undermount vanity basin (choice of 2), including stainless steel waste.
- Bright chrome wall mixer (choice of 2).
- Polished edge mirror 300mm above stone benchtop to door height.
- Wall faced full vitreous china toilet suite with soft close lid.
- Chrome waste.

External Paint

- Front Entry Door – 1 coat of Prep, 2 coats of Super Enamel.
- Timber Work – 2 coats of satin gloss.
- Portico, outdoor living and eaves – 1 coat of Prep, 2 coats of Weathershield matt.
- Steel lintel – 1 coat of Prep, 2 coats of Weathershield Low Sheen.

Internal Paint

- Internal walls – 3 coat paint system, includes 1 coat of acrylic undercoat and 2 coats of Wash and Wear.
- Ceiling – 1 coat of Prep, 2 coats of ceiling flat.
- Internal doors – 3 coat paint system, includes 1 coat prep and 2 coats of full gloss or matt finish.
- Timber work – 2 coats of satin gloss.
- One colour.

Linen

- 4 White melamine shelves to linen cupboard.

Robes

- 1 White melamine shelf with hanging rail. Located approximately 1800mm high to ground floor, approximately 1650mm high to first floor.

Master Walk In Robe

- Combination of single melamine shelf with hanging rail (set at 2000mm) and double hanging rail (set at 1000mm).

Floor Coverings

- Up to category 2 floor tiles to Laundry, Ensuite, Bathroom, WC, Powder room, Kitchen, Dining, Family, Entry and downstairs hallway. Carpet to remaining rooms.
- Tiled skirt to Laundry, Ensuite, Bathroom, WC & Powder room including kickboard where applicable.

Wall Tiles

- Up to category 2 wall tiles to Laundry, Ensuite, Bathroom, Butlers Pantry, Kitchen, WC, & Powder room (if applicable).
- Tile areas as follows:
 - Showers fully tiled to ceiling.
 - Bath hob and splashback tiled to 600mm above bath hob.
 - Vanities splashback tiled 300mm above benchtop.
 - Pantry splashback tiled 700mm above benchtop.
 - Laundry splashback tiled 700mm above benchtop.

Shower Screens

- Semi frameless glass shower screen with door, only if indicated on standard drawings.
- Semi frameless glass door, only if indicated on standard drawings.



Custom Home Specifications*

The following specifications are for our customised homes:

Structural

- 15 lineal metres of steel. **DOUBLE STOREY ONLY**

Eaves

- 450mm wide eaves to front of house & 3 lineal metre returns to each side on First Floor only.
DOUBLE STOREY ONLY

Garage Door

- 1 x 2150mm high x up to 4800mm wide, motorised, sectional Panel lift door to Garage.

Sliding Door

- 1 x 2400mm high x 2700mm wide aluminium sliding door.

Windows

- Double glazed windows to Living & Bedroom windows (excludes any wet areas, sliding doors or any additional window/door added or changed by client).

Kitchen

- Up to 10 lineal metres of base cabinets and up to Category 2 20mm stone benchtops.
- Up to 4.5 lineal metres of overhead cabinets.

Pantry

- Up to 20 lineal metres 450mm wide melamine shelves to 3 walls.

Butler's Pantry (double storey only)

- Up to 1.2 lineal metres of base cabinets and up to Category 2 20mm stone benchtops.

Laundry

- Up to 3.0 lineal metres of base cabinets and up to Category 2 20mm stone benchtops.

Master Ensuite

- Up to 2.5 lineal metres of base cabinets and up to Category 2 20mm stone benchtops.
- 1 x shower up to 2000mm long x 1000mm wide (excludes glass shower screen).

Bathroom

- Up to 2.0 lineal metres of base cabinets and up to Category 2 20mm stone benchtops.
- 1 x shower up to 1500mm long x 1000mm wide (excludes glass shower screen).

* Applies only for projects that have been priced as "custom" builds.

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