



13-15 THE ESPLANADE COTTON TREE

SCHEDULE OF FINISHES TYPICAL RESIDENCE

LIVING / FAMILY / DINING / KITCHEN

Walls	Washable low sheen acrylic paint
Floors	Imported tiles selected by designer
Skirtings / Architraves	Timber with gloss enamel paint finish
Ceilings	Plasterboard square set low sheen paint finish

KITCHEN CABINETS / FITTINGS

Cupboards	Architecturally designed laminate with 2 pac painted doors. Water resistant white melamine internally with soft close hardware throughout
Benchtops	Square profile reconstituted polished stone selected by designer
Splashbacks	Glass or tile selected by designer
Sink	Dual bowl to main single bowl to butlers, granite selected by designer
Tapware	Architectural selected by designer
Cooktop	European selected by designer
Oven	European selected by designer
Dishwasher	European selected by designer
Rangehood	European selected by designer

BEDROOMS / ROBES

Walls	Washable low sheen acrylic paint
Floors	Upmarket blend carpet on underlay selected by designer
Skirting / Architraves	Timber with gloss enamel paint finish
Ceilings	Plasterboard square set low sheen paint finish

Walk-in Robe	Laminate with multiple hanging and shelves
Built-in Robe	Laminate with top shelf, hanging, one bank of shelves
Robe Doors	Architectural colour panelled doors
Window Furnishing	Selected by designer

BATHROOM / ENSUITE / POWDER ROOM

Walls	Full height imported tiles selected by designer
Floors	Imported tiles selected by designer
Ceilings	Plasterboard square set painted finish
Vanity Benches	Architectural wall hung laminate finish cabinets with square profile reconstituted polished stone selected by designer
Vanity Basins	Vitreous china bench mounted basins selected by designer
Toilets	Vitreous china close coupled toilet suite with soft close lid

SCHEDULE OF FINISHES TYPICAL RESIDENCE

BATHROOM / ENSUITE / POWDER ROOM

(continued)

Bath	Free standing or built in with spa option
Laundry	Architectural laminate finish cabinets with square profile reconstituted polished stone drop in stainless steel bowl selected by designer
Shower Screens	Clear glass frameless with polished chrome hardware
Tapware	Architectural selected by designer
Accessories	Architectural selected by designer

LAUNDRY

Walls	Washable low sheen acrylic paint with tiled splashbacks
Floors	Imported tiles selected by designer
Skirting	Imported tiles selected by designer
Architraves	Timber with enamel paint finish
Ceiling	Plasterboard square set painted finish
Cabinetry	Architectural laminate finish cabinets with square profile reconstituted polished stone drop in stainless steel bowl selected by designer
Tapware	Architectural selected by designer

GENERAL

Power	To all equipment required and ample outlets provided designer finish
Lights	LED recessed downlights ample outlets provided switches designer finish (smart wired)
Air Conditioning	Reverse cycle ducted air conditioning to living area and bedrooms (Smart Air) Condensers external roof mounted, services area or carpark
Fire Services	As required by Governing bodies
Phone Points	Two provided with one NBN Data connection
Cable TV	Connection point provided each residence
TV Points	Living, Family and each bedroom
Hot Water	Electric Unit individual to each
Visitor Access	Audio intercom system from lobby areas
Internal Walls	Stud frame lined with plasterboard paint finish
Walls Between Units	Fire rated concrete acoustic rated
Internal Doors	Panelled doors with enamel paint finish
Door Hardware	Selected by designer
Letterboxes	One provided each lockable in a bank close to ground floor entry

essence

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GENERAL (continued)

Lifts	Two lifts provided entering direct to outside units, middle unit can use either lift as also outside unit residence can use alternative lift if required. Lifts will be key fob driven to unit level and which door will open for security
Waste Disposal	Chute to ground floor from all levels
Pets	TBA
Parking	Two car spaces per unit
Storage	One storage compartment in basement per residence

BALCONIES

Floors	Reinforced concrete slab with imported tiles selected by designer
Walls / Columns	Integrated masonry and concrete framed structure with applied texture paint finish
Ceilings	Texture paint finish to underside of slab generally
Balustrading	Powder coated aluminium handrail with frameless glass concrete balustrade (where indicated on plan)
Screens	Architectural selected by designer powder coated Aluminium or similar

GENERAL EXTERNAL

Floor	Reinforced concrete slab
Walls / Columns	Imported tiles selected by designer
Ceilings Common Areas	Plasterboard paint finish or texture paint finish to underside of slab
Carpark Walls, Floors and Ceilings	Concrete finish
Roof	Reinforced concrete with a sealed finish
Windows / Doors	Powder coated aluminium finish selected by designer
Common Area Power / Lighting	Solar assisted with panels on rooftop
Common Area Water	Recycled water from onsite Retention Tank

ENTRANCE LOBBY

Floors	Imported tiles selected by designer
Walls	Imported tiles selected by designer



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LOBBIES / COURTYARDS

Floors / Skirtings Imported tiles selected by designer

Walls Integrated masonry and concrete framed structure with applied texture paint finish

Ceilings Plasterboard square set with painted finish

Screens Architectural selected by designer powder coated Aluminium or similar

STAIRS

Egress Stairs Concrete stair treads with handrail

EXTERNAL AREAS

Pool Concrete pool heated with imported tile finish selected by designer

BBQ / BBQ Area Selected by designer

PWD Pool area shower, toilet and basin provided for residence same finishes selected by designer

Security Camera's to lobby area and common area

NOTES GENERAL – Although we have taken the utmost care in providing these details as correct as possible, this schedule of fixtures and finishes is general only. For specific detail and extent, refer to the individual unit floor plans. We may substitute items contained in this schedule as long as the substituted item is at least the same quality. The location of fixtures and fittings may be changed (but the new location must not adversely affect the use or functionality of the unit).

DISCLAIMER – Interested parties are directed to rely on their own enquiries and information provided in the contract for sale and disclosure document(s). The contents of this document have been produced prior to the completion of the development. Information is intended as a guide only. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice.