

*Cascade
Gardens*



LEISURE OR RETIREMENT VILLAGE
for the over 50's

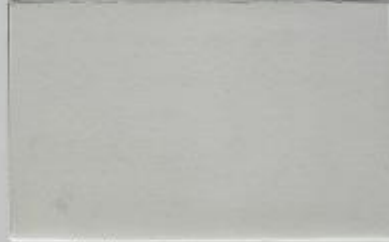
Park Avenue Scheme



Kitchen benchtop



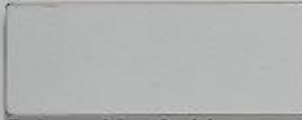
Bathroom & laundry benchtop



Internal paint



Kitchen joinery



Bathroom & laundry joinery



Splashback



Bathroom feature tile



Wall tile



Flooring upgrade



Floor tile



Carpet

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LEISURE OR RETIREMENT VILLAGE
for the over 50's

Broadway Scheme



Kitchen benchtop



Bathroom & laundry benchtop



Internal paint



Kitchen joinery



Bathroom & laundry joinery



Splashback



Bathroom feature tile



**Alternate
feature tile**



Wall tile



Flooring upgrade







Floor tile





Carpet

Cascade Gardens - Fitments & Finishes Schedule - Revised 11/06/2024




1. Door Schedule

Area	Item	Specification	Image
Door / Window Schedule	Front Door Type A.1 & C	Material: Painted Timber Veneer Manufacturer: Hume Doors Style: XVP12 - Vacluse Glazing: Rosebud Frost	
	Front Door - Side Lite Type C ONLY	Material: Painted Timber Veneer Manufacturer: Hume Doors Style: XVP13 - Vacluse Glazing: Rosebud Frost	
	Aluminium Windows & Sliding Doors	Material: Powdercoated Aluminium Manufacturer: Bradnams Windows & Doors Frame Colour: As per External Colour Scheme - Keyed Alike Glazing: Clear to living & obscure to wet areas	
	Window Screens	Material: Powdercoated Aluminium Frames with Diamond Grill & Fibreglass Mesh Manufacturer: Builder to Decide Frame Colour: As per External Colour Scheme	

Sliding Door & Swinging Door Screens	<p>Material: Powdercoated Aluminium Frames with Diamond Grill & Fibreglass Mesh</p> <p>Manufacturer: Builder to Decide</p> <p>Frame Colour: As per External Colour Scheme</p>	
Internal Door	<p>Material: Painted Timber Veneer</p> <p>Manufacturer: Hume Doors</p> <p>Style: Moulded Panel Smooth ASC</p>	
Laundry Door	<p>Material: Painted Timber Veneer</p> <p>Manufacturer: Hume Doors</p> <p>Style: XF3 1/2 Glass - Solid Core</p> <p>Glazing: Clear</p>	
All Sliding Cupboard Doors	<p>Material: Aluminium Framed with Vinyl Infills</p> <p>Manufacturer: n/a</p> <p>Style: Vinyl Sliding</p> <p>Frame Colour: White</p> <p>Vinyl Infill Colour: White</p>	
Master Bedroom	<p>Material: Aluminium Framed with</p> <p>1 x Mirror Infill</p> <p>1 x White Vinyl Infill</p> <p>Manufacturer: n/a</p> <p>Style: Mirror/Vinyl Sliding</p> <p>Frame Colour: White</p> <p>Vinyl Infill Colour: Mirror/Vinyl</p>	

2. Door Hardware Schedule

Area	Item	Specification	Image
Door Handles	Front & Back External Hinged Door	<p>Manufacturer: Gainsborough</p> <p>Style: Governor Entrance Set</p> <p>Colour: Stainless Steel</p> <p>Rooms: Entry & Laundry</p>	
	Internal Passage Door	<p>Manufacturer: Gainsborough</p> <p>Style: G4 Range TBC Lever Passage Set</p> <p>Colour: Brushed Satin Chrome</p> <p>Rooms: Bed 2&3, Study</p>	
	Internal Privacy Door	<p>Manufacturer: Gainsborough</p> <p>Style: G4 Range TBC Lever Privacy Set</p> <p>Colour: Brushed Satin Chrome</p> <p>Rooms: Master Bed, Bath, Ens</p>	
	Linen Cupboard Swinging Door	<p>Manufacturer: Gainsborough</p> <p>Style: G4 Range TBC Lever Dummy Set</p> <p>Colour: Brushed Satin Chrome</p> <p>Rooms: Hinged Cupboard Doors</p>	
	Sliding Passage Cavity Door	<p>Manufacturer: Gainsborough</p> <p>Style: Circular Sliding Cavity Passage Set</p> <p>Colour: Brushed Satin Chrome</p> <p>Rooms: Laundry</p>	
	Joinery Door Handles	<p>Manufacturer: Lincoln Sentry</p> <p>Style: Titan Rail and Post 156mm</p> <p>Colour: Stainless Steel</p> <p>Rooms: Kitchen & Vanities Doors</p>	




Door Stop	All Internal Hinged Doors (Except Wet Areas)	Material: Plastic Manufacturer: Sylon Style: Clip Colour: White	
	Front Door	Manufacturer: Style: Magnetic Door Stop Colour: Polish Brass	
	Wet Area Doors	Material: Plastic Manufacturer: N/A Style: Cushion Colour: White	

3. Walls / Ceilings / Cornice

Area	Item	Specification	Image
All Rooms	Skirting	Material: Primed Finger Jointed Pine Style: 68 x 12 Single splayed	
	Architraves	Material: Finger Jointed Primed Pine Style: 42 x 12mm Single Splayed	
	Wall	Material: 10mm Plasterboard Manufacturer: As Selected by Builder Style: Paper Finish - Suitable for Painting	
	Walls - Wet Areas	Material: 6mm Villaboard Manufacturer: As Selected by Builder Style: Water Resistant - Suitable for Painting	
	Ceilings	Material: 10mm Plasterboard Manufacturer: As Selected by Builder Style: Paper Finish - Suitable for Painting	




	Cornice	Material: Plaster Manufacturer: As Selected by Builder Style: 90mm Coved	
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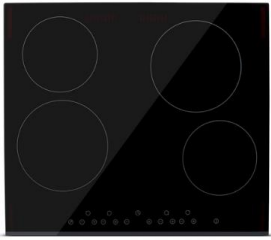

4. Lighting/Power Schedule

Area	Item	Specification	Image
All Rooms	Light Fitting	Material: Manufacturer: OSRAM Style: LEDvance LED 9W down light - Tri Colour Colour: White	
Alfresco	Light Fitting	Material: Manufacturer: Style: Gimble down light Colour: White	
As Per Drawings	Ceiling Fan	Material: Aluminium Manufacturer: Clipsal Style: Air flow 1200mm (No Light) Colour: White	
As Per Drawings	Ceiling Fan with Light	Material: Aluminium Manufacturer: Clipsal Style: Air flow 1200mm Colour: White	As above with oyster light
Bathrooms	Heater/Fan/Light	Material: Polycarbonate Manufacturer: Brilliant Lighting Style: Newton 2 + 1 Bathroom Mate Colour: White	
Garage	Fluro Light	Material: Manufacturer: Style: Fluro Colour: White	




External Entry & External Rear Garage Door	Light Fitting	Material: Manufacturer: Style: Bunker Colour: White	
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5. Kitchen

Area	Item	Specification	Image
Kitchen	Sink	Material: Chrome Manufacturer: ACL Style: Otus 1 3/4 Bowl Fushline Sink Size: 1080MM	
	Benchtop	Material: Laminate Style: 32mm Standard Range with Pencil round edge. Laminate to wrap unde benchtop Colour: As per colour schedule	
	Joinery Doors and Panels	Material: Laminate Manufacturer: Laminex Style: As per colour schedule Size: 16MM	
	Sink Mixer	Material: Manufacturer: Nero Style: Dolce Gooseneck Sink Mixer Colour: Chrome	
	Dishwasher Tap	Material: Manufacturer: Austworld Style: Mini Cistern Stop Colour: Chrome	




<p>Fridge Tap</p>	<p>Material: Manufacturer: Austworld Style: Mini Cistern Stop Colour: Chrome</p>	
<p>Oven</p>	<p>Material: Oven Manufacturer: Westinghouse Style: WVR631SDA Colour: Chrome</p>	
<p>Range Hood</p>	<p>Material: Rangehood Manufacturer: Westinghouse Style: WRR614SB - Slide Out Rangehood Colour: Stainless Steel</p>	
<p>Cook Top</p>	<p>Material: Cooktop Manufacturer: Westinghouse Style: WHC642BC Ceramic Cook Top Colour: Black</p>	
<p>Dishwasher</p>	<p>Material: Dishwasher Manufacturer: Westinghouse Style: WSF6602XA Colour: Chrome</p>	

6. Bathroom / Separate Toilet / Laundry

Area	Item	Specification	Image
	Toilet	Material: Toilet Manufacturer: Azzurra Style: Neo Series Round Back to Wall Colour: White	
	Cistern Tap	Manufacturer: Austworld Style: Mini Cistern Tap Colour: Chrome	
	Grab Rails (optional extra)	Grab Rails: 1 x Fienza Grab Rail 90 degree angle 450x450mm, 1 x Grab Rail Straight 600mm, 1 x 40 Degree Grab Rail 900x700mm	

Main Bathroom	Shower Screen	<p>Material: 10mm Frameless Glass</p> <p>Manufacturer: n/a</p> <p>Style: Fixed Panel (2100mm High)</p> <p>Colour: Clear</p> <p>Frame Colour: N/A</p>	
Ensuite Bathroom Type A.1 & C Only	Shower Screen	<p>Material: 10mm Frameless Glass</p> <p>Manufacturer: n/a</p> <p>Style: Fixed Panel (1100mm High) to top of nib wall</p> <p>Colour: Clear</p> <p>Frame Colour: N/A</p>	
	Floor Waste	<p>Material:</p> <p>Manufacturer: Austworld</p> <p>Style: Round 100mm Floor Waste</p> <p>Colour: Chrome</p>	
	Bathroom Vanity	<p>Material: China</p> <p>Manufacturer: Castano</p> <p>Style: Selena Drop in Basin</p> <p>Colour: White</p>	
	Basin Waste	<p>Material:</p> <p>Style: Pop-Up Plug n Waste</p> <p>Colour: Chrome</p>	

	Bathroom Mirror	Material: Glass Mirror Style: 4mm Frameless Mirror Colour: Chrome	
	Tile Angles	Material: Alum Tile Angle Colour: Chrome	
	Bathroom Basin Taps/Faucet	Material: Solid Brass Manufacturer: Nero Style: Classic Basin Mixer Colour: Chrome	
	Shower Rail	Material: Manufacturer: Fienza Style: Stella Rail Shower with Soap Dish Colour: Chrome	
	Shower Mixer	Material: Manufacturer: Nero Style: Classic Shower Wall Mixer Colour: Chrome	
	Shower Shelf	Material: Manufacturer: Castano Style: Capri Metal Shelf Colour: Chrome	


	Robe Hooks	Material: Manufacturer: Ausboard Style: DLX Robe Hook Colour: Chrome	
	Hand Towel Ring	Material: Manufacturer: Ausboard Style: DLX Towel Ring Colour: Chrome	
	Towel Rail	Material: Manufacturer: Ausboard Style: DLX Double Towel Rail Colour: Chrome	
	Toilet Roll Holder	Material: Manufacturer: Ausboard Style: DLX Toilet Paper Holder Colour: Chrome	
Laundry	Laundry Basin	Material: Chrome Manufacturer: Castano Style: 45 Litre Colour: Chrome	
	Laundry Taps/Basin	Material: Manufacturer: Nero Style: Classic Sink Mixer Colour: Chrome	

Laundry Taps/Basin

Manufacturer: Castano
Style: Washing Machine Stop
Colour: Chrome



7. Standard Spec Details

Area	Item	Specification	Image
All	GPO	All GPO Point to be 300mm above ground floor	
	Switches	Clipsal Prestige and Standard Range	
Shelving	Robe Detail	Style: Top shelf @ 1750mm High with Hanging Rail Material: White Melamine	
	Linen Detail	Style: 4 shelves Material: White Melamine	
Living	Air Conditioning	Type: Split System Manufacturer: Daikin Style: Back to Back - 7.0Kw Position: Living	
Master Bedroom (Optional Extra)	Air Conditioning	Type: Split System Manufacturer: Daikin Style: Back to Back - 2.5Kw Position: Master Bedroom	
External	Hot Water Unit	Material: Electric Storage HWU Manufacturer: Rinnai Hotflo Size: 250L	
	Driveway / Alfresco	Material: Plain Supplier: To be decided by Builder Colour: Plain Grey	
Bedrooms/Study/ Main Living Area	Carpet	Material: Polypropylene Carpet and Underlay Supplier: To be decided by Builder Colour: As per Colour Schedule	

Wet Area	Wall Tiles	Material: Ceramic Supplier: To be decided by Builder Colour: White 200x400mm up to 2100h in shower area	
	Floor Tiles	Material: Ceramic Supplier: To be decided by Builder Colour: As per colour schedule 450x450mm	
Main Area Floors	Tiles	Material: Ceramic Supplier: To be decided by Builder Colour: As per colour schedule 450x450mm	
Splashbacks	Tiles	Material: Ceramic Supplier: To be decided by Builder Colour: White 100x300mm	