

## EAGLE QUALITY INCLUSIONS (PACKAGE) Exclusive to Sydney Property Developers

### Included as Standard

Construction Insurance  
 ABSA Energy Assessment & BASIX Report  
 4 colour palettes to select from  
 Payment of warranty insurance premium  
 Payment of engineer's fees for, standard concrete slab  
 Payment of water authority, standard approval fee  
 Payment of surveyor's fees for peg out and identification surveys  
 Preparation for approval for building plans (Includes Standard DA fee)  
 Long service levy payment  
 Site security fencing up to 90 lineal metres  
 All weather access provision  
 HOW insurance  
 Standard sediment control to comply with Council  
 Smart Wiring (6 points) subject to availability of optical fibre connection to site  
 Alarm system

### External Features

Pest treatment to perimeter of slab & internal drainage  
 Quality aluminum windows with extensive range of colours  
 Keyed locks to windows and aluminum sliding doors for your security  
 Maintenance free Colorbond metal fascia and gutter  
 Saline Soil requirements/H1 Slab – subject to Borehole Report  
 Gardens taps provided front and rear  
 Newington Range Front Entry Door  
 Exposure Grade bricks in Eagle Homes' standard range  
 450mm Eaves subject to House Design  
 Concrete front patio to all designs  
 Off-white mortar to brickwork – Ironed joint  
 R1.5 walls insulation to external walls only, excluding garage  
 R3.5 ceiling insulation, excluding garage  
 Colour-on concrete driveway(subject to Council approval)  
 Slimline or Macquarie shape Concrete Roof Tiles  
 Panel Lift Garage Door(s) with Remote

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### Internal Features

Built-in wardrobes to bedrooms as shown on brochure plan  
 Flush internal doors in paint finish to match walls  
 70mm (nominal) MDF 1/2 splayed skirting and architraves  
 90mm cornice (Builders discretion)  
 Square set finish to wall/ceiling junction to Bathroom/Ensuite/WC/Powder  
 Painted finish to skirting, doors, architraves to match wall colour  
 Quality paint to walls (1 colour per dwelling) and ceiling standard white  
 3 star rated water devices  
 Lever handle to all doors and robes  
 Walk in wardrobe to master bedroom, (subject to design)  
 Door stops to doors excludes linen, WIR and robes  
 Linen cupboard includes 4 shelves, depending on design  
 1x Internal Gas Bayonet point  
 DAIKIN Ducted Air-Con  
 Approx. 2.59m high Ceilings to ground floor and 2.44m high Ceilings to first floor  
 Glazed Porcelain/Ceramic Floor Tiles and Carpet as per plan  
 Vertical Blinds to Windows excluding wet areas/Laundry  
 Mirror Sliding Doors to Robes to Bedrooms  
 Polished Edge Mirrors to Bathrooms  
 Downlights to Living Areas as per plan

### Laundry Features

Stainless steel 45 litre rinse by-pass laundry tub  
 Washing machine connections, hot and cold  
 Chrome metal tap and spout  
 Ceramic wall and floor tiles  
 1/3 glazed external laundry door (subject to design)  
 Waterproofing to laundry floor

### Kitchen Features

1 3/4 or double bowl stainless steel sink, depending on design  
 20mm Reconstituted stone to Kitchen benchtops  
 Millennium Cioso Square sink mixer (10111A)  
 Tiled splashbacks - full height under overhead cupboards, single row used elsewhere  
 Overhead cupboards in all designs  
 Dishwasher space including cold water connection and power point, subject to design  
 Microwave space including power point, subject to design  
 Metal drawer runners for strength and durability  
 Sheen Kitchen Cupboards with matching kickboards

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**Bathroom & Ensuite Features**

Easy-to-clean Reconstituted stone tops with polymarble basin, square bowl(s), polyurethane cupboards with Finger pull handles to bathroom and ensuite  
 White 1490mm Forme Oval freestanding bath with Millennium Waterpoint extended spout in chrome metal finish  
 Close Coupled Vitreous China Toilet Suite in white  
 White bathroom accessories  
 Waterproofing to bathrooms, ensuite, powder rooms & separate W/C – subject to design  
 Millennium Cioso mixer complete in chrome metal finish to shower & baths (where applicable) (10158)  
 Millennium Cioso Basin Mixer in chrome metal finish to all bathroom vanities (10155)  
 Millennium Mina round shower head (Rain drop) with Mina shower arm, wall mounted (10213) & (10215)  
 1 row high of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C and floor tiles  
 Semi-Frameless Shower Screens

**Electrical & Appliance Features**

900mm Westinghouse Freestanding Electric upright Oven & Gas cooktop with a 900mm Westinghouse slideout Rangehood in stainless steel, where gas is available or 600mm Electric Built-in Oven & Electric Cooktop and 600mm slideout Rangehood, when gas is not available  
 Instantaneous Hot Water System (Where gas available).  
 Light batten holders and double power point as shown on plan  
 Earth leakage safety switch protecting all power and light points  
 Provide in single phase in meter box (3 phase cables to back of meter box)  
 Smoke detectors provided, direct wired with battery back-up  
 Separate RCD for light circuits

**Warranty Features:**

Refer to Builders Act 1989

**NOTES:**

All Inclusions are Subject to Standard House Design & may not apply to all House Types. Some inclusions may not apply to Classic Designs (check with your Sales Consultant for more information). All designs, plans & specifications are protected by copyright & cannot be copied in whole or in part or used without written authority. Ultra Modern Developments Pty Ltd t/as Eagle Homes reserves the right to make necessary alterations to designs, specifications, pricing, inclusions & suppliers without notice to the Owner/s. Ultra Modern Developments Pty Ltd t/as Eagle Homes can change brands and suppliers without any notice being given. Errors & Omissions excepted. Inclusions for 11 August 2016.

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