



MICHAELANGELO
DESIGNER HOMES

ESSENCE
INCLUSIONS
FOR YOUR NEW HOME

REDEFINING THE ART OF BUILDING

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EXCEPTIONAL QUALITY, BUILT INTO EVERY HOME

At Michaelangelo Designer Homes, quality isn't an upgrade—it's built into every home we create.

We've taken the time to source the finest fittings and fixtures, which form the very essence of a stunning new home. From the structural foundation to the final finishes, all our materials have been handpicked from reputable brands to meet the highest standards of craftsmanship, style and durability.

We work with a trusted network of skilled trades who share our commitment to quality craftsmanship. Together, we've built a culture of care, precision, and pride in every home we build.

Choose Michaelangelo Designer Homes and receive a home where every element has been chosen with purpose, built with careful construction and attention to detail. A house you'll be proud to call home for many years to come.





BRINGING YOUR VISION TO LIFE

As custom home design specialists, we understand that a home is a reflection of you and your unique lifestyle.

If you have specific products in mind that aren't listed, simply provide us with the make, model, and supplier details. We'll work with you to explore the options and make any adjustments were possible.

All of our inclusions have been sourced from reputable brands that are known for quality and companies whose products have stood the test of time.

You'll get to express your own personality and taste as we work with you on the finest details, creating a custom home that is unique to you and your vision.

NEED ASSISTANCE?

Our team is here to help! If you have any questions or need additional information about our inclusions, don't hesitate to reach out to us at info@michaelangelo.com.au. We're happy to assist you every step of the way.

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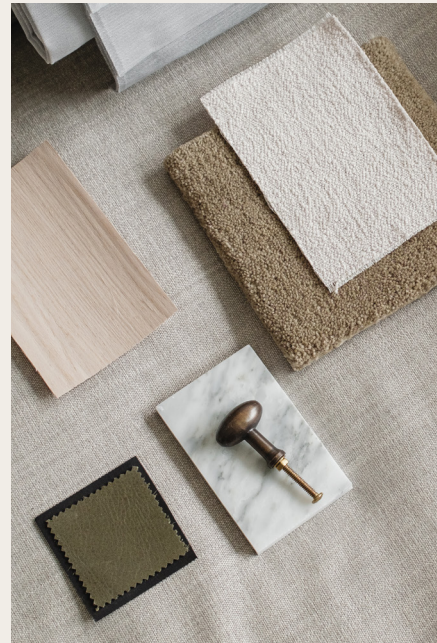
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01. SERVICES

PROFESSIONAL SERVICES INCLUDE:

- Initial consultation to listen to what you, as the customer wants within your new home.
- Architectural plan review to ensure the design meets your requirements.
- 180-day Fixed Price Tender.
- Contour and Detail Survey conducted by registered Surveyor.
- Site inspection and classification conducted by qualified Engineer.
- House design created by award winning Architects.
- Professional tender presentation.
- HIA contract and building agreement presentation.
- Colour consultation conducted by qualified consultants.
- Kitchen, floor covering, wall & floor tiling, electrical and air-conditioning consultations conducted at our building partner showrooms by specialists in each respective field.





O2. FOUNDATIONS

- M Class Waffle Pod concrete slab for moderately reactive soil conditions designed by an Engineer.
- Allowance of up to (80) lineal metres of 400mm diameter bored concrete piers (excludes B.O.S., B.A.S., screw piers, bucket piers, pier reinforcing & sleeving).
- Allowance for up to one metre of equal cut and fill over the block (excludes drop edge beams and splits / step downs in garage and main house slab).

O3. STRUCTURAL FEATURES

- **WALL FRAMES & TRUSSES**
 - Timber frames and trusses to Australian Standard AS 1684.
 - Hyne T2 blue termite protected structural pine wall framing & roof trusses.
 - 2590mm floor to ceiling height to ground floor.
 - 2440mm high ceilings to the first floor of all double storey designs.
 - 90 x 35mm external & internal timber studs.
 - 22.5-degree roof pitch.
- 450mm maximum floor joist spacing to first floor.
- 19mm compressed flooring to first floor wet areas, 19mm yellow tongue particle board flooring to all remaining first floor areas.
- **TERMITE TREATMENT**

Termite treatment installed to perimeter of slab and internal drainage points as required and in accordance with Australian Standards and NCC requirements.

O4. EXTERNAL FEATURES



■ BRICKS & CLADDING

- Selection of PGH face bricks from within Michaelangelo Designer Homes Essence range.
- Off White mortar joints with either flush, raked or round iron joint finish.
- Standard 'Weepa' vents to all weep holes.
- James Hardie" Scyon" Stria standard 325mm cladding with paint finish applied horizontally to all lightweight walls on first floor elevations (design specific).
- Painted finish applied to all timberwork and fibre cement cladding.

■ ROOFING

- Selection of Monier concrete roof tiles from within Michaelangelo Designer Homes Essence range.
- Heavy duty sarking under roof tiles.
- 450mm wide eaves including eaves soffit lining (may exclude minor areas subject to design and estate guidelines).

■ WINDOWS & SLIDING DOORS

- Powder coated aluminium sliding windows and doors with single glazing from within Michaelangelo Designer Homes Essence 'Residential' range.
- Translucent glazing to bathroom, ensuite, and powder room.
- Keyed locks fitted to all windows and doors.
- Brick threshold to sliding doors.
- Powder coated aluminium framed fibre mesh fly screens to all opening aluminium windows. Colour to be selected from within Michaelangelo Designer Homes Essence 'Residential' range.
- Powder coated aluminium framed fibre mesh fly doors to all aluminium sliding doors. Colour to be selected from within Michaelangelo Designer Homes Essence 'Residential' range.

■ FASCIA, GUTTER & DOWNPIPES

- Colorbond® Fascia, Quad Gutters and 90mm round painted PVC Downpipes, selections to be made within Michaelangelo Designer Homes Essence colour range.



■ GARAGE

- 172mm stepdown from house to Garage.
- Brick Veneer plasterboard lined walls to Garage.
- Slimline design woodgrain finish Sectional overhead Garage door in standard Colorbond® colour from within Michaelangelo Designer Homes Essence colour range.
- SD Series SD800 - belt drive automatic sectional door opener with two remote handsets and one wall mounted button.

■ INSULATION

- R2.5 CSR Bradford insulation to external walls, dividing walls between Garage and living areas, surrounding walls to wet areas.
- R4.1 CSR Bradford insulation to ceilings of first floor and ground floor areas beyond the perimeter of the first floor (excluding Garage, Patio and Alfresco).





■ PATIO & ALFRESCO AREAS

- Patio and Alfresco area incorporated as part of the main slab.
- 86mm stepdown from house to Patio & Alfresco areas.
- Set plasterboard ceiling to Patio & Alfresco areas with fibre cement lined timber beams and 30 x 18mm D.A.R. timber trim (design specific).
- 600 x 300mm ceramic floor tiling to Patio and Alfresco from Michaelangelo Designer Homes' Essence range (subject to inclusions).

■ BALCONY HANDRAILS

- Powder coated aluminium handrail with 12 mm vertical balusters to all double storey balconies (design specific).







O5. INTERNAL FEATURES

■ LININGS

- 10mm thick plasterboard linings to walls and ceilings.
- 90mm cove cornice throughout home (excludes Bathroom, Ensuite, Powder Room, and WC).
- Square set wall and ceiling junctions to Bathroom, Ensuite, Powder Room, and WC (selected designs).
- Fibre cement lining to Bathroom and Ensuite walls.

■ SKIRTINGS & ARCHITRAVES

- Hume 66mm x 18mm half splayed finger jointed pine painted timber architraves throughout dwelling.
- Hume 90mm x 18mm half splayed finger jointed pine painted timber skirting throughout dwelling (excluding wet areas).

■ STAIRS

- Pine painted staircase and balustrade (double storey designs).
- MDF treads and risers.
- MDF painted stringers.
- Pine painted 90mm x 32mm base plates.
- Pine painted 65mm x 42mm handrail.
- Pine painted 90mm x 90mm newel posts.
- Wrought iron 12mm x 12mm vertical straight bar balusters.
- Plasterboard lined stud walls to underside of staircase (excludes lining to underside of treads).

■ VOID AREA

- Pine painted void balustrade (double storey designs).
- Pine painted 90mm x 32mm base plates.
- Pine painted 65mm x 42mm handrail.
- Pine painted 90mm x 90mm newel posts.
- Wrought Iron 12mm x 12mm vertical straight bar balusters.
- Pine painted 90mm x 18mm D.A.R. Rail to void expansion joint (double storey designs).

■ PAINT WORK

- Taubmans semi-gloss painted finish to all interior woodwork and doors (colour to match walls).
- Taubmans "Endure" low sheen washable finish, three coat paint system to all internal walls (single colour to all walls).
- Flat acrylic to all ceilings.
- Taubmans 'Weatherguard' paint finish to all exterior timber, meter box and downpipes (two colours permissible to façade).





■ ROBES / LINEN

- Four white melamine fixed shelves to Linen, Pantry and Walk in Pantry (subject to design).
- White melamine fixed shelf with fascia and white hanging rail to Bedroom wardrobes (subject to design).
- White melamine 450mm wide bank of drawers and three shelves to Bedroom wardrobes.

■ FLOOR COVERINGS

- 450 x 450mm floor tiling to ground floor main living areas. Tiles to be selected from Michaelangelo Designer Homes' Essence range – subject to inclusions.
- Carpet to Bedrooms, Bedroom Hallways, separate Living areas and stairs (subject to design). Colour to be selected from Michaelangelo Designer Homes' Essence range – subject to inclusions.



✓ GAINSBOROUGH CHOICE INTERNAL LEVER SETS

Satin Chrome and Bright Chrome - included option



Amelia



Bailey



Florence



Lianna



Carla



Olive



✓ GAINSBOROUGH TRILOCK CONTEMPORARY ANGULAR ENTRANCE SET



External view



Internal view



✓ GAINSBOROUGH NEUE AURORA ENTRANCE KEY-IN-LEVER SET



External view



Internal view



✓ HUME ENTRANCE DOORS



Hume - Savoy
XS24 Door



Hume Glass Opening XF3
Duracote Hardboard Door

✓ HUME INTERNAL DOORS



Hume 2040mm High Flush Panel High Density Honeycomb
Core Doors



06. DOORS

■ ENTRANCE DOOR

- Hume - Savoy XS24 Door, 2040 x 820 x 40mm SPM (Sliced Pacific Maple) for stain finish.
- Door includes white translucent glazing.

■ EXTERNAL DOOR TO LAUNDRY

- Hume glass opening XF3 Duracote hardboard door (2040 x 820 x 40mm) for paint finish with white translucent glazing or 2100mm high powder coated aluminium external sliding door with clear toughened glazing (subject to design).

■ INTERNAL HINGED DOOR

- Hume 2040mm high flush panel high density honeycomb core doors to all internal doors.
- Internal access door from garage to inside house.

■ DOOR FURNITURE

- Gainsborough 'Trilock' Contemporary Angular double cylinder entrance set (8901ANGSC) in satin chrome finish to front entry door.
- Gainsborough 'Neue' Aurora Entrance key-in-lever set (1940AURBSC) in brushed satin chrome to external Laundry door (if hinged).

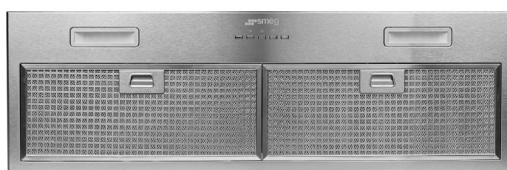
- Gainsborough 'Neue' Smooth Round Double Cylinder Deadbolt in bright or satin chrome (1951SMSCV) to internal Garage door (if hinged).
- Gainsborough 'Choice' Series Lever Sets in bright or satin chrome to all internal doors.
- Privacy sets to all Bedrooms and wet areas.
- Dummy sets to wardrobes and linen cupboards.
- Passage sets to all remaining doors.
- Gainsborough 395 series circular sliding cavity door sets in bright or satin chrome to cavity sliding doors (where required).
- Gainsborough 6207 wall stops in bright or satin chrome to all doors opening onto walls (where permissible).
- Radius corner hinges in bright or satin chrome to all internal hinged doors.
- Taskmaster Zinc Double Roller Catch 12007 to all hinged linen and hinged wardrobe doors with dummy handles.



07. KITCHEN

■ CABINETRY

- Polytec® melamine under bench kitchen cupboards. Colour to be selected from Polytec Woodmatt range.
- Polytec® melamine overhead kitchen cupboards. Colour to be selected from Polytec Woodmatt range.
- Polytec® melamine overhead kitchen cupboards over fridge space. Colour to be selected from Polytec Woodmatt range.
- Polytec melamine overhead Kitchen cupboards to conceal undermount rangehood. Colour to be selected from Polytec Woodmatt Range.
- Soft close runners to drawers and soft close hinges to doors.
- Cutlery tray to drawer.
- One bank of four drawers up to 450mm wide to kitchen cupboards.
- Designer Cabinetry door handles to under bench kitchen cupboards from Michaelangelo Designer Homes' Essence Range.
- Door overhang 'Finger Pull' handles to overhead kitchen cupboards.
- Painted plasterboard bulkhead above kitchen overhead cupboards with 90mm cove cornice over.
- Dishwasher space provision.
- Pot drawer below microwave.



■ BENCHTOP

20mm Caesarstone kitchen benchtop from Michaelangelo Designer Homes' Essence range.

■ SPLASHBACK

- Clear colour back glass splashback to kitchen from Michaelangelo Designer Homes' Essence range (excludes mirror glass or metallic paint colours).
- Fixed 600mm high feature window to kitchen splashback (subject to design).

■ APPLIANCES & FIXTURES

- 900mm Free Standing Cooker
 - Smeg 900mm 6 Function Freestanding Cooker 126L - FS9010XS-1 (subject to gas being available, additional charges may apply for an electric cooker).

- 900mm Range hood – Smeg 900mm Stainless Steel Undermount Rangehood - PUM910X.
- 600mm Dishwasher – Smeg 600mm Freestanding Dishwasher - DWAU6214X2.
- Microwave – Smeg Stainless Steel Microwave - SA34MX with Trim Kit - MTK60X34.
- Sink – Parisi Quadro Sink 1 & 3/4 Bowl R/H 765mm x 440mm+200mm S/S - PK7644R.
- Tap ware – Parisi Envy Arch Kitchen Mixer W/ Round Spout Chrome - P2.07-1HR.





O8. BATHROOM & ENSUITE FEATURES

■ CABINETRY

- Polytec® melamine wall hung vanity cupboard (subject to design). Colour to be selected from Polytec Woodmatt range.
- Bank of two drawers to vanity units that are 1200mm wide and over.
- Soft close runners to drawers and soft close hinges to doors.
- Designer cabinetry door handles to vanity cabinetry Michaelangelo Designer Homes' Essence range.

■ BENCH TOP

- 20mm Caesarstone vanity bench top from Michaelangelo Designer Homes' Essence range.

■ MIRROR

- 6mm frameless, polished edge mirrors 1000mm high to the width of vanity unit to Bathroom, Ensuite and Powder Room Vanities.

■ SHOWER SCREEN

- Semi-frameless shower screens to Bathroom & Ensuite (subject to design).
- 400mm High x 600mm Wide tiled Shower Niche (subject to design).

■ FITTINGS & FIXTURES

- Vanity Basins Parisi Linfa 40 Bench Mount Basin - One Tap Hole - PMP7701/A.
- Bathtub - Parisi Elli II Freestanding Bath 1500mm (L) x 700mm (W) x 600mm (D) - ABF15070L.
- Toilet Suite – Parisi Linfa Wall Faced Suite Rimless - PN760.

Please note: Kitchen and Vanity Benchtop Selection to be the same. Extra cost will be incurred if a different selection for the Vanity Units is desired.



■ TAPWARE

- Vanity Basin Set – Parisi Envoy II Basin Mixer Chrome - P2.01-1H.
- Bath Spout – Parisi Envoy II Wall Mixer & Bath Spout 190mm Chrome - P2.01-2RF190.
- Shower – Parisi Envoy II Rail Shower Chrome - P2.SR.
- Shower Mixer – Parisi Envoy II Wall Mixer Chrome P2.05.

■ ACCESSORIES

- Towel Rail - Parisi Envoy Double Towel Rail 800mm Chrome - PP.TRD80 (1 per bathroom / Ensuite).
- Hand Towel Holder – Parisi Envoy Hand Towel Rail 220mm Chrome - PP.TR22.
- Toilet Roll Holder – Parisi Envoy Toilet Roll Holder Chrome - PP.RH (one per W.C. / Ensuite).
- Basin Wastes - Parisi Universal Clic-Clac Basin Waste 32/40mm Chrome - TA3240.

- Bath Waste - Parisi Pop Up Bath Waste Chrome - TA4000.
- Floor Waste - Tile Insert Floor Waste – Stainless Steel (where required).

■ TILING

- Ceramic wall and floor tiling. Tiles to be selected from Michaelangelo Designer Homes' Essence range – subject to inclusions.
- Bathroom and Ensuite - Wall tiles to minimum 2000mm high in the shower recess, and 1200mm high (from floor) to remaining walls.
- Powder Room & W.C. - Wall tiles to minimum 1200mm high (from floor) to walls.
- All tiles to be ceramic and laid in a square pattern from Michaelangelo Designer Homes' Essence range – subject to inclusions.





10. ELECTRICAL



- **ELECTRICAL METER BOX**
 - Recessed Electrical Meter Box.
- **SAFETY FEATURES**
 - Earth leakage electrical safety switch protecting all power and light circuits.
- **LIGHT POINTS**
 - Clipsal Iconic 3000 Series light switches throughout.
 - Fixed LED downlights (Twenty to single storey designs. Forty to double storey designs).
 - One light switch and light bayonet point to any remaining rooms without downlights.
 - External light points to Patio, Alfresco, & Laundry
 - One light switch and light bayonet point to under stairs storage (selected double storey designs).
- **POWER POINTS**
 - Clipsal Iconic 3000 Series power points throughout.
 - Two double power points to the master bedroom.
 - Two double power points to the kitchen.
 - One double power point to all remaining rooms.
 - Single power point to all appliances as required (subject to design).
- **SMOKE DETECTORS**
 - Two smoke detectors complete with backup battery in accordance with statutory requirements.
- **TELEVISION POINTS**
 - Two television points to your preferred location.
- **NBN & DATA POINTS**
 - Clipsal NBN Hub located within the Garage.
 - Four Data Points to your preferred location.
- **WET AREA EXHAUST FAN, LIGHT & HEATER**
 - 3 in 1 – exhaust fan, light and two lamp heaters to bathroom and ensuite.
 - Exhaust fan to Powder Room and W.C. (subject to design).
 - All exhaust fans ducted externally.





11. PLUMBING

■ WATER SERVICE & GARDEN TAPS

- Pressure limiting valve to water meter.
- Tank water area - Two town water garden taps and one tank water garden tap.
- Recycled water area - Two town water garden taps and one recycled water garden tap.

■ RAIN WATER TANKS

- Slimline 3000L Colorbond® Water tank with Evo MK IV pump and accessories to Basix requirements.

■ HOT WATER

- Rheem Metro Max 26 litre continuous flow hot water system - 875E26 (subject to gas being available, additional charges may apply for an electric hot water system).
- Instantaneous gas hot water system recessed into brickwork with galvanised recess box.

■ DOWNPIPES

- 90mm painted P.V.C. with rainwater run off directed to tank as per Basix requirements.



■ **APPLIANCE PROVISIONS**

- Cold water dishwasher tap provision.
- Cold water fridge tap provision.
- Washing machine outlets concealed within Laundry cabinet.

■ **GAS PACKAGE**

- Gas provision to cook top, continuous flow hot water system and one bayonet gas point to family area (where natural gas is available).

■ **INTERNAL DRAINAGE**

- Puddle flanges to all internal drainage waste pipes throughout ground and first floors to comply with N.C.C.
- All double storey homes consist of internal concealed stack work points.



12. AIR CONDITIONING

- Actron Aires series ducted reverse cycle air conditioning with inverter compressor and EC indoor fan technology (including up to two zones).
- Size of air conditioning system provided to suit your chosen home design.

13. CONCRETE DRIVEWAY & PATH

- Concrete driveway and footpath to front Patio from Michaelangelo Designer Homes' Essence range up to 50m² subject to council requirements.



14. SITE COSTS

- Machine hire to bench site with up to 1m equal cut and fill to achieve a level building platform. Building platform to extend up to 1m greater than the house area. Excludes the importing of fill, exporting of spoil, dropped edge beams and garage step-downs greater than 170mm.
- Contour & Detail Survey (to AHD) showing site levels and typical service locations within building envelope (for tendering purposes only).
- Surveyors peg out of house position.
- Survey identification confirming compliance of house position.
- Geotech report to determine soil, salinity, and wind classification (for tendering purposes only).
- 100mm gravity fed stormwater lines connected from base of downpipes to connection point. Stormwater connection to existing street kerb outlet up to 10m from house. Excludes saw cutting of footpath and street kerb.
- 100mm sewer lines connected from internal slab pick up points to connection point. Sewer connection to existing junction within boundary, up to 1.5m deep and up to 10m from house.
- Near side potable water service connection to existing water meter, within boundary and up to 10m from house (excludes upgrading of mains or additional connections). Any water usage bills during construction, is the client/s responsibility.
- Natural gas service connection to existing pre-laid service, within boundary and up to 10m from house (excludes upgrading of mains or addition connections).
- Sydney Water Building Plan Approval Application.
- Three phase underground electrical mains from electrical meter box to connection point. Connection to electrical turret up to 10m of mains run (5m setback) from meter box (excludes upgrading of mains or additional connections).
- Energising and metering of the meter box. Michaelangelo Designer Homes to apply for electrical connection on behalf of the client. Any electricity usage bills during construction, is the client/s responsibility.
- Underground telecommunication conduit and draw wire from electrical meter box to connection point. Connection to telecommunication pit up to 10m from meter box (excludes upgrading of mains or additional connections).
- 400mm diameter 20Mpa concrete piers up to 1m deep.
- Concrete pump hire for pouring of pier holes.
- Soil erosion and sediment control measures.
- All weather driveway access point.
- 1.8m high temporary fencing to perimeter of building envelope.
- Temporary site toilet.
- Perimeter scaffold to double storey sections only.
- Roof rail fall protection.



15. BASIX

- Upgrade 100mm stormwater lines to charged lines directed to rainwater tank then overflow to connection point.
- Basix Certificate confirming water, thermal and energy commitments, along with a detailed Nationwide House Energy Rating Scheme Certificate.
- Sarking to underside of roof tiles.
- R2.5 CSR Bradford insulation to external walls, dividing walls between Garage and living areas, surrounding walls to wet areas.
- R4.1 CSR Bradford insulation to ceilings of first floor and ground floor areas beyond the perimeter of the first floor (excluding Garage, Patio and Alfresco).
- 3000 litre above ground Colorbond rainwater tank.
- No allowance has been made for additional NatHERS and BASIX upgrades. Michaelangelo Designer Homes endeavours to achieve, but has no control over, the current and proposed BASIX changes introduced by the New South Wales State Government to achieve a 7 Star rating. Each house is individually assessed based on orientation, selections, design, and site coverage in order to produce complying NatHERS and BASIX reports. Possible upgrades to be confirmed upon receipt and assessment of these reports. These upgrades may include (but not limited to) increased insulation to walls and ceilings, solar hot water systems and energy glazing.

16. CONTRACT & STATUTORY REQUIREMENTS

Fixed price tender which includes:

- Six-year structural guarantee.
- Thirteen-week maintenance period from practical completion.
- Site inspection and contour survey conducted by registered Surveyor.
- Fully detailed construction drawings prepared by Architectural design team.
- Basix Certificate.
- Structural design and documentation conducted by a qualified Engineer, including inspections and certification.
- Water Board submissions and building standard approvals.
- Standard landscape plan as per developer requirements.
- Council and developer submissions, approval, and standard associated fees.
- Homeowners warranty insurance.
- Construction and public liability insurances.
- Waterproofing to wet areas conducted in accordance with Australian standards AS3740 and the NCC.
- House set out survey conducted by registered Surveyor.
- Identification Survey confirming the position and heights are correct and in accordance with the design documentation conducted by a registered Surveyor.
- Occupation Certificate or Interim Occupation Certificate dependant on whether further works are to be completed by the homeowner.

OUR TRUSTED PARTNERS

GYPROCK®

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& Wardrobes

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PGH BRICKS & PAVERS

JamesHardie™

Monier™
ROOFING

Gainsborough
ENTER WITH STYLE

EI EVERHARD INDUSTRIES
Everything Water

CLIPSAL®

Steel-Line
garage doors

BORAL®

smeg

CARPET COURT

BOUNTY BRASSWARE
AMERICAS

TAUBMANS®



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Builder Licence No. 181646C

Terms & Conditions: Standard site costs are an approximation and allow for a balanced cut and fill of up to 1m fall over the site (500mm cut and 500mm fill) to achieve a level building platform, block up to 600m² with a 5.5m front setback to garage, "M" class slab with standard piling.

Standard site costs are subject to site inspection, contour and detail survey, site classification report/soil test, siting, and Local Council requirements. Unless noted otherwise standard site costs exclude (where required), but not limited to rock/ shale/sand excavation, importing of fill, exporting of spoil, dropped edge beams, garage step down, H Class slab classification, saline soils, additional concrete pumps, hydraulic stormwater management plan and works, acoustic/ bushfire/flood report and requirements, building adjacent to or over sewers, under boring, footpath rectification, repositioning of existing services, traffic control, marine conditions, double handling, statutory requirements, developer requirements, landscaping, retaining walls, driveway, steps, landings and additional BASIX/NATHERS requirements. Any items omitted by a customer from the inclusions will not be refunded, credited, or substituted, any item that appears in more than one set of inclusions, only one of these items will be supplied and no credits will be available.

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Display Homes may display upgraded items to the standard Inclusions that are not included but may be available to purchase at an additional cost. Including but not limited to retaining walls, landscaping, irrigation, decking, clothesline, driveway and pathways, pergola, barbecue, decorator items, feature walls, outdoor items, decorator screen and shelving, water features, fencing, swimming pools, decks and letterboxes, furniture, window and floor coverings, bi-fold doors, flyscreens, glazing upgrades, light fittings, downlights, joinery fit outs to workshop, store, mud room, IT / study nook, home cinema/family/leisure/kids zone media alcove fit outs, niche linings and sizes, mirrors with joinery surround, shaving cabinets, joinery linings to bulkheads or feature walls, bar, robe fit outs, walk in pantry/ butler's pantry and outdoor kitchens/BBQ). kitchen, electrical and bathroom upgrades, built in furniture, alarm, air-conditioning (position of vents may vary from the display home due to design constraints), dishwasher, fireplace, spa, feature stone cladding or feature tile upgrades unless otherwise specified. Traditional facade is included, and all alternate facades are an additional cost. All facades are finished in face brick (and painted cladding where applicable). Different facade upgrades are available at an additional cost. Facades do not include any applied finishes such as render, tiles, stone, or brick & roof upgrades. All drawings are for illustrative purposes and should be used as a guide only, it is the client's responsibility to confirm working drawings. Colours printed in our marketing brochures may vary from actual samples. Michaelangelo Designer Homes reserves the right to amend or substitute the colours without notice. Michaelangelo Designer Homes reserves the right to revise plans, specifications, prices and use alternative suppliers without notice or obligation. Please speak to a Building and Design Consultant for standard design, façade and inclusions details and pricing. Michaelangelo Designer Homes. ABN 74 115 304 311 Builder Licence Number 181646C.

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