

# ECO LOFT 2

## 2 BED ECO DESIGN RANGE

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**BUILDING AREA:** 153m<sup>2</sup>

**LIVING AREA:** 85.54m<sup>2</sup>

**LENGTH:** 15m

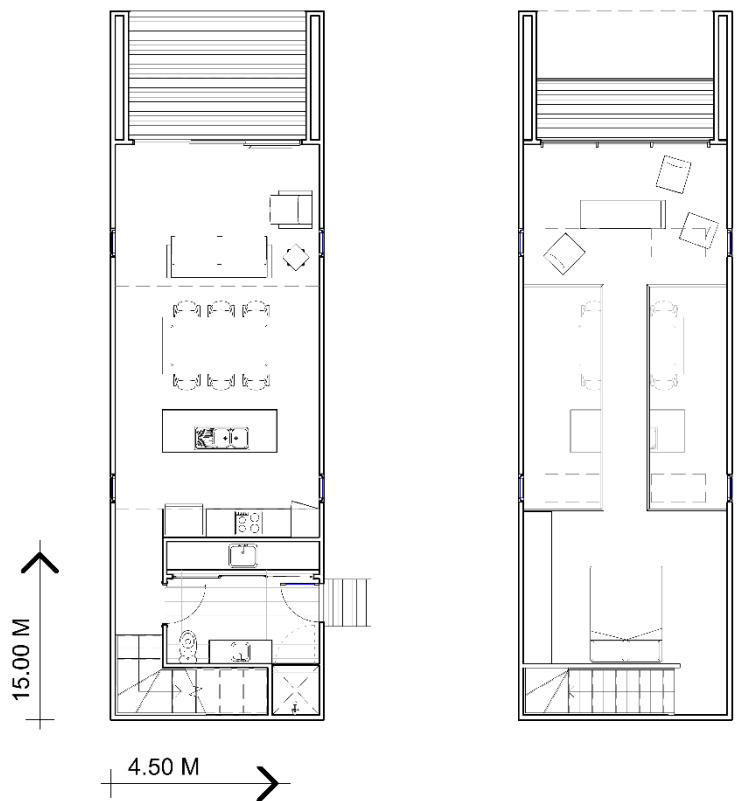
**WIDTH:** 4.5m

**HEIGHT:** 6.6m

**MODULES:** 2

**PRICE:** \$485,000 + GST

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# STANDARD INCLUSIONS

## EXTERIOR

- Footings (to class 'M' soil classification)
- Plantation pine frames and trusses
- Trim Deck profile zincalume roofing and accessories
- Lightweight external cladding
- Powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap
- 10,000 litre water tank configuration\*
- Connections of services within 20m of the building
- Up to BAL (Bushfire Attack Level) 12.5 construction

## INTERIOR

- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- 67mm square set skirting and architraves
- Villaboard to bathroom
- Redicote internal doors
- Sliding door units to built-in robes
- Shelving and hanging rails to built-in robes
- Satin chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- Floor and wall tiles to utility/bathroom
- Carpet to bedrooms
- Engineered timber flooring

## KITCHEN

- Stainless steel under bench electric oven
- Ceramic electric cooktop
- Stainless steel under mount range hood
- Laminate custom kitchen (MDF Free)
- Caesarstone benchtops
- 1<sup>3</sup>/<sub>4</sub> bowl Stainless steel sink
- Chrome finish water saver flick mixer
- Metaline splashback

## BATHROOM/UTILITY/ LAUNDRY

- Laminate custom vanity units (MDF Free)
- Wall mirror
- Waterproofing to all tiled areas
- Floor and wall tiles to wet areas 2.1m high to shower walls
- Tiled shower base set in floor
- Semi-frameless shower screens with pivot doors
- Water saving low-level toilet suites
- Chrome finish double towel rails and toilet paper holders
- Chrome finish water saver taps and shower rail system
- Stainless steel insert trough with custom Laminate base cabinet
- Tiles to floor skirting and vanity splashback
- Chrome finish hot and cold tap fittings for washing machine

## ELECTRICAL & SAFETY

- Energy efficient hot water service\*
- 1.8kW solar power system\*
- Smoke detectors hard wired with battery backup
- Exhaust fan in bathrooms
- Energy saving LED globes to all downlights
- Double power points throughout house
- One telephone point
- One television point

# STANDARD INCLUSIONS

## PAINTING

- High quality Low VOC paint finish to external surfaces
- High quality Low VOC paint finish to all internal surfaces
- One colour throughout internally
- One colour throughout externally

## PEACE OF MIND

- 7 year standard builder's warranty
- 3 month Ecoliv rectification warranty

## UPGRADES AVAILABLE POA

Our Ecoliv Materials Selection Centre has a range of fixtures and fittings from which to choose.

- Commercial grade full height windows and doors throughout
- Stone bench tops to utility and bathroom (stone standard inclusion to kitchen)
- Custom made joinery
- Alternate plumbing fittings and fixtures
- Alternate splashback options to utility, kitchen and laundry
- Full height wall tiling in wet areas
- Alternate internal flooring options
- Timber decking (various timber species available)
- Alternate external claddings
- External shade systems
- Septic systems
- Black and grey water recycling/treatment systems
- Solar power upgrade
- Off grid energy systems

## IMPORTANT INFORMATION

The following items are NOT INCLUDED in the price of Ecoliv Buildings. Pricing for these items are site and project dependent.

- Design and Documentation fees
- Town Planning and Building Permit application fees
- Town Planning and Building Permit drawings
- Soil test fees
- Energy rating fees
- Bushfire attack level assessment fees
- Engineering drawings
- Site re-survey
- Delivery/Transport fees
- Connections of services, sewerage, stormwater, water tapping, water connection, telephone and underground power if more than 20m from the building
- Handrails to decks
- Driveway construction
- Excavation of site if required
- Allowance for fall of house site over 200mm
- Above BAL (Bushfire Attack Level) 12.5 construction

\*Applicable for new homes on a single title only. Eco B&B, Ecoliv Cabin, Eco Studio, Secondary dwellings and Extension projects to be connected to existing services.