

Bella Qld Properties

Design & Inclusions Modification Estimate

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Prepared for: Buyer

Site Address: Lot 252 Rosewood

20x25

500sqm

Contact Details:

Date: 09/10/20

Email:

THE FOLLOWING COSTINGS ARE INTENDED AS A GUIDE ONLY

* All prices are subject to Site Investigation & Head Office approval & may change without notice.

* Based on 21/10/17 Price List

Description	Extra	Credit
BASIC HOUSE PRICE: @ Base Home Special Package m2	\$ 309,900.00	The Maleny
Innovative Inclusion Pack - double story	Included	
Provide Fixed Site Costs. No allowance has been made for Retaining walls & 'Subject to Site Investigation' - Allow H2 soil + up to 3m fill	Included	
Provide Built to Boundary to Garage	Included	
Provide Hard Wired Smoke Alarms per Legislation Requirements	Included	
State Government Environmental Dumping Fee Effective 1st January 2019	Included	
Provide N3 Wind Rating in Lieu of Standard	N/A	
Provide Scaffolding	Included	
<u>STRUCTURAL CHANGES</u>		
Provide Colorbond Roof in lieu of standard	Included	
Provide Whirly Bird for Roof	Included	
Provide Single Height Bricks in lieu of Double Height	Included	
Provide Plain Concrete to Floor to outdoor area for under roof patio	Included	
Provide Upgrade WINWS4VG/WINWS5G or WINWSS19H 1200mm Hinged Front Door in lieu of standard	Included	
Provide prewire of home for fibre to home network	Included	
Provide Connection to Natural Gas Line	Included	
Provide 2590mm Raised Ceilings	Included	Greenboard or James Hardie infill
Provide Façade finish dependant on Covenant (If render required 60mm NRG Greenboard direct fixed to stud work with Rendered finish provided. If brickwork is permitted "Builders Range" Brickwork will be provided)	Included	
Provide T2 termite treated frame	Included	
Provide Curb cut to driveway	Included	
Provide pwdr rm with exhaust fan	Included	
<u>FINISHING ITEMS</u>		
Provide Builders Range Omega 900mm Freestanding cooker (gas cooktop, electric oven) S/Steel (OF914FX)	Included	
Provided Builders Range Omega Dishwasher	Included	
Provide 20mm Smart Stone Benchtop upgrade to kitchen in lieu of laminate	Included	
Provide 20mm Smart Stone Benchtop upgrade to bathroom Vanity Tops ' Free Promotion	Included	
Provide Essential 1&3/4 sink with gooseneck side lever mixer	Included	
Provide Kitchen Overhead Cupboards to either side of Rangehood 'Excludes Fridge Spac	Included	
Provide Kitchen Plaster Bulkhead Above Overhead Cupboards	Included	
Provide Carpets to all bedrooms & MPR	Included	
Provide tiles to all living areas exc wet areas	Included	
Provide Gainsborough Metal Lever Door Handles in lieu of standard	Included	
Provide exhaust fan to bathrooms	Included	
Provide Porcelain Toilet upgrade	Included	
Provide Custom Made Vanity Cabinet	Included	
Provide Freestanding Fienza Empire Designer Bath (Colour: White, Size: 1500L x 750w x	Included	
Provide flickmixer tapware to bathrooms and ensuite	Included	
Provide Vinyl Robe Sliding Doors to Bedrooms in lieu of Hinged Doors	Included	
Provide Flyscreens Screens to all sliding windows & sliding doors	Included	
Provide Remote Control garage door in lieu of standard	Included	
Provide 2 TV Points, 3 External Bunker Lights, 2 Telephone Points	Included	

Provide 18 LED Downlights Throughout	Included
Provide 4 x Builders Range Ceiling Fans to all Bedrooms	Included
Provide 5.1kw Split System Air Conditioner to Living Room	Included
Provide 2 x Up/Down Stainless Steel Lights to Front Facade	Included
Provide White Builders Range Roller Blinds to Sliding Windows Only (exluding bathrooms, toilets, sliding doors, kitchen window and cornerless windows)	Included
Provide 1.5kw split system air con to master bedroom	Included
Provide extra 7.49sqm floor coverings	Included
Provide 22.5 degree roof pitch per design guidelines	Included
Provide three 0910 windows	Included
Provide 1824 sliding window to dining room	Included
Provide 2127 sliding glass doors to patio	Included
Provide 1809 sliding windows to lounge and family	Included
Provide 1818 sliding window to study	Included
Provide Cavity sliding door to powder room	Included
Provide Cavity sliding door to laundry	Included
Provide square set to dining	Included
Provide 1806 sliding window to Bed 1	Included
Provide 1812 awning window to Stairwell	Included

EXTERNAL ITEMS

Provide Allowance of Up to 50m2 Exposed Aggregate Driveway 'Salt & Pepper Stone Col	Included
Provide Exposed Aggregatre Concrete to Front Porch	Included
Provide Turf or Fence Allowance to the Value of \$5,000	Included
Provide Landscaping allowance to the value of \$15,000	Included
Provide 450x450mm Builder Range Floor Tiles to Alfresco (non-slip grade)	Included
Provide TV Antenna	Included
Provide Builders Range Rendered Letterbox	Included
Provide Wall Mounted Clothesline 'Single Fold'	Included

SUB TOTAL	\$	309,900.00	\$	-
ESTIMATED TOTAL	\$	309,900.00		

Plus lot 252 Land Price	\$	187,500.00
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Total house and land price	\$	497,400.00
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