

Skope 26



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Land \$517,000

Build \$480,470

House and Land \$997,470

Lot 104 Verdenia
Drive, Dunhelen
Estate Greenvale

VERV

Key Features and Inclusions

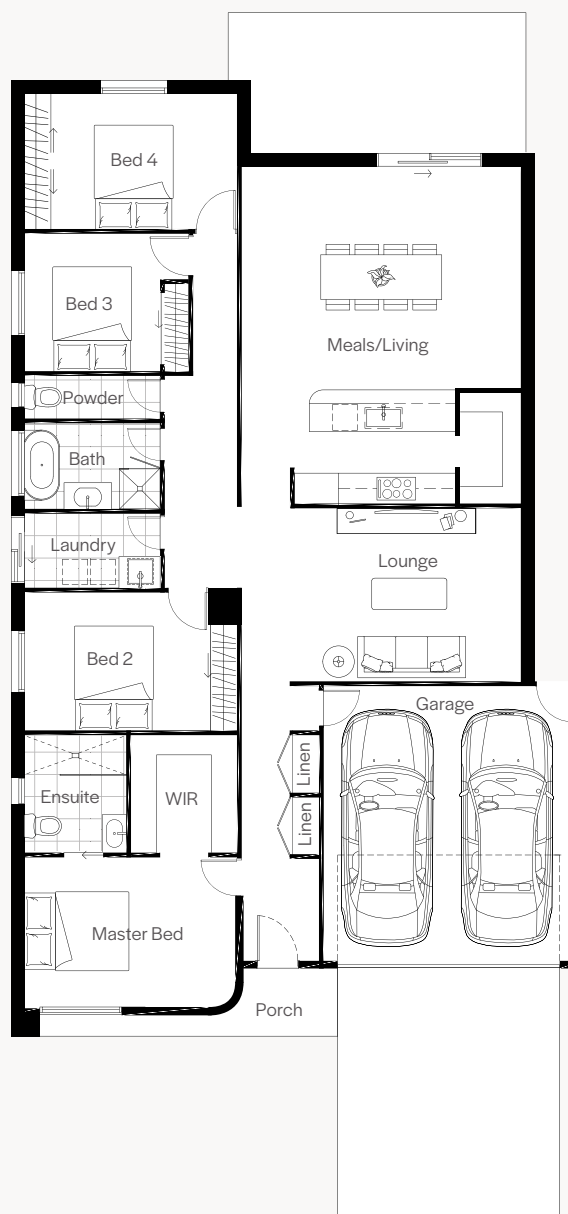
- > Front & rear landscaping, driveway, and fencing
- > 600 x 600 Floor to ceiling tiles to all wet areas
- > Square set cornice throughout the home
- > Architecturally designed home
- > Shark nose stone benchtops
- > LED downlights throughout
- > 2590 ceilings throughout
- > Remote control garage
- > Fisher & Paykel appliances
- > 12 Month price freeze
- > Aggregate concrete
- > Stone splash back

Lot Size

392m²

House Specifications

Ground Floor:	136m ²
Garage:	38.10m ²
Porch:	3.5m ²
Alfresco:	19m ²
Total:	253.50m²



*Price based on standard inclusions and facade. Image depicts upgrade items not included in the price.

This plan is intended to give an indication of the proposed layout only and may vary without notice. It is not the actual lot for sale. Individual features such as furniture and/or vehicles are not included. Images are artists' impression for illustrative purposes only. Please ask our sales advisor or refer to contract drawings and site plans for exact dimensions and setback. Facade finishes, materials and colours may vary.

Inclusions – Standard Klay Scheme

At Verv, we know the finishes are equally as important as the overall design of your new home. We offer a range of generous inclusions of the highest quality, curated to create beautiful, tailored living spaces. What others would consider as premium upgrades, we include as standard.



Kitchen Appliances

Dishwasher:	Fisher & Paykel fully integrated dishwasher.
Oven:	Fisher & Paykel 600mm electric wall oven.
Hot Plate:	Fisher & Paykel black glass 600mm induction cooktop.
Range Hood:	Fisher & Paykel 600mm wide range hood. (with cupboard above).
Sink:	single bowl stainless steel sink.
Tap:	Brushed Nickel mixer tap.

Cabinetry

Doors/Drawers:	Laminate doors.
Cupboards:	Laminate soft close doors.
Kitchen Bench Panelling:	Feature timber detailing.
Kitchen Bench Top:	Stone 20mm shark nose edge (zero silica) kitchen bench.
Vanity Bench Top:	Stone 20mm square edge (zero silica) bathroom bench.
Handles:	Lo & Co curve pull white.
Pantry:	Fully laminate pantry as per plan.

Bathroom & Ensuite

Basins:	Solid surface oval basin (white).
Mirrors:	Mirrored shaving cabinets.
Bath:	Free standing acrylic bath (white) round back to wall.
Shower Bases:	Step-free tiled shower bases.
Shower Screens:	Semi-frameless + frameless clear glass (Product Specific).
Taps:	Brushed nickel in wall mixer tapware.
Shower Outlet:	Handheld shower rail and slider in brushed nickel finish to ensuite and bathroom.
Toilet Suite:	Inwall cistern, white with soft close top.
Accessories:	600mm single towel rails and toilet roll holders in brushed nickel finish.
Exhaust Fans:	exhaust fans including self-sealing air flow draft stoppers to bathroom & ensuite showers.

Ceramic Tiling

Wall Tiles:	Wall tiles to bathroom, ensuite and laundry were shown on plans. Selection as per builder's colour boards.
Floor Tiles:	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's colour boards.
Floorboards:	As shown on plan. Selection as per builder's colour boards.

Carpet

Carpet:	As shown on plan. Selection as per builder's colour boards.
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Paint – 2 coat application

Timberwork:	Gloss enamel to internal doors, jambs & moldings.
Ceilings:	Flat acrylic to ceilings.
Internal Walls:	Washable low sheen acrylic to internal walls.
Entry Door:	Gloss enamel to front entry door.
Colours:	Colours selected as per builder's colour boards.

Staircase

Stairs:	MDF staircase with pine handrail with carpet cover as per colour boards.
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External Features

Brickwork/cladding:	As per working drawings. Brickwork and or acrylic render/feature to selected areas as per plan. (Product Specific).
Mortar Joints:	Natural colour rolled.
Front Elevations:	As per working drawings. Brickwork and or acrylic render/feature to selected areas as per plan. (Product Specific).
Windows:	Feature aluminium windows to front elevation. (Product Specific). Aluminium improved windows throughout to meet 7-Star energy rater's assessment.
Entry Frame:	Timber frame (Product Specific).
Front Entry Door:	Hume Door.
Door Furniture:	Entry pull in brushed stainless steel.
Ext. Hinged Door:	Lever set on round rosette in Brushed nickel.
Infill over windows:	Brick infill above all ground floor windows and doors.
Door Seal:	Door seal and weather seal to all external hinged doors.
Balustrade/Handrail:	Product specific – Dwarf plaster wall to first floor. Painted timber handrail

Insulation

Ceiling:	Glasswool batts to ceiling or roof space. (excludes garage).
External Brickwork:	Glasswool batts and sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap to be sealed around openings in accordance with energy rating assessor's report.

Garage

Garage Door:	Colorbond sectional door (or as per working drawings specific design) remote control with 2 handsets included.
External Walls:	Design specific (Refer to working drawings).
Pedestrian Door:	Door: Weatherproof flush panel, timber frame. Door: Frame: Timber finish. Door: Furniture: Entrance lockset.

Inclusions – Standard Klay Scheme

Internal Features

Doors:	Flush panel. 2340mm high. Either hinged or sliding as per plan.
Door Furniture:	Lever set on round rosette door furniture in brushed nickel.
Mouldings:	92 x 12mm bevelled MDF DAR-square skirting.
Door Stops:	Plastic white door stops to hinged doors.
Door Seals:	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

Gas Hot Water System:

Continuous Flow - Gas Hot Water System:	Continuous flow gas hot water system and necessary electrical and plumbing connections.
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Note: Compact Flow Panel positioned at the builder's discretion.

Laundry

Trough:	Stainless steel single bowl. (Unless specified otherwise).
Tap:	Brushed nickel flexible round hose mixer.

Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry. Square set cornice to all ground floor area except garage. 75mm cove cornice throughout remainder of the home.
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Framing

Framing:	Stabilised pine wall frame and roof trusses.
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Plumbing

Taps:	2 external taps, 1 to front water meter and 1 to rear of home.
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Roofing

Roof Pitch Material:	Colorbond roof, design specific.
Fascia & Guttering:	Colourbond fascia, gutter and downpipes.

Heating

Heating:	Gas ducted heating to bedrooms and living area (excludes wet areas). Total number of points and unit size product specific. Panel heating unit installed to living areas and to all bedrooms (excludes wet areas and areas with split system) for Medium Density only
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Ceilings

Height:	2590mm ceilings to ground floor and first floor. (Unless specified otherwise).
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Storage

Shelving:	Walk in robe – One white melamine shelf with hanging rail, 450mm wide drawers and adjustable shelves unit.
Robes:	One white melamine shelf with hanging rail, drawers and adjustable shelves.
Pantry:	Four laminate shelves.
Linen:	Four white melamine shelves, drawers and adjustable shelves.
Doors:	Robes – 2040mm high Redicote flush panel, hinged or sliding mirrored doors as per plan. Linen – 2340mm high Redicote flush panel, hinged door(s).
Handles:	passage lever set on round rosette brushed nickel.

Electrical

Internal Light Points:	100mm diameter LED fittings (white) throughout as per standard electrical layout.
External Lights:	100mm LED downlight to front entry. Weatherproof Para flood light to rear as per drawings.
Power Points:	Double power points throughout (single power points for appliances).
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antenna.
Telephone Point:	Two pre-wired telephone points to WIR and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN). (Basic pack only)
Switch Plates:	White wall mounted switches (horizontal mounted standard).
Smoke Detector(s):	Hardwired with battery backup.
Safety Switches:	RCD safely switch and circuit breakers to meter box.

Recycled Water Connection

Recycled Water:	Provide recycled water connection.
Connection:	If required (Additional charges will apply).

Site Conditions / Foundations

Foundation Class:	Up to Class 'H2' concrete slab with a maximum of 499mm fall over building envelope. Allotment up to 600m2 with a maximum setback of 5m to the house (Including rock removal).
Temporary Fencing:	Supply and hire of temporary fencing to site to council requirements.
Silt Fence:	Supply and hire of environmental silt fence to front of property as required by council.
Termite Treatment:	Termite spray system where required by relevant authority.
Angle of Repose:	Home to be sited to a minimum of 3m off easement. If sited closer, additional charges may apply.

Connection Costs

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit). Does not include electricity and telephone account opening fees.

Klay – Standard Internal Colour Schedule



Carpet

Profile: 7mm foam underlay
Colour: Atlantis Sky



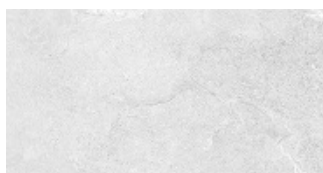
Timber Flooring

Profile: 12mm Laminate
Colour: Maritime Oak



Wet Area Tiles

Profile: 600x600 Entiva
Colour: Enzo Moon



Kitchen Benchtop

Profile: 20mm Shark Nose Edge
Colour: Cloudburst



Kitchen Splashback

Profile: 20mm
Colour: Cloudburst Concrete



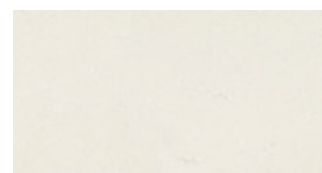
Kitchen Cabinetry

Profile: No Handles, Soft Close
Colour:
AbsoluteGrain Chalk White



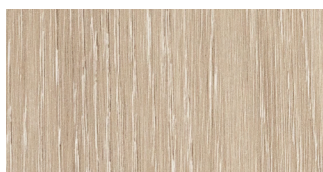
Bathroom Benchtop

Profile: 20mm Square Edge
Colour: Fresh Concrete



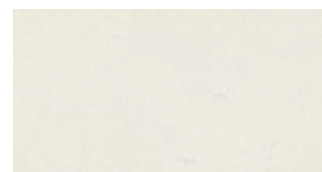
Bathroom Base Cabinet

Profile: Soft Close Doors
Colour: Whitewashed Oak



Laundry Benchtop*

Profile: 20mm Square Edge
Colour: Fresh Concrete



Laundry Splashback*

Profile: 48 x 48 square mosaic
Colour: Matte White



Laundry Cabinetry*

Profile: No Handles, Soft Close
Colour:
AbsoluteGrain Chalk White



*Laundry finishes, fixtures and feature are intended to give an indication of the proposed design only and may vary without notice, or according to house plan and layout. Finishes are subject to availability and may vary depending on layout.

Verv Group reserves the right to substitute the make, model or type of any of the aforementioned products to maintain the quality and product development of its homes.

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Onyx – Standard Internal Colour Schedule



Carpet

Profile: 7mm foam underlay
Colour: Drifting Ash



Timber Flooring

Profile: 12mm Laminate
Colour: Ivory Oak



Wet Area Tiles

Profile: 600x600 Entiva
Colour: Enzo Cinder



Kitchen Benchtop

Profile: 20mm Shark Nose Edge
Colour: Airy Concrete



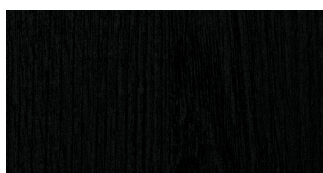
Kitchen Splashback

Profile: 20mm
Colour: Airy Concrete



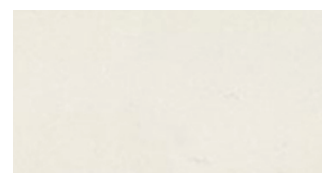
Kitchen Cabinetry

Profile: No Handles, Soft Close
Colour: AbsoluteGrain Black



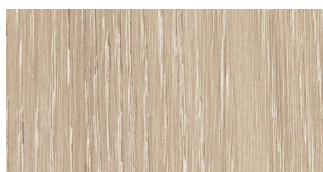
Bathroom Benchtop

Profile: 20mm Square Edge
Colour: Fresh Concrete



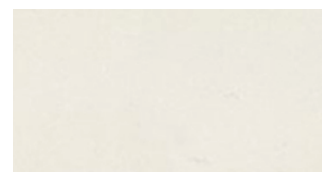
Bathroom Base Cabinet

Profile: Soft Close Doors
Colour: Whitewashed Oak



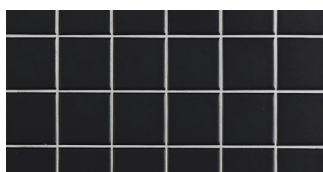
Laundry Benchtop*

Profile: 20mm Square Edge
Colour: Fresh Concrete



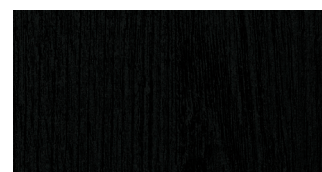
Laundry Splashback*

Profile: 48 x 48 square mosaic
Colour: Matte Black



Laundry Cabinetry*

Profile: No Handles, Soft Close
Colour: AbsoluteGrain Black



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Turnkey Inclusions

VERV unique architect designed residences come complete and ready to live in with a comprehensive range of high quality inclusions.



Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: fencing height and material may be subject to developer guidelines and approval.

Driveway & Path

Your home includes exposed aggregate paving to driveway, porch and alfresco (floorplan specific only)

7 Star Rating

Every VERV home achieves a minimum 7-star energy rating, which means reduced utility bills and reduced greenhouse gas emissions.

Window Furnishings & Flyscreens

Modern & stylish block out roller blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condensor.

Alarm System

Alarm system with 3 sensors including panel to walk in robe and key pad to entrance including single power point.

Fibre Optic Ready

Your VERV Home comes complete with Fibre Optic Service Ready for Internet Connection. Note: Service provider specific to developer guidelines.

VERV Homes reserves the right to substitute the make, model or type of any of the aforementioned products to maintain the quality and product development of its homes. Changes may be made subject to Residential Development Standards (Res Code requirements). Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fees may apply.

VERV®