

Indulge your home with these quality inclusions that are **INCLUDED WITH EVERY GENESIS HOME!**

Indulgence PACKAGE

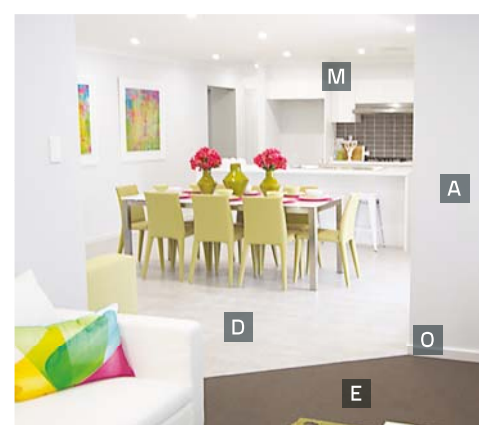
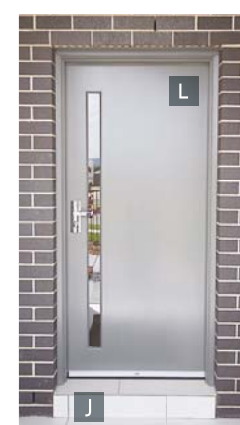
- A** Taubmans® 3 coat paint system
- B** Termite resistant frame
- C** Dishwasher*
- D** Floor tiles*
- E** Carpet*
- F** Garage remote unit
- G** Alarm system
- H** Roofing made from Colorbond® Steel
- I** Panel doors to garage
- J** Tiled front entry porch*
- K** Rheem® Integrity gas hot water system
- L** Designer front entry door*
- M** Overhead cupboards and bulkheads to kitchen and fridge space
- N** Large modern vanities to bath/ensuite
- O** 67mm skirting (finished size)

PLUS these other great inclusions:

- ✓ 3-in-1 fan/heater/lights
- ✓ Water filter to kitchen
- ✓ Generous laundry space
- ✓ Tender & Site appraisal
- ✓ 90mm frames throughout for greater strength
- ✓ Flyscreens to windows
- ✓ Design consultation
- ✓ Double door robes
- ✓ China toilet suites
- ✓ Large selection of bricks, tiles and kitchen colours

Beechwood 
your family home

*Dishlex Dishwasher DSF6105X model. *Carpet, floor tiles & entry doors from Genesis range. Decorative accessories, home furnishings, façade finishes, paths, landscaping and internal doors pictured in photographs are for illustration purposes only and are not included in Genesis Indulgence Package. © All rights reserved. The content provided is correct at time of printing and supersedes all previous versions published. Content may not be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without the written permission of Beechwood Homes (NSW) Pty Ltd. 23.1.15



GENESIS ESSENTIALS

EXTERNAL FEATURES

- Large selection of bricks from Austral™ and PGH™
- Choice of roof tiles, profiles & colours
- Tiled finish to front verandah
- External wall frames at 450mm (18") centres in lieu of industry normal, 600mm
- Eaves and gutters giving that very important weather protection. 5 star energy efficiency rating is reduced if house has no eaves
- Granitgard™ termite protection barrier to the perimeter of your home (10 year warranty and environmentally friendly)
- Colorbond® fascia and gutter
- Dead bolts to external doors
- Aluminium windows & sliding doors with a choice of frame colours and all complete with key locks
- All facades feature panel garage doors
- Front & rear garden taps

ELECTRICAL & GAS APPLIANCE FEATURES

- Multifunction energy efficient Westinghouse underbench/wall oven & 600mm cooktop
- Westinghouse 900mm recirculating rangehood
- 5 Star – 330 litre Rheem® 'Stellar' gas hot water service (1st hour)
- Earth leakage electrical safety switch
- Smoke detectors complying with AS3786 wired direct to the mains with a 9 volt battery back up
- Digital ready television points (2 allowed)
- Double power points throughout house (1 per room) (Excluding points for appliances)

INTERNAL FEATURES

- Picture & furniture recesses as shown on floor plans
- Internal door handles from Gainsborough® 'Terrace' or 'Classic' series'
- Gloss painted finish to all internal woodwork
- Hard wearing washable paint to all internal walls
- Double doors to built-in-wardrobes
- 67mm skirting & 42mm architraves (finished size)
- 2.4m ceiling height

BATHROOM & ENSUITE FEATURES

- Semi-frameless pivot shower doors with toughened glass
- Large modern vanities with fully moulded, semi-recessed vanity tops
- Caroma® 'Maxton 1525' bath to bathroom
- Tiled ledge to bath tub
- Full width vanity mirrors with polished edges
- A choice of clear or obscure glass to both bathroom and ensuite windows
- Your choice of selected imported wall and floor tiles from our wide range
- Stylus tapware to bathrooms & ensuites

KITCHEN FEATURES

- Kitchen cupboard layouts as shown in brochure
- Your choice of finish from the standard Beechwood Genesis range. (Some homes exhibit upgraded finishes)
- Quality kitchen cupboards
- Built in bulkheads above all overhead cupboards
- Fully lined kitchen cupboard shelves with laminated finish to doors & bench tops
- Quality metal drawer runners
- Large selection of decorator finishes
- Removable cupboard & all connections provided for your dishwasher
- Stainless steel double bowl kitchen sink ('Radiant' R175 Mark II)
- Water filter
- Modern single lever mixer tap to sink area
- Tiled splashback above bench tops

LAUNDRY FEATURES

- Washing machine connection, hot & cold
- 42 litre Clark® 'Utility' stainless steel laundry tub
- Ceramic tiled floors
- Tiled splashback to laundry tub

GENERAL FEATURES

- 180 day tender
- Land contour survey
- House peg out & identification survey
- Engineer designed trussed roof
- Engineer certificates for slab & piers
- Construction Contract Insurance
- Insulation to walls (R1.5) and ceilings (R3.5)
- ABSA Energy Efficiency Certificate
- BASIX certificate

CONCRETE SLAB FEATURES

- Designed for an 'S', 'M' or 'H' classification to comply with AS2870
- Concrete slab living area floor level minimum is 300mm above ground level
- The edge beam of the slab is rebated to provide 3 courses of brickwork in lieu of normally used 2 courses, therefore eliminating the exposure of 150mm (6") of concrete around the perimeter of your house
- The Beechwood concrete slab has no polystyrene infill panels built into it. It is a fully reinforced concrete slab foundation designed by a qualified structural engineer

Manufacturers & specification may differ outside Metropolitan area.