



ARCHITECTURAL INCLUSIONS

BY AMT GRAND HOMES



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GRAND KITCHEN



C. Laminate
Cabinets – over
50 colours

A. 30mm
Caesarstone®
Benchtop – choose
from 40 colours

Kitchen items can be customised by customers, the above items are recommended by AMT Grand Homes and included in our contract price. Client may choose other items but will be charged or rewarded the difference (if any).



B. Modern Glass
Splashback



D. Teknobili Pull Down Sink Mixer



E. Franke Rapid Double Sink



Dish rack



Wooden chopping board



D. UPGRADE OPTION: Franke Professional Pull-out Tap or similar



UPGRADE OPTION: Franke Impact Granite Double Sink

KITCHEN INCLUSIONS

BENCHTOPS	CABINETRY	KITCHENWARE
A. 30mm Caesarstone© Benchtap (Choose from 8 colours)	B. Glass splashbacks in kitchen or Designer Tiles	D. Teknobili Pull Down Sink Mixer (Upgrade Option Franke Professional Pull-out Tap or similar)
	C. Laminated cabinetry (Choose from 50 colours)	
	- Shelving in pantry (as specified in drawings)	E. Franke Rapid Double Sink with free chopping board and dish rack (Upgrade option: Franke impact granite double sink)

EUROPEAN APPLIANCES

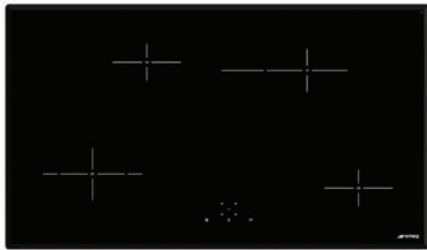
Choose from our large range of Designer Appliances.



A. Smeg 900mm Classic
Multifunction Oven SFA9310XR



C. STYLE OPTION: Smeg 900mm Gas
/ Gas Freestanding Cooker



B. Smeg 900mm Ceramic Cooktop
SA911XA

OR



B. Smeg 900mm Classic Gas Cooktop
CIR93AXS3



D. Smeg Fully-Integrated
Underbench Dishwasher



E. Smeg Inverter Microwave
with Convection



F. Smeg 900mm Wallmount Rangehood
SA950CXA

Appliances can be customized by customers, the above appliances are recommended by AMT Grand Homes and included in our price. Client may choose other appliances but will be charged or rewarded the difference (if any).



KITCHEN APPLIANCES

OVEN	COOKTOP	STYLE OPTION: FREESTANDING COOKER
A. Smeg 900mm Classic Multifunction Oven SFA9310XR	B. Smeg 900mm Ceramic Cooktop OR SA911XA or Smeg 90cm Classic Gas Cooktop CIR93AXS3	C. Smeg 900mm Gas / Gas Freestanding Cooker
DISHWASHER	MIRCOWAVE	RANGEWOOD
D. Smeg Fully-integrated Underbench Dishwasher	E. Smeg Inverter Microwave with Convection	F. Smeg 900mm Wallmount Rangehood SA950CXA or Smeg 900mm Wallmount Rangehood SHW910X

LUXURY BATHROOM



B. Koca Inspria
Basin (Choose from
Round or Soft
Vessel Shape)

E. Grohe
Essence New
Wall Basin Mixer
Set Chrome

A. 20mm
Caesarstone®
Benchtop
(Choose from 40
Colours)

Bathroom items can be customised by customers, the above items are recommended by AMT Grand Homes and included in our contract price. Client may choose other items but will be charged or rewarded the difference (if any).



B. Koca Inspria Basin
(Choose from Round or Soft Vessel Shape)



C. Mizu Bliss 1700 Freestanding Bath



D. Roca Meridian Close Coupled
Back Inlet Suite



E. Grohe Essence New
Wall Basin Mixer Set Chrome



F. Mizu Drift Twin Witerrail
300mm Overhead Shower

BATHROOM INCLUSIONS

VANITIES	SHOWERS AND BATH	TILING AND FLOORING
A. 20mm Caesarstone© Benchtop (Choose from 8 colours)	- Frameless Shower Screens	- Floor to Ceiling tiling in Main Bathroom
B. Koca Inspria Basin (Choose from Round or Soft Vessel Shape)	F. Mizu Drift Twin Witerrail 300mm Overhead Shower	
- Frameless Mirror with Polished Edges (as per masterplan)		
C. Grohe Essence Wall Basin Mixer Set Chrome	G. Mizu Bliss 1700 Freestanding Bath	- Designer Tiles in all Bathrooms
TOILET	ACCESSORIES	LAUNDRY
D. Roca Meridian Close Coupled Back Inlet Suite	- Our Range of Towel Rails, Toilet Paper holders	- Posh Laundry Cabinet
		- Tiled Splashback
		- Mizu Sink Mixer

AMT GRAND INTERIOR



B. Cove Cornice
with Shadowline
upgrade option

A. Designer
Aluminium
Windows



INTERIOR INCLUSIONS

WINDOWS	WALLS AND CORNICE	PAINT
A. Powder coated designer aluminum windows (as per working drawings)	B. Cove Cornice throughout with Shadowline upgrade option	C. 3 coat Dulux paint to all internal walls
	– Extra Height 2600mm ceilings to the ground floor & 2450mm high ceilings to the first floor	D. High Quality 2 coat paint to all ceilings and cornice

STAIRS	INTERNAL DOORS	WARDROBES	FLOOR COVERING
– Carpet or Painted Timber Staircase with Newel Post and Handrails. Stainless Steel Balusters in Double Storey homes	– 2340mm high internal doors	– Framed High Mirror Sliding Robe Doors to all Bedrooms	– Combination of Designer Tiles and Carpet (as per working drawings)
	– Privacy Locks to all Bathrooms and WC		
	– Choose from Range of Door Handles for all Interior Doors	– Melamine Shelving in Robes with Hanging Rail	

ARCHITECTURE EXTERIOR



B. Concrete
Roof Tiles or
Colorbond® Roof
Sheets

A. Pivot Designed
Entry Door

C. Automatic
Colorbond® Garage
Door (Choose from
a range of colours
and styles)



Concrete Roof Tiles or Colorbond® Roof Sheets (Choose from a range of colours)

A. Pivot
Designed Entry
Door (Choose
From a wide
range of styles)



C. Automatic
Colorbond® Garage
Door (Choose from
a range of colours
and styles)



EXTERIOR INCLUSIONS

ARCHITECTURE EXTERIOR	GARAGE
A. Pivot Designed Entry Door (Choose from a wide range of styles)	C. Automatic Colorbond® Garage Door (Choose from a range of colours and styles)
– Wide range of Face Brick Façade Options (Upgrade Option to Cement Render finish)	
B. Concrete Roof Tiles or Colorbond® Roof Sheets (Choose from a range of colours)	
– Colorbond® fascia, downpipes and gutters	
– Two coat Dulux exterior paint	

THE AMT GRAND HOMES DIFFERENCE



GENERAL

Standard site costs – up to 1.0m of fall over the block	Class “M” waffle pod concrete slab – Designed by approved structural engineer	Bored concrete piling for cut and fill excavation (up to 500mm)
Advanced perimeter terminate treatment	Standard BASIX	Sewer and stormwater connection
GAS CONNECTION & INSULATION		
Gas service connection to house	CSR R2.0 thermal batts to external walls	CSR R3.5 thermal batts to ceilings

ELECTRICAL

LIGHTING	POWER POINTS	TELEVISION
Light point allowance as detailed on electrical plan	Double power points throughout as detailed on electrical plan	Television point to family room
TELEPHONE	AIR CONDITIONING	
Telephone point to kitchen	Reverse cycle ducted air conditioning	

FURTHER INCLUSIONS

Home owners warranty insurances	7-year structural warranty	WHS system in place
Scaffold throughout	13-week maintenance period	Site security fencing as per WHS requirements

ARCHITECTURAL INCLUSIONS
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DISCLAIMER: Some fixtures, fittings and features depicted in this brochure may not be supplied by AMT Grand Homes. Garage setback is up to 5.5m from front boundary and an even cut and fill. All service connections are to be within property boundary and additional costs will apply for longer distances.



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