

external features

Brickwork	Clay bricks select from builder's selection Category 1
Mortar Joints	Natural colour raked joints
Light Weight Cladding	Fibre cement products or feature timber cladding to walls (refer to working drawings)
Roof Cover	Tiles: Concrete roof tiles select from builder's selection Category 1
Roof Plumbing	COLORBOND® metal fascia and barge Quad gutter with 100 x 50mm rectangular downpipes
Front Entry Door	Paint finished flush panel, 2040 x 820mm with moulded and routed panels
Door Furniture	Front door: Front entry deadlock combination set External hinged door: Entry set keyed alike front door
Entry Frame	Front Door: Entry set with Deadbolt keyed alike Laundry: Aluminium sliding door with powdercoat finish
Windows	Aluminium sliding with powdercoat finish Feature windows to front facade (Product Specific – refer to working drawings)
Window Coverboards	Corner or Straight Coupled: Timber with gloss acrylic paint finish to match windows
Infills Over Windows (Single Storey)	Front Elevation: Brickwork infills over windows Side and Rear Elevation: Fibre cement sheet infills
Infills Over Windows (Double Storey)	Side and Rear Elevation: Brickwork infills to ground and first floor Side or Rear Single Story Sections: Fibre Cements sheet infills

garage

Double garage with tiled hip roof, including double sectional overhead COLORBOND® door to front, plaster ceiling, concrete floor, brickwork or paint-finished FC infill over front door, hinged pedestrian door to rear with brickwork over (refer to working drawings).

External Walls (product specific)	Integrated Garages: Brick veneer, single and double storey homes Attached Garages: Single skin brickwork with attached piers, double storey homes
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Pedestrian Door (excluding Tusanne and Logan)	Door frame: Timber or metal frame with low sheen paint finish Door: Weatherproof flush panel with opening into garage Door furniture: Entry set keyed alike to front door
Internal Access Door (product specific)	Door frame: Timber with low sheen paint finish Door: Weatherproof Flush panel with opening into house Door furniture: Entry set keyed alike to front door

internal features

Ceiling height	Single Story: 2400mm throughout Double Story: 2400mm throughout to ground and 2400mm to first floors
Room doors	Flush panel 2040mm high with doorstops
Draft seals	Exhaust fans: Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door
Door furniture	Designer handles. Select from builder's selection Category 1
Mouldings	Skirtings: 67mm high from builder's selection Category 1 (MDF), excluding wet areas Tiled skirting to wet areas Architraves: 67mm wide from builder's selection Category 1 (MDF) Cornice: 75mm Scotia cornice throughout
Heating	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific - refer to working drawings.



6 star energy rating

All Metricon homes are designed and built with sustainability in mind. A 6-Star Energy Rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions Apply.



framing

Walls	<p>Single Storey: 90mm thick stabilised timber frame throughout</p> <p>Double Storey: 90mm tick stabilised timber frame throughout both floors</p>
Roof	Stabilised timber roof trusses

general features

Insulation	<p>Ceiling: R4.0 Glasswool batts to house only</p> <p>External walls: R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floors, joins in weather wrap to be taped and gaps around windows/doors sealed</p>
Paintwork	<p>External</p> <p>Front door: Sealer undercoat with enamel gloss top coats</p> <p>Other hinged doors and sliding doors: Sealer undercoat with Low Sheen acrylic top coats</p> <p>Fascia, gutter and downpipes: COLORBOND® (Maximum two colours)</p> <p>Woodwork: Low Sheen acrylic (one colour)</p> <p>Internal</p> <p>Woodwork and doors, including internal face of external sliding or bi-fold doors: Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)</p> <p>Ceilings: Flat acrylic (one colour throughout)</p> <p>Walls: Sealer undercoat and two top coats washable Low Sheen acrylic (one colour throughout)</p>



Electrical (please refer to standard electrical plan)	<p>Power points: Doubles throughout excluding dishwasher and microwave provision</p> <p>Internal light points: Fixed batten holder with cowl shades to all ceiling light points</p> <p>External light points: Fixed batten holder to front entry and weather proof adaptor to rear entries excluding garage</p> <p>Switch plates: Coloured (wall mounted where practical) selected from the builder's standard colour range</p> <p>Smoke detector: Hardwired with battery backup</p> <p>Exhaust fans: Above showers and W.C not opening to outside air</p> <p>TV points: One point including 5m of coaxial cable to roof space</p> <p>Telephone point: One point with wall plate including underground connection to supply pit</p> <p>Safety switch: RCD safety switch and circuit breakers to meter box</p>
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Ceramic Tiling	<p>Wall tiles and bath hob: Builder's selection Category 1 range ceramic wall tiles to areas as per standard working drawing. Aluminium tile trim to bath hob</p> <p>Floor tiles: Builder's selection Category 1 range ceramic floor tiles to laundry, bathroom, ensuite and water closet, as per standard working drawings. Aluminium metal trim to doorways/ openings abutting alternative floor covering</p> <p>Skirting tiles: Builder's selection category 1 range ceramic floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets, as per standard working drawings.</p> <p>Balcony tiles: 400mm x 400mm glazed porcelain with textured finish</p>
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Sustainable Energy	Solar hot water: Gas mains pressure hot water unit with single solar collector, 200 litres storage, continuous flow.
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General Allowances	<p>Raft / waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of Metricon Homes Pty Ltd.)</p> <p>Connection of underground power, water supply, stormwater drains, sewerage system and gas supply (based on building maximum setback 6000mm to dwelling)</p> <p>Fall of land up to 300mm over building area</p>
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kitchen/storage

Appliances

Oven: (Electric) Stainless steel, 600mm wide, fan-forced

Hotplate: (Gas) Stainless steel cooker, 600mm wide, with electronic ignition

Rangehood: Stainless steel, 600mm wide canopy rangehood, with 3-speed recirculating fan ducted as per specification

Single storey: Ducted into roof space

Double storey: Ducted through external ground floor wall

Cabinetry

Cupboards: Fully lined modular cabinets

Doors/drawers: Standard laminate from builder's selection Category 1

Bench tops: Standard laminate from builder's selection Category 1

Bench top edges: 180° postformed edge or laminated square edge

Handles: Select from builder's selection Category 1

Kitchen Features

Sink: Deluxe stainless steel 1230mm with 1¾ bowl

Tap: Chrome single lever mixer tap

Microwave provision: 600 x 450mm incorporated in kitchen base cupboards

Dishwasher provision: Opening for future dishwasher including single power point and capped cold water point

Storage

Robes: One white melamine shelf and hanging rail

Walk in robe: One white melamine shelf and hanging rail.

Pantry/linen: Four white melamine shelves

Broom: One white melamine shelf

Doors: Flush panel 2040mm high to pantry, linen, broom.

Handles: Select from builder's Category 1

Robe doors

Sliding: 2065mm sliding vinyl doors (Product Specific – refer to working drawings)

Walk in Robe

No door: Open shelving only where no door is indicated on working drawings (excludes Bellino and Tusanne)

With door: Vinyl sliding or hinged door, (refer to working drawings)

stairs

KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss pain finished

wet areas

Bathroom and Ensuite

Basins: White Vitreous china with chrome plug and waste

Bath: White acrylic with matching waste

Shower bases: White polymarble with matching waste

Shower screens: Semi-frameless with pivot door and clear laminated glass

Toilet suite: Vitreous china white toilet suite with dual flush cistern and chrome mini cistern stop tap

Taps and Outlets

Bath: Designer mixer lever set

Basin: Designer mixer lever set

Shower: Designer mixer lever set with shower rail

Mirrors

Bathroom/ ensuite: 1250mm high polished edge

Laundry

Trough and cabinet: Stainless steel 45 litre single bowl concealed with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet

Tap and outlet (on trough): Designer mixer lever set, hob mounted





Disclaimer:

Please note that items may be displayed in our homes that are not included in our standard specification. Please refer to the most recent home specification and working drawings. Metricon does not warrant the accuracy of all details in this standard specification and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with your use of these standard inclusions. Metricon standard specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specifically specified in the 'New Home Contract'. Metricon will ensure 5 star energy efficiency on all standard homes on all orientations when built on concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, timber floor construction or the developer dictates design controls over the home.

The following items, unless otherwise noted, are display upgrade items and are not included in our standard specification: upgrades to bricks, roof tiles, render finishes, doors and door furniture, tapware, feature wall colours and finishes, floor and wall tiles, laminates, feature lighting, landscaping, security systems, audio and home theatre systems, ducted heating systems, evaporative cooling systems, window furnishings, internal furniture and decor items, timber flooring and decking, carpets, feature openings and bulkheads, paving, flyscreens, window and external sliding door locks, cabinetry and shelving.

This specification is specifically for Freedom, excludes all other ranges and only applies to Victorian building areas. Whilst every effort has been made to ensure accuracy, all photographs are for illustrative purposes only and may not represent standard specifications or inclusions.