

VERV

Type I



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Lot 28 New Horizon Estate, Pakenham

VERY

Key Features and Inclusions

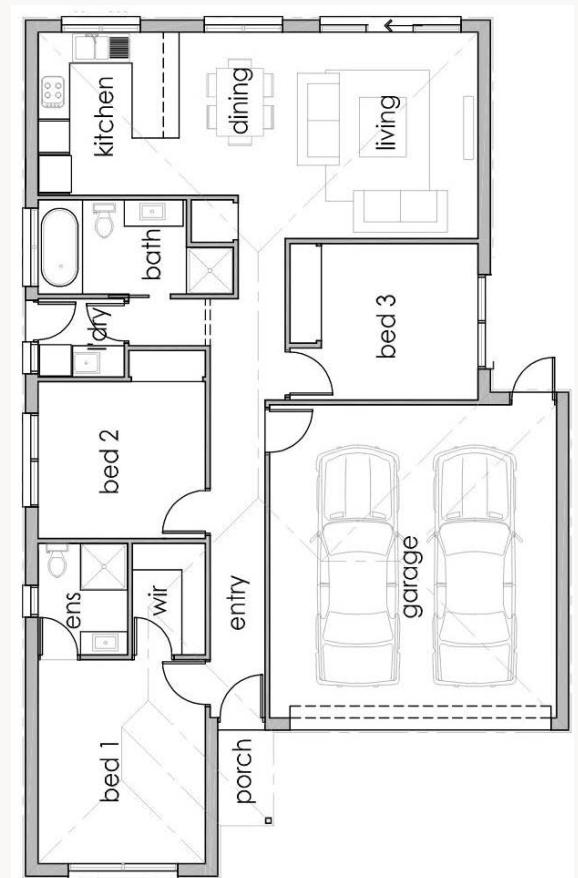
- Full turnkey package
- Architecturally designed home
- 2590 ceilings throughout
- Stone benchtops
- Fixed Site cost
- LED downlights throughout
- European appliances
- Landscaping included

Lot Size

232m²

House Specifications

Enclosed:	104.04m ²
Garage:	37.04m ²
Porch:	1.78m ²
Total:	142.86m ²



*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.

Single Storey Specifications

At VERV our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.



Kitchen Appliances

Dishwasher:	European stainless steel dishwasher.
Oven:	European fan forced stainless steel oven.
Hot Plate:	European stainless steel 600mm gas cook top with wok hob.
Range Hood:	European stainless steel 600mm wide canopy range hood.
Sink:	Double bowl stainless steel sink.
Tap:	Chrome flickmaster tap.

Cabinetry

Cupboards:	Fully lined melamine modular cabinets.
Doors/Drawers:	Laminate doors.
Kitchen Bench Top:	Stone square edge kitchen bench top.
Vanity Bench Top:	Laminate Benchtops.
Handles:	Selected from builder's colour boards.
Pantry:	Full laminate or as per plan.

Bathroom & Ensuite

Basins:	Vitreous china vanity basin (white).
Mirrors:	Polished edge mirrors full length of vanity.
Bath:	1625mm acrylic bath (white) in tiled podium.
Shower Bases:	Tiled shower bases throughout.
Shower Screens:	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps:	Chrome mixer tapware.
Shower Outlet:	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite:	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories:	600mm single towel rails and toilet roll holders in chrome finish.
Exhaust Fans:	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

Ceramic Tiling

Wall Tiles:	Wall tiles to kitchen, bathroom, ensuite and laundry where 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.
Floor Boards:	As shown on plan. Selection as per builder's colour boards.(12mm quad included)

Carpet

Carpet:	Carpet selection as per builder's colour boards.
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Paint – 2 coat application

Timberwork:	Gloss enamel to internal doors, jambs & mouldings. 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.

External Features

Brickwork/cladding:	Clay brick from builder's colour boards/first floor cladding as per plan (Product Specific)
Mortar Joints:	Natural colour rolled joints.
Front Elevations:	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific).
Windows:	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame:	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
Front Entry Door:	Hume doors with translucent glass.
Door Furniture:	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
Ext. Hinged Door:	Entrance lockset in polished stainless steel to external door.
Infill over windows:	Brick to front facade windows. Pointed cement sheet infill above side and rear elevation windows and doors.
Door Seal:	Door seal and weather seal to all external hinged doors.

Insulation

Ceiling:	Glasswool Batts to ceiling of roof space (excludes garage ceiling).
External Brickwork:	Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will 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, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

Single Storey Specifications

Internal Features

Doors:	Flush panel. 2040mm high. Either hinged or sliding as per plan.
Door Furniture:	Lever door furniture in polished chrome finish to all rooms.
Mouldings:	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
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.

Continuous Flow – Gas Hot Water System

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

Trough:	Stainless steel tub preformed cabinet with bypass.
Tap:	Chrome Flickmaster tap.
Washing Machine:	Chrome washing machine stops/grubs.

Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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Framing

Framing:	Stabilized 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:	Roof Pitch to be 22.5 degrees unless specified otherwise, refer to drawings
Material:	Concrete tiles roofing from builder's colour boards.
Fascia & Guttering:	Colourbond fascia, guttering 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:	2400 mm Ceiling height throughout to ground.
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Storage

Shelving:	Walk in Robe: One white melamine shelf with hanging rail.
Robes:	One white melamine shelf with hanging rail.
Pantry/Linen:	Four white melamine shelves.
Doors:	Robes: 2040mm high Redicote flush panel, hinged or sliding doors as per plan. Linen: 2040 high Redicote flush panel, hinged door(s).
Handles:	Flush pull in polished chrome finish.sage lever set on round rosette black.

Electrical

Internal Light Points:	100mm diameter LED fittings (white) throughout as per standard electrical layout.
External Lights:	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
Power Points:	Double power points throughout excluding dishwasher and fridge space.
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
Telephone Point:	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the Notional Broadband Network (NBN)–Basic pack only.
Switch Plates:	White wall mounted switches.
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 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m2 with a maximum setback of 5m to the house.
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.
Rock Allowance:	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
Termite Treatment:	Termite spray system where required.
Angle of Repose:	Home to be sited to a minimum of three metres 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.

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 and ready to enjoy, with trees, garden beds, grass, pebbles, rocks, mulch and topping where required. Front landscaping includes a dripper system with timer and a modern concrete letterbox to suit the style of your VERV home. Rear landscaping includes a dripper system connected to a tap and a discreet fold away clothesline. Depending on your home plans, you may also choose 12m² of colour on concrete paving or alfresco area.

Fencing

Your home is fenced on sides and rear boundary at 1800mm high. 1800mm Wing fencing with 900mm gate is affixed to the side of your house if required. Fencing is built as per developer guidelines.

Driveway & Path

Your home includes a Colour on front concrete path, driveway and porch.

Window Furnishings & Flyscreens

Modern and stylish Holland Blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted, 3.3kw split system air conditioner with isolation switch and condenser.

Fibre Optic Ready

Your VERV Home comes complete and Fibre Optic Ready, for NBN connection or compatible fibre optic services.

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.

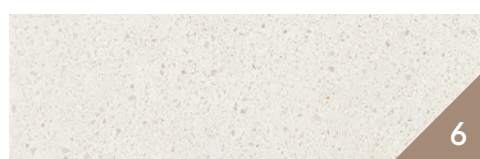
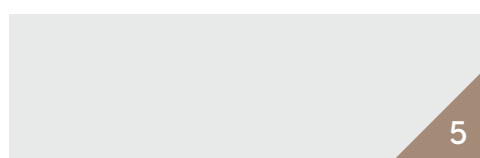
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Internal Colour Legend



Light Scheme

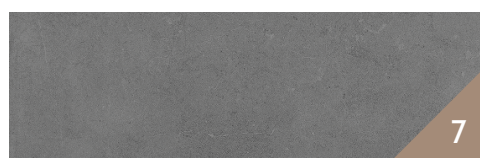
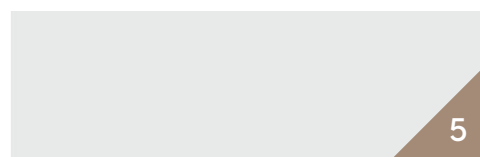
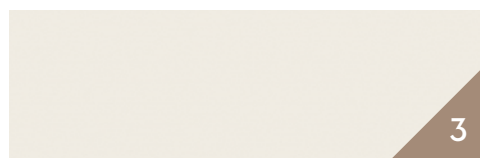
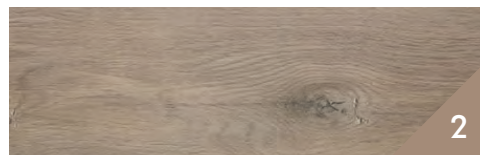
1. Carpet
2. Flooring
3. Laminate – Cabinets
4. Laminate – Feature Cabinets
5. Paint
6. Kitchen Stone Benchtop
7. Floor Tile
8. Splashback Wall Tile



Colour legends are intended to be used as an example only.
The colour and shades of the final product may vary due to printing.



Internal Colour Legend



Dark Scheme

1. Carpet
2. Flooring
3. Laminate – Cabinets
4. Laminate – Feature Cabinets
5. Paint
6. Kitchen Stone Benchtop
7. Floor Tile
8. Splashback Wall Tile

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VERV



Refined elegance.
Inspired design.
Contemporary living.

Unique and elegant townhouses tastefully designed by award-winning architects. With over 45 years combined experience, Verv Group brings a fresh philosophy to building stylish and contemporary homes for developments across Melbourne and Victoria.

Down to the very last detail

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.


BUILDER
PROFILE.



INTERNAL COLOUR SCHEME.

A LIGHT & DARK COLOUR SCHEME GIVES YOU THE FREEDOM TO CREATE A HOME THAT IS TRULY YOUR OWN...

These internal renders are from Verv's **LIGHT COLOUR SCHEME** - which illustrates the following areas:

- Living Room
- Kitchen
- Bathroom
- Ensuite
- Rear Yard
- Bedroom



Please note: Images are for illustrative purposes only and do not contain upgraded items.



INTERNAL COLOUR SCHEME.

A LIGHT & DARK COLOUR SCHEME GIVES YOU THE FREEDOM TO CREATE A HOME THAT IS TRULY YOUR OWN...

These internal renders are from Verv's **DARK COLOUR SCHEME** – which illustrates the following areas:

- Living Room
- Kitchen
- Bathroom
- Ensuite
- Rear Yard
- Bedroom



Please note: Images are for illustrative purposes only and do not contain upgraded items.

Contact Verv Group today
to find out how we can help
you.

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