

# KAYLINA GARDENS

## SCHEDULE OF FIXTURES AND FINISHES

### KITCHEN

20mm stone benchtop and stone splashback  
Villeroy & Boch chrome sink mixer  
Double bowl stainless steel undermount sink  
Sleek lines with J-pull integrated draw handles  
Satin polyurethane and timber grain finish to doors, drawer fronts and panels

### BATHROOM

Villeroy & Boch basin and chrome mixer  
Floor to ceiling feature tiles  
Quartz feature bathroom shelf and splashback  
Undermount feature strip lighting  
Frameless glass shower screen  
Chrome rain shower combination  
Wall hung mirrored cabinets  
1500 square Raymor bathtub (where applicable)  
Wall faced suite with concealed cistern and chrome look push plate

### FLOORS

Timber flooring to living and dining areas  
Ceramic 600 x 600 tiles to kitchen floors  
Quality carpets to bedrooms and study

### HEATING & AIR CONDITIONING

Fujitsu fully ducted and zoned air conditioning

### APPLIANCES

Fisher & Paykel fully integrated dishwasher  
Fisher & Paykel stainless steel electric oven  
Fisher & Paykel built in microwave oven  
Fisher & Paykel black glass 5 burner gas cooktop  
Fisher & Paykel 900mm ducted rangehood

### GENERAL

Samsung digital keyless lock to entry door  
Audio visual intercom and security alarm  
Glass staircase railing with stainless steel balustrade  
Floor to ceiling glass sliding doors to living  
Built-in wardrobes to bedrooms  
Gas hot water system  
Power points – Double GPO's throughout  
Lighting - LED down lights throughout  
Data and cable TV points to living and master  
External gas connection point to courtyard  
External water connection point to courtyard  
Remote control double lock up garage directly underneath residence with internal access  
Tiled outdoor entertaining space and balconies  
Turfed courtyard to front or rear of property  
Fold away clothesline  
Concrete structure to floors, stairs and party walls  
Secure entry to underground carpark for residents