

SCHEDULE OF FINISHES



TALLOW  
RESIDENCES

# SCHEDULE OF FINISHES & INCLUSIONS

## APARTMENT INTERIORS

<b>Internal walls</b>	Painted flush plasterboard
<b>Floors generally</b>	600 x 600 nom. selected porcelain vitrified tiles
<b>Bedroom floors</b>	Selected wool carpet on premium underlay
<b>Ceilings generally</b>	Painted flush plasterboard
<b>Internal doors</b>	Painted solid core doors with painted timber jambs and architraves
<b>Internal door hardware</b>	Selected architectural door hardware
<b>Built-in robes</b>	Custom cabinetry with premium pre-finished board to all doors
<b>Walk-in robes</b>	Custom cabinetry including shelving, storage and hanging provisions to Bed 1 with premium pre-finished board to all doors
<b>Windows</b>	Aluminium framed tinted windows with stainless steel flyscreens
<b>Sliding doors to balconies</b>	Commercial grade aluminium frames with tinted glass and sliding stainless steel flyscreens

## KITCHEN, SCULLERY & LAUNDRY

<b>Tapware</b>	Selected brushed nickel mixers throughout
<b>Bench tops</b>	Selected reconstituted stone
<b>Cabinets</b>	Custom cabinetry with premium pre-finished board generally to all fronts and selected timber grain finish to feature surfaces
<b>Splashbacks</b>	Selected reconstituted stone
<b>Kitchen sink</b>	Selected stainless steel single bowl undermount sink
<b>Scullery sink</b>	Selected stainless steel double bowl sink with drainer
<b>Zip hydrotap</b>	Boiling & chilled water outlet
<b>Laundry tub</b>	Selected stainless steel undermount tub

## BED 1 ENSUITE, BATHROOM & POWDER ROOM

<b>Walls</b>	Selected porcelain vitrified tiles with mosaic feature. Marble feature panelling to main ensuite.
<b>Floors</b>	600 x 600 nom. Selected porcelain vitrified tiles
<b>Tapware</b>	Brushed Nickel tapware throughout
<b>Vanity bench top</b>	Selected reconstituted stone
<b>Vanity cabinets</b>	Custom cabinetry with premium pre-finished board to all doors & drawer fronts
<b>Vanity basins</b>	Vitreous china (white)
<b>WC pans and seat</b>	Vitreous china suite (white)
<b>Shower screens</b>	Frameless clear glass
<b>Bath</b>	Back to wall free-standing bath
<b>Bathroom accessories</b>	Selected brushed nickel wall mounted architectural accessories
<b>Heated towel ladder</b>	Heated towel ladder with concealed wiring to Bed 1 ensuite

## APPLIANCES

<b>Refrigerator / freezer</b>	Fisher & Paykel fully integrated French doors refrigerator / freezer
<b>Cooktop</b>	Miele induction cooktop
<b>Oven</b>	Miele 60cm convection oven
<b>Rangehood</b>	Miele built-in ducted rangehood
<b>Wine conditioner</b>	Miele underbench wine conditioner
<b>Combi microwave oven</b>	Miele built-in combination microwave speed oven
<b>Dishwasher</b>	Miele 60cm semi-integrated underbench dishwasher
<b>Washing machine</b>	Miele front loading washing machine
<b>Tumble dryer</b>	Miele front loading heat pump dryer
<b>Waste disposal</b>	Industrial standard waste disposal unit

## OUTDOOR AREAS

<b>Balustrades</b>	Semi-frameless glass
<b>Floors</b>	600 x 600 nom. selected porcelain vitrified tiles
<b>Ceilings</b>	Custom aluminium panelling
<b>Bench top</b>	Selected reconstituted stone
<b>Barbecue</b>	Built-in stainless steel gas BBQ
<b>Barbecue cabinet</b>	Weather resistant substrate with pre-finished board to all fronts
<b>Bar refrigerator</b>	Selected underbench refrigerator
<b>Tapware</b>	Stainless steel
<b>Sink</b>	Selected stainless steel single bowl undermount sink
<b>Cooling</b>	Ceiling fan to main balcony
<b>Screens</b>	Architectural aluminium screens to drying court

## SERVICES

<b>Air conditioning</b>	Fully ducted multi-head reverse cycle system. Architectural ceiling fans to living areas and bedrooms
<b>Hot water service</b>	2 x Instantaneous hot water units to each apartment
<b>Waste disposal</b>	Waste disposal chute to each apartment lobby
<b>Lifts</b>	3 x 16 person lifts servicing apartment lobbies

## ENTRY LOBBIES

<b>Floors</b>	600 x 600 nom. selected porcelain vitrified tiles
<b>Walls</b>	Painted flush plasterboard with selected feature treatments
<b>Ceilings</b>	Flush plasterboard

## LIFT LOBBIES

<b>Floors</b>	600 x 600 nom. selected porcelain vitrified tiles
<b>Walls</b>	Flush plasterboard with selected feature tiling to lift surrounds
<b>Ceilings</b>	Flush plasterboard

## HOME AUTOMATION

Automated lighting control system  
Provision for automated blinds to sliding doors in living areas and bedrooms  
Structured cabling for phone, TV & internet to all living areas and bedrooms  
Provision for NBN high speed internet

## SECURITY

Gated perimeter access with video intercom control  
Security cameras to driveway and main entry  
Infra-red security system to each apartment with external monitoring capability  
Proximity card readers to all access points & access control to each lift  
Secure basement parking for two (2) vehicles, with separate lockable storage space

## COMMUNAL AREAS

Heated lagoon pool  
Heated outdoor spa  
Fully equipped gymnasium with change facilities  
Covered entertaining area with built-in bar and electric barbecue  
Sub-tropical landscaping with auto-irrigation from harvesting tank

## MANAGEMENT

Exclusive caretaker / manager service



# TALLOW

RESIDENCES



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