

Bespoke Options














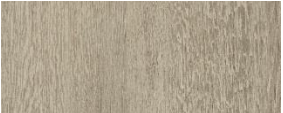



Highwood, Croy

Plots 1-8, 17-24, 32-36 & 47-100

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February 21, 2020

Kitchen (including Utility rooms/cupboard, where applicable)

















Standard furniture

Standard door fronts	Complementary carcass inside/outside	Handle No.	40mm laminate work surface & upstands
Woodbury Anthracite (gloss painted door) 	White interior, with all exterior panels, including plinths, in gloss anthracite	HPK671 or HPK445 or HPK640	Alpine White 
Woodbury Platinum (gloss painted door) 	White interior, with all exterior panels, including plinths, in gloss platinum	HPK671 or HPK445 or HPK640	Alaska  Copper Slate 
Woodbury White (gloss painted door) 	White interior, with all exterior panels, including plinths, in gloss white	HPK671 or HPK445 or HPK640	Dark Ash 
Plaza Cashmere (grained panel door with matching PVC edging) 	White interior, with all exterior panels, including plinths, in textured cashmere	HPK671 or HPK445 or HPK643	Natural Ash  Oak Block 
Plaza Cobble Grey (grained panel door with matching PVC edging) 	White interior, with all exterior panels, including plinths, in textured cobble grey	HPK671 or HPK445 or HPK643	Pastel Oak  Tectonica 
Plaza Porcelain (grained panel door with matching PVC edging) 	White interior, with all exterior panels, including plinths, in textured porcelain	HPK671 or HPK445 or HPK643	

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Kitchen (including Utility rooms/cupboard, where applicable)






Upgrade furniture (these choices are available at extra charge through your Extras, please see your Sales Adviser)

Upgrade door fronts	Complementary carcass inside/outside	Handle No.	40mm laminate work surface & upstands
Cranbrook Cobble Grey (shaker style foil wrapped door) 	White interior, with all exterior panels, including plinths, in Cobble Grey *	HPK643 or HPK445 or HPK433	Alpine White 
Cranbrook Ivory (shaker style foil wrapped door) 	White interior, with all exterior panels, including plinths, in Ivory *	HPK643 or HPK445 or HPK433	Alaska 
Cranbrook Platinum (shaker style foil wrapped door) 	White interior, with all exterior panels, including plinths, in Platinum *	HPK643 or HPK445 or HPK433	Copper Slate 
Cranbrook Sage (shaker style foil wrapped door) 	White interior, with all exterior panels, including plinths, in Sage *	HPK643 or HPK445 or HPK433	Dark Ash 
New York Gloss Dusk Grey (gloss painted and lacquered door) 	White interior, with all exterior panels, including plinths, in Gloss Dusk Grey	N/A (handleless doors)	Natural Ash 
New York Gloss Pearl Grey (gloss painted and lacquered door) 	White interior, with all exterior panels, including plinths, in Gloss Pearl Grey	N/A (handleless doors)	Oak Block 
New York Gloss White (gloss painted and lacquered door) 	White interior, with all exterior panels, including plinths, in Gloss White	N/A (handleless doors)	Pastel Oak 
Minnesota Avola Grey (textured door with matching PVC edging) 	White interior, with all exterior panels, including plinths, in Avola Grey	HPK671 or HPK445 or HPK643	Tectonica 

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Handle Options

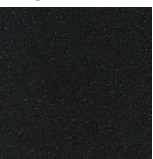
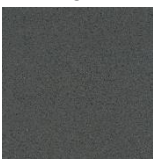
Handles can only be selected from those noted against specific door fronts.

<p>HPK671 Matt nickel wide bow handle</p> 	<p>HPK445 Polished chrome D handle</p> 	<p>HPK640 Chrome chunky bridge handle</p> 
<p>HPK433 Satin nickel bow handle</p> 	<p>HPK643 Brushed nickel bow handle</p> 	

Upgrade Silestone® work surfaces †

These choices are available at extra charge through your Extras and represent a premium range of composite quartz work surfaces.

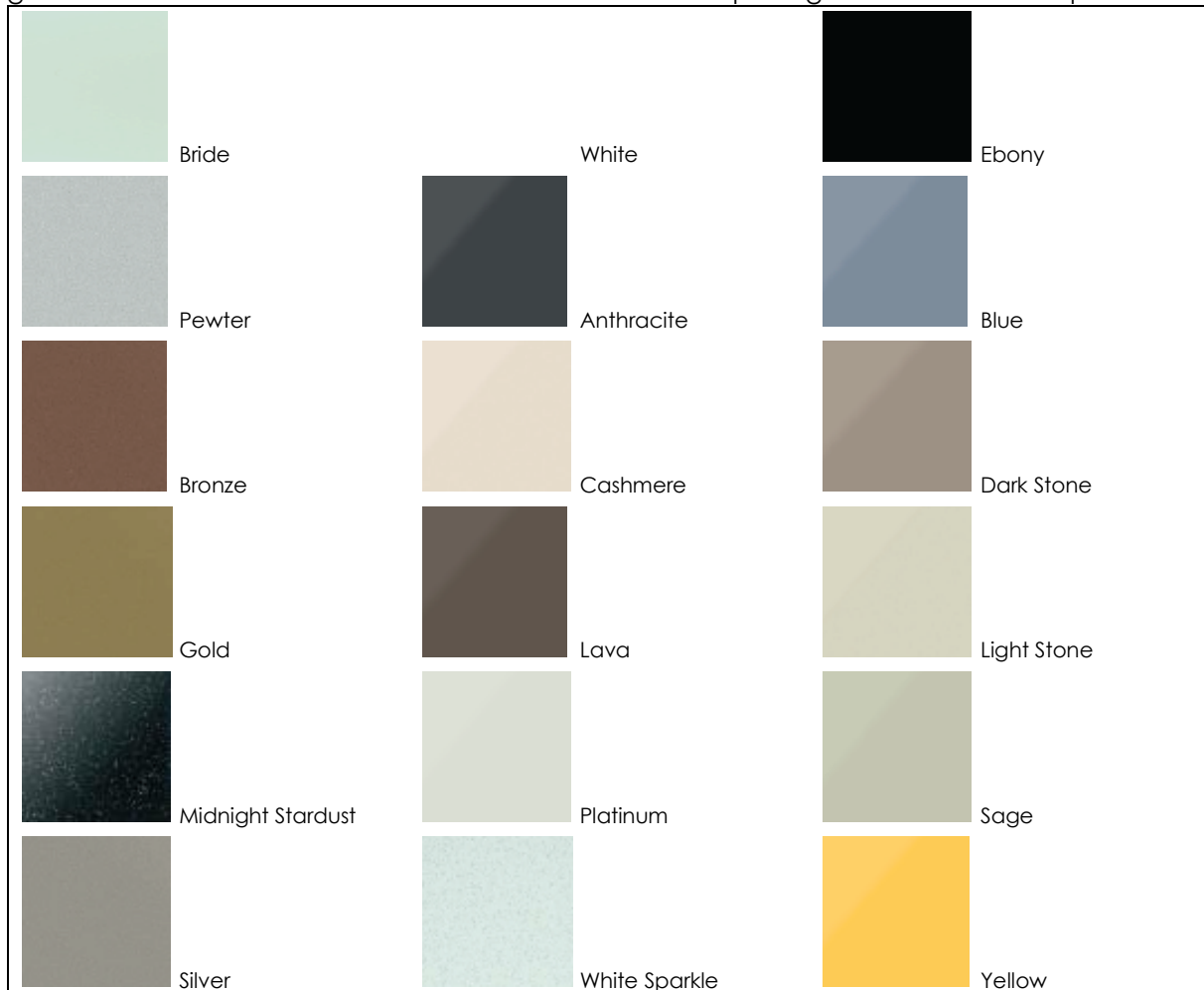
† Different colour choices may vary in price, these items will be priced on request

<p>Negro Tebas</p> 	<p>Rougui</p> 	<p>Marengo</p> 
<p>Noka</p> 	<p>Blanco City</p> 	<p>Gris Expo</p> 
<p>Blanco Norte</p> 	<p>Cemento Spa</p> 	<p>White Storm</p> 
<p>Nimbus</p> 	<p>Royal Reef</p> 	<p>Arden Blue</p> 

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Choice of glass panel splashback (behind hob)

Toughened glass splashbacks are manufactured with 6mm heat and UV resistant glass and come with polished edges for safety. Additional/non-standard sizes may not be toughened glass and will incur additional cost due to additional templating and installation requirements.



On screen and printed colours may vary slightly from the actual product, please refer to physical samples for colour matching.

Worktops are supplied in maximum lengths depending on the range chosen, which may result in joints, some of which may be conspicuous due to adjacent angles and the variation of pattern and colour within each finish.

* Visible carcass sides to shaker style doors will be in corresponding smooth finish.

Sinks and taps

Kitchen:	Rangemaster Glendale GL9502 stainless steel 1½ bowl sink with Bristan Ruby monobloc sink mixer with single flow spout
Utility Room (where applicable and fitted):	Rangemaster Glendale GL9501 stainless steel 1 bowl sink sink with Bristan Ruby monobloc sink mixer with single flow spout

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Appliances

Fitted as standard is a stainless steel electric oven, electric induction hob, contemporary style extractor hood and an integrated fridge/freezer.

- Smeg SF478X - single stainless steel fan oven
- Smeg SI5641D 60cm touch control induction hob with straight edge glass or SI3842B 77cm touch control induction hob with angled edge glass, depending on layout
- Smeg KSE60XE-2 60cm or KSE90XE-2 90cm slim-line box chimney stainless steel recirculation extractor hood, depending on layout
- Smeg UKC7280FP 70/30 tall fridge/freezer

At an additional charge an upgrade to some of the kitchen/utility room packages can be fitted. This may be subject to house type and can include additional appliances i.e. double oven, integrated dishwasher, integrated microwave oven and/or a free-standing washer/dryer – please ask the Sales Adviser for details.

Wall and floor tiling


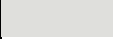

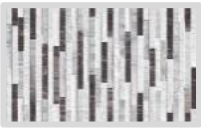
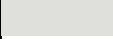
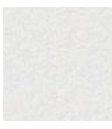



Bathrooms, En suites & WCs

Whilst the choice of wall tiling is entirely your own, we recommend that you consider the size of individual tiles when considering locations, as this may have an effect on both the visual appearance, and also the need for 'cut' tiles upon installation.










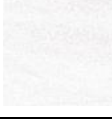

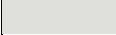

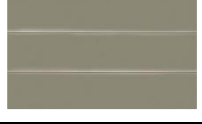



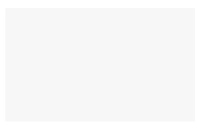
Where orientation is not specifically confirmed on your colour choice requests, these will be fitted 'portrait' to bathrooms/en suites, where applicable. This may have an effect on the visual appearance, as noted above.

N.B. Whilst all floor (available as an upgrade through your Extras) tiles listed are suitable for general internal floor use, further advice must be sought with regard to slip ratings if these are to be installed in a 'wet' floor environment.

Standard range wall tiling PORCELANOSA

Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Park Lineal Gris 	250x443mm	10.0 mm White	Gris (grey) 	Park Gris (443x443mm) Grout = Manhattan 
Jersey Mix 	250x443mm	10.0 mm White	Gris (grey) 	Bali Nieve (443x443mm) Grout = Gris 
Shine Dark 	250x443mm	10.0mm White	Antracita 	Ferroker (443x443mm) Grout = Antracita 




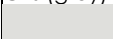
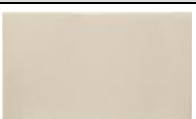


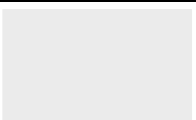

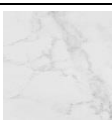

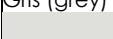
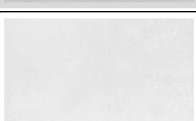



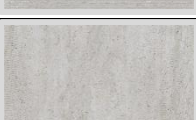


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Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Shine Aluminio 	250x443mm	10.0mm White	Manhattan 	Ferroker Aluminio (443x443mm) Grout = Manhattan 
Japan Blanco 	250x443mm	10.0 mm White	Blanco (white)	Japan Blanco (443x443mm) Grout = Gris 
Japan Marine 	250x443mm	10.0 mm White	Cemento (cement grey) 	Japan Marine (443x443mm) Grout = Cemento 
Madagascar Blanco 	250x443mm	10.0 mm White	Blanco (white)	Madagascar Blanco (443x443mm) Grout = Gris 
Madagascar Natural 	250x443mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Malaga Beige 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Acero 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Ocean 	250x443mm	10,0mm White	Blanco (white)	See further options below
Malaga Blanco 	250x443mm	10,0mm White	Blanco (white)	See further options below
Crystal White (previously Formas Blanco) 	250x443mm	10.0 mm White	Blanco (white)	See further options below

Upgrade range wall tiling PORCELANOSA®

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

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Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Retro Blanco 	100x200mm	10.0 mm White	Blanco(white)	See further options below
Calpe Blanco 	75x300mm	10.0 mm White	Blanco(white)	See further options below
Calpe Seagreen 	75x300mm	10.0 mm White	Gris (grey) 	See further options below
Calpe Warm Grey 	75x300mm	10.0 mm White	Blanco(white)	See further options below
Retro Blanco, Calpe Blanco, Calpe Seagreen and Calpe Warm Grey tiles above will be fitted in brick-bond format.				
Nimbus Blanco 	250x443mm	10.0 mm White	Blanco(white)	Nimbus Blanco (333x333mm) Grout = Gris 
China Blanco 	316x592mm	10.0 mm White	Blanco(white)	See further options below
Marmol Carrara Blanco 	316x592mm	10.0mm white	Blanco (white)	Carrara Blanco Brillo Grout = Manhattan 
Nast Grey 	316x592mm	10.0mm white	Gris (grey) 	Nast Grey Grout = Manhattan
Nast Blanco 	316x592mm	10.0mm white	Blanco (white)	Nast Blanco Grout = Manhattan
Rodano Lineal Acero 	316x592mm	10.0mm white	Gris (grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Sena Acero 	316x592mm	10.0mm white	Gris (grey) 	Rodano Acero (443x443mm) Grout = Manhattan 






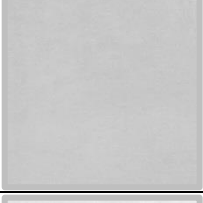


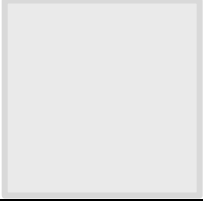

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Range/Colour	Tile size	Trim (not in Utility rooms/cupboards)	Grout/Sealant	Upgrade Floor Tile (recommended)
Rodano Acero 	316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Mosaico Rodano Acero 	316x592mm	10.0 mm White	Manhattan (mid grey) 	Rodano Acero (443x443mm) Grout = Manhattan 
Rodano Caliza 	316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) Grout = Gris 
Rodano Lineal Caliza 	316x592mm	10.0 mm White	Gris (grey) 	Rodano Caliza (443x443mm) Grout = Gris 
Dover Caliza 	333x592mm	10.0 mm White	Gris (grey) 	Dover Caliza (443x443mm) Grout = Gris 
Madagascar Natural 	333x592mm	10.0 mm White	Gris (grey) 	Madagascar Natural (443x443mm) Grout = Gris 
Madagascar Blanco 	333x592mm	10.0 mm White	Blanco(white) 	Madagascar Blanco (443x443mm) Grout = Gris 
Dover Antique 	316x592mm	10.0 mm White	Cemento (cement grey) 	Dover Caliza (443x443mm) Grout = Gris 
Ronda White 	200x316mm	10.0 mm White	Blanco(white) 	See further options below

Upgrade range floor tiling (where a complementary choice is not detailed above) PORCELANOSA®

These tiles are available at extra charge through your client Extras and different choices may vary in price, please see your Sales Adviser for further information.

Range/Colour	Tile size	Grout/Sealant	
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Ferroker	443x443mm	Antracita (anthracite grey) 	
Ferroker Aluminio	443x443mm	Manhattan (mid grey) 	
Carrara Blanco Brillo	446x446mm	Manhattan (mid grey) 	
Nast Grey	443x443mm	Manhattan (mid grey) 	
Nast Blanco	443x443mm	Manhattan (mid grey) 	
The following tiles are from premium ranges and will incur additional pricing:			
Marmi Blanco	435x435mm	Gris (grey) 	
Oxford Acero	220x900mm (tiles will be fitted in brick-bond format)	Manhattan (mid grey) 	

Antique Silver	596x596mm	Cemento (cement grey)	
Dover Antique	596x596mm	Cemento (cement grey)	

Sanitary ware and fitments

Sanitary ware colour will be – White.

Ground floor Toilet (where applicable)	Ideal Standard Tempo range 1 tap hole wall mounted basin with semi pedestal or corner basin with chrome exposed trap waste Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled W.C. complete with seat and cover.
Bathroom	Ideal Standard Tempo Cube 1 tap hole bath Ideal Standard Unilux E3194 bath panel. Bristan Prism mono bath filler. Chrome plated luxury bath pop-up waste kit. Bristan Prism thermostatic dual control shower valve and adjustable riser (where fitted) Ideal Standard Tempo Range 1 tap hole basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled or back to wall WC with concealed cistern, dual flushing plate, seat and cover. Novellini Aurora 3 – 2 panel 960mm x 1500mm clear glass bath splash screen (where fitted)
En suite (where applicable)	Ideal Standard Tempo Range inset 1 tap hole basin with semi pedestal. Bristan Prism basin mixer with chrome waste kit. Ideal Standard Tempo close-coupled or back to wall WC with concealed cistern, dual flushing plate, seat and cover. Just Fusion shower tray with wall panel & Ideal Standard Synergy chrome/clear glass enclosure. Bristan Prism thermostatic dual control shower valve and adjustable riser.

En suite shower paneling (where applicable)

The feature aqua paneling within the shower enclosure can be chosen from either Alpino Matt/Shell White 8100 or Gloss White 8100.

Please consult your Sales Adviser for further information. Not all items/details will be applicable to every situation, please review plot specific drawings when considering these options. Although every care and attention has been taken to ensure the accuracy of all information given, the contents do not form part of or constitute a representation or warranty of any contract. Scotia Homes Limited reserves the right to vary the above specifications (including any quoted sizes and specific products/model nos.) where necessary but to similar or higher standards.

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