



Details. Details. Details.

Everything you'd expect and more included.

Bespoke Inclusions

Preliminaries

Soil test, feature survey inspection, bushfire attack level assessment and wind speed report.

Building permit and property information application.

6-star energy rating assessment.

Sewer fees, drainage fees and plumbing application.

Home Owners Warranty Insurance certificate.

Connections based on a lot size of up to 600sqm

Same side dry water tapping up to 5 metre house setback.

Balanced cut and fill up to 300mm over building platform.

Sewer drains and stormwater to connection point within building lot or 12 metres from home.

Engineer designed M Class concrete waffle slab.

Pest control capping to slab pipes and reticulation and pipe penetrations termite system (Part A & B).

Single phase underground electrical connection up to 5 metre setback or 12 metres from electrical pit.

Bespoke Inclusions

Structural

2700mm nominal ceiling height to single storey homes and ground floor of double storey homes.

2590mm nominal ceiling height to first floor of double storey homes.

90mm pine wall frame with pine pre-fabricated roof trusses.

450mm wide eaves to full perimeter of ground floor roofline of single storey homes; to full perimeter of first floor roofline only of double storey homes (design and façade dependent).

Steel lintels above all windows and doors including garage door with brickwork above (design and façade dependent).

Master ensuite, bathroom and powder room to single storey homes, as per display plan (Torquay).

Master ensuite, powder room, and ensuites to bedrooms 2, 3 and 4 to double storey homes, as per display plan (Keysborough).

Windows and doors

Boutique fully glazed windows throughout home including up to 2 butt-jointed corner windows to single storey homes, up to 5 butt-jointed corner windows to double storey homes, awning and fixed picture windows to balance of home (design and façade dependent).

Flyscreens and window locks to all openable windows.

Boutique 4 leaf bifold window as per display with lock.

Boutique 5 leaf bifold door as per display with lock.

Meranti front entry door frame with clear sidelights and 2340mm high x 1200mm wide pivot front, flush panel entry door in painted finish.

External

Selection of face bricks from the Arden collection with natural colour rolled or ironed mortar joints to single storey homes and ground floor of double storey homes, and lightweight cladding with render to first floor of double storey homes (design and façade dependent).

Selection of roof tiles from the Arden collection including standard ridge capping and guardrail to perimeter of house.

Colorbond® fascia, quad gutter and downpipes in a range of colours.

Flat deck roof to alfresco with 'Kliplok' Colorbond® roof (double storey homes only).

Selection of Colorbond® panel lift garage doors with remote control and two transmitters plus one cradle mount.

6-star energy rating, heating and cooling

Protective breathable insulating wall wrap to all external walls.

CSR R2.0 gold wall batts between common wall of house and garage and all external walls excluding garage walls.

CSR R3.5 Gold batts to ceiling space excluding garage and alfresco.

Brivis ducted heating to all living areas and bedrooms with programmable thermostat.

Brivis Promina evaporative cooling; up to 7 outlets to ground floor of single storey homes and to first floor only of double storey homes.

Bradford Solar ChargePack; 5.4kW grid connected solar PV with 14kW Tesla Powerwall 2 daily cycle battery, single phase inverter with ethernet connection and twenty roof mounted solar panels. Note: Alternative Solution Report is available for viewing upon request.

Electrical

Up to 35 round white 9-watt LED downlights positioned at client's nominated location.

Up to 25 ceiling batten light points with shade and compact fluoro globe positioned at client's nominated locations.

Phone trenching including Madison box from Telstra pit to house. Excludes consumer account opening fees.

Two TV points with 7 metres of RG6 cable left in roof space for future antenna connection positioned at client's nominated locations.

Safety test switch.

Iconic series switches to all internal points.

Para flood light point to outside of laundry door.

Up to 30 double power points positioned at client's nominated locations.

Single power point for fridge space, dishwasher and remote control garage door.

Two double power points with USB charger outlet.

Double external power point positioned at client's nominated location.

Ducted exhaust fan to powder room to outside wall (double storey homes only).

Energy rated exhaust fans located to showers.

Smoke detectors with interconnecting circuit at specific nominated locations.

Internal fixings and paint

Square set cornices to single storey homes, to ground and first floor of double storey homes, excluding garage.

Square set plaster reveals to all windows and external doors.

67x12mm double pencil round skirting boards and door architraves (primed MDF).

Premium Redicote doors to all internal doors with 2340mm high doors to single storey homes and ground floor of double storey homes, 2040mm high doors to first floor of double storey homes, including cushioned door stops.

Gainsborough Allure lever set with double cylinder to front entry door.

Keyed lock to rear garage access door and door between garage and house.

Chrome hinges, latches and striker plates throughout.

Gainsborough chrome passage lever sets to internal swing doors.

Three coat paint system to all internal walls and two coats to ceiling.

Staircase, voids and decorative screens

Hardwood staircase with open treads, straight stringer, including base platform to stairs, 12mm thick clear glass balustrade and hardwood handrail in a choice of stain colours (double storey homes only).

12mm thick glass balustrade with hardwood handrail in a choice of stain colours to void (double storey homes only).

Hardwood timber decorative screen with feature metal work to master ensuite in a choice of stain colours.

Robes

His and Hers walk-in robes to master suite with double hanging rail and 3 total robe tower drawers in colour board. Hers robe includes full length dress hanging.

Walk-in robe to bedroom 2, 3 and 4 with double hanging rail and 1 each robe tower drawers in colour board.

Cabinetry to kitchen, pantry, laundry and walk-in linen

Laminate base cabinets to kitchen with 40mm Caesarstone benchtop to island bench and Franke double bowl undermount sink. Caesarstone 20mm benchtop to rear bench of kitchen. Pot drawers, overhead cupboards and feature laminate bookcase as displayed. Choice of handles.

Hafele Euro Cargo ST45 2 x 35 litre twin pull out bin to kitchen cupboard located next to dishwasher.

Laminate feature island benchtop and laminate end panel to fridge panel.

Soft close doors and drawers to kitchen, pantry and laundry.

Laminate base cabinets to pantry with 20mm Caesarstone benchtop with Franke single bowl undermount sink, overhead cupboards and 4 open laminate shelves to end (includes feature open shelves to overhead cupboards).

Laminate base cabinets to laundry with 20mm Caesarstone benchtop with stainless steel inset trough and provision for underbench washing machine and dryer.

Walk in linen with 4 open colour shelves to laundry, including broom storage. Additional walk-in linen with 4 open colour shelves to double storey homes.

A choice of matt, sheen or finegrain finish to kitchen, pantry and laundry cabinetry.

Cabinetry to powder room, master suite, ensuite 2, 3 & 4

Laminate base cabinets to master ensuite, bathroom, ensuites to bedrooms 2, 3 & 4 (design dependent) with 20mm Caesarstone benchtops and vitreous china undermount sinks with pop up waste. Choice of handles.

Dropped front fixed laminate cabinet to powder room with 20mm Caesarstone benchtop and vitreous china undermount sink with pop up waste.

Soft close doors and drawers to vanities as displayed.

A choice of matt, sheen or finegrain finish to ensuite and bathroom cabinetry.

Tiling and glass splashbacks

Starfire glass splashback with power point cut out to kitchen and Starfire glass splashback to pantry in a choice of colours.

Selection of ceramic and porcelain floor tiles to entry, kitchen, pantry, laundry, living, dining, powder room, master ensuite, bathroom, ensuites to bedrooms 2, 3 & 4 (design dependent).

Selection of ceramic and porcelain wall tiles to powder room, master ensuite, bathroom, ensuites to bedrooms 2, 3 & 4 (design dependent).

Tiled skirts to wet areas.

Carpet

Selection of carpet from Arden range to balance of home.

Shower screens, mirrors, plumbing and hot water

Euro semi-frameless 2000mm high shower screen to showers.

Tiled shower base with smart tile waste to showers. Note: Internal shower compartments may be smaller than the nominated shower base size due to positioning of shower frame.

Polished silver mirrors above powder room, ensuite and bathroom vanities.

Rinnai Infinity continuous gas hot water service with Smartbox® recess box.

Hot and cold concealed washing machine points to laundry cabinets.

High pressure gas connection.

One garden tap to front on meter and one attached to house.

White closed couple china toilet suite with soft close seat.

Tapware and shower outlets

Phoenix Gloss chrome kitchen sink mixer to kitchen, pantry and laundry

Phoenix Gloss chrome wall mixer outlets with chrome back plate to powder room, bathroom and ensuite vanities.

Phoenix Gloss chrome shower mixer to showers.

Phoenix Vivid chrome four function shower head and adjustable slide rail to showers.

Phoenix Gloss chrome bath wall mixer outlet with chrome back plate to baths.

Freestanding white 1800mm long bath, with pop-up waste to master ensuite.

Tiled hob 1600mm long white bath to bathroom (design dependent).

Appliances

Smeg electric induction cooktop. Classic Aesthetic black ceramic surface, bevelled edge 900mm wide. Nine heat settings per zone, 3 timers, simultaneous or separate operation, independent egg timer, ergonomic slider front control, pan detection, automatic cut-off, touch-control lock, residual heat indicators, automatic spillage stop and automatic pan size recognition.

Linear Aesthetic Smeg 60cm thermoseal multifunction oven TFT control panel, satin stainless steel, fingerprint proof. 79 litre capacity, 10 cooking functions, 8 special functions, 50 'smart sense' + 10 personal programs, vapour clean, 5 cooking levels, plus recessed floor for pizza stone, rapid pre-heat, thermostat control 30–280°C, delay start, automatic end cooking, end-cooking alarm and minute minder.

Linear Aesthetic Smeg 60cm thermoseal multifunction pyrolytic oven TFT control panel, satin stainless steel, fingerprint proof. 79 litre capacity, 10 cooking functions, 8 special functions, 50 'smart sense' + 10 personal programs, 2 pyrolytic cleaning functions, 5 cooking levels, plus recessed floor for pizza stone, rapid pre-heat, thermostat control 30–280°C, delay start, automatic end cooking, end-cooking alarm and minute minder.

Smeg 700mm wide undermount rangehood with three fan speeds and halogen lights.

Smeg 60cm fully-integrated dishwasher with push touch door and orbital wash technology. Fully integrated 15 place settings five wash programs – soak, normal ECO, ECO, auto 45-65, super. Four specialised programs – speedy 27 minutes, eco quick, normal quick, strong and fast. Wash temperatures 38, 45, 50, 65, 70°C, 1-9 hour delay timer with auto soak, 5-stage water filtration system, drying natural condenser, auto door open at end of cycle.

Bespoke Exclusions

Rock removal.

Consumer account opening fees.

Bushfire protection requirements.