

2025



HOUSE AND LAND INCLUSIONS

Choice of Facade



**Façade option 1.
Standard**



**Façade option 2.
Hudson**



**Façade option 3.
Sierra**

Render optional extra

Choice of External Colours



Option 1.

Woodland grey roof
Kurrajong Bricks
Surfmist Fascia & windows
Woodland Grey Garage door
Surfmist front door



Option 2.

Surfmist roof
Heathwood Bricks
Woodland Grey Fascia
Surfmist windows
Surfmist Garage door
Surfmist front door



Option 3.

Monument roof
Jarrah Bricks
Monument Fascia & windows
Monument Garage door
Surfmist front door

House and Land Inclusions



Building Permit

T2 Treated pine frame

Remote controlled garage with two remotes

Concrete slab flooring

Locks to all openable windows

Obscure glass to bathroom, Ensuite & W/C

R2.5 wall batts to external walls

Stone benchtop to kitchen and Ensuite

2x Double power points per room, Master has 3

Exhaust fan in Ensuite, bathroom and W/C

External lights on each external door

Refrigerated Heating and Cooling

Plasterboard ceiling fixed to metal battens

75mm Cove cornice throughout

Electric boosted Solar hot water system

Quality Wattyl 3 coat paint

Building Insurance

450mm wide eaves around the home

Plaster lined walls and ceilings

Double glazed aluminium windows

Aluminium flyscreens on all windows and sliding door

R5.0 Ceiling batts

R2.5 wall batts to walls dividing Garage and House

Tiles to the ceiling in the Ensuite

Hard wired smoke detectors

Iconic light switches and power points

LED lights throughout

2550mm High ceilings

10mm Plasterboard to all wet areas

67mm Skirting and Architrave – Bevelled profile

Waterproof external double power points

Ask about the optional extra of adding on an Alfresco

House and Land Inclusions selection range 1

Internal wall colour – Strauss White

Ceiling painted in Sessions Builder white

Doors, Architrave & Skirtings painted,

-Sessions Builder White in Semigloss

WK Stone Benchtop Kitchen & Ensuite – Polar

Nikpol Kitchen cabinets – Premium White 9

Nikpol Bathroom Benchtop – Premium White 9

Nikpol Bathroom and Ensuite cabinets –Surfside Ash SN

Kitchen splashback 200 x 400 Whit tiles in brick pattern

Bathroom, Ensuite & Laundry floor MON Dark grey tile 450 x 450

Bathroom & Ensuite walls 300 x 600 white ceramic vertical stack

Carpet in the bedrooms – colour Shadow

Choice of either:

450 x 450 MON Dark Grey ceramic tiles **or**

Tamarian Oak Vinyl flooring





House and Land Inclusions selection range 2

Internal wall colour – Winter Mushroom

Ceiling painted in Sessions Builder white

Doors, Architrave & Skirtings painted,

-Sessions Builder White in Semigloss

WK Stone Benchtop Kitchen & Ensuite – Driftwood Grey

Nikpol Kitchen cabinets - Overheads Sand Barbara SN

Base cabinets – Porcelain 9

Nikpol Bathroom Benchtop - Porcelain 9

Nikpol Bathroom and Ensuite cabinets – Sand Barbara SN

Kitchen splashback 200 x 400 Whit tiles Vertical stack

Bathroom, Ensuite & Laundry floor MON White tile 450 x 450

Bathroom & Ensuite walls 450 x450 MON white ceramic

Carpet in the bedrooms – colour Coastal

Choice of either:

450 x 450 MON Dark White ceramic tiles **or**

Safari Sun Vinyl flooring



Plumbing Fittings & Fixtures:



- Posh Solus 1 ¾ Kitchen sink with Goose neck mixer
- Fisher & Paykel 900mm Electric Appliances



- Laundry trough and cabinet

- Posh Solus vanity basin with Soothe mixer
- Twin shower rail in the - Ensuite and single in the Bathroom
- Bath in Hob with wall mixer
- Double towel rail
- Back to wall rimless toilet



Front Door selection - choice of three doors

XN1



XN2



XN5



Doors and Handles

Gainsborough Door Handles in Satin Chrome throughout

Double Cylinder entrance Tri-Lock on the front door

Key in lever on the Laundry, External Garage and Garage into House

Privacy handles on the Bathroom and W/C doors

Matte Chrome trim on all robe doors

