

boutique
homes

Staircase options.

U-shaped with void designs





Contents

- 4 **Standard staircase**
- 6 **Balustrade upgrade options**
- 7 Santiago
- 8 Oslo
- 9 Hampton
- 10 Berlin
- 11 Long Island
- 12 Provence
- 13 Byron
- 14 Miami
- 15 Dubai
- 16 **Premium staircase designs**
- 16 Minimalist
- 17 Modernist
- 18 Abstract
- 19 Industrial
- 20 Nouveau
- 21 **Stair material options**
- 23 **Staircase glossary**

All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the "5th bedroom ILO void" design option. Speak to a New Homes Consultant for more information.

Standard staircase

Carpet to stairs and dwarf plaster wall with painted MDF capping to ground and first floor.

Stair materials
 Carpet (included material)
Upgrade options:
 Victorian Ash
 Victorian Ash with painted risers
 Victorian Ash with carpet runner

Wall rail & capping
 Square & painted



Standard lighting inclusion
 x4 Lumi Lychee aluminium LED step light (choice of white or black)



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Balustrade upgrade options



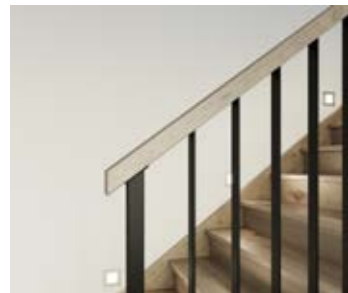
Santiago Page 7



Oslo Page 8



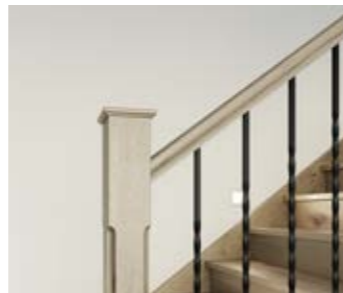
Hampton Page 9



Berlin Page 10



Long Island Page 11



Provence Page 12



Byron Page 13



Miami Page 14



Dubai Page 15

Santiago

Black steel rods with painted timber posts and handrail.



Balustrade location
Feature balustrade to full staircase including ground and first floor

Stair materials
Carpet (included material)

Upgrade options:
Victorian Ash
Victorian Ash with painted risers
Victorian Ash with carpet runner

Handrail
Round & painted



Oslo

Dwarf plaster wall with Victorian Ash drop down capping.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Carpet (included material)

Upgrade options:

- Victorian Ash
- Victorian Ash with painted risers
- Victorian Ash with carpet runner

Wall rail & capping

Square & painted



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Hampton

42mm square painted timber balusters and 90mm timber posts with flat caps.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Carpet (included material)

Upgrade options:

- Victorian Ash
- Victorian Ash with painted risers
- Victorian Ash with carpet runner

Handrail

Square & painted



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Berlin

Black steel blades with black steel square posts and timber handrail.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Victorian Ash (included material)*

Upgrade option:

Victorian Ash with carpet runner

*Note: carpet is not available with this balustrade option.

Handrail

Square & stained



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Long Island

Painted timber balusters, timber posts with flat tops and square handrail.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Victorian Ash with painted risers (included material)*

Upgrade options:

Victorian Ash

Victorian Ash with carpet runner

*Note: carpet is not available with this balustrade option.

Handrail

Square & painted



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Provence

Black steel twist rods with decorative timber posts and handrail.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Victorian Ash (included material)*

Upgrade option:

Victorian Ash with carpet runner

*Note: carpet is not available with this balustrade option.

Handrail

Bullnose & stained



Byron

Rebated glass panels with square timber framed handrail and posts.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Carpet (included material)

Upgrade option:

Victorian Ash

Victorian Ash with painted risers

Victorian Ash with carpet runner

Handrail

Square & stained



Miami

Black oval steel balustrade with black square steel posts and painted timber handrail.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Victorian Ash (included material)*

Upgrade option:

Victorian Ash with carpet runner

*Note: carpet is not available with this balustrade option.

Alternating pattern of balustrade may vary due to number of stairs and house design/size. Double plain rods may be required near posts.

Handrail

Bullnose & painted



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Dubai

Glass panels with stainless steel posts and clamps with timber handrail.



Balustrade location

Feature balustrade to full staircase including ground and first floor

Stair materials

Victorian Ash (included material)*

Upgrade option:

Victorian Ash with carpet runner

*Note: carpet is not available with this balustrade option.

Handrail

Square & stained



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Premium staircase designs

Minimalist



Minimalistic in its design and features, this design has a subtle interplay between modern and traditional design elements. Minimalist features 5mm nosing with concealed stringers and a plaster dwarf wall with timber drop down capping.

Wall rail & capping
Square & stained



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Modernist



Open riser treads and custom glass balustrade makes for a sensational feature piece that creates the illusion of space within the home. The Modernist features open riser treads and custom glass with closed stringer and glass balustrade with timber handrail to the full staircase.

Handrail
Square & stained



All images are for illustration purposes and are to be used as a guide only. Dimensions and individual stair elements may change depending on chosen house type and stair options. Pasadena 45 model shown. Upgraded lighting shown. Please note there will be a change in stair configuration should you choose the '5th bedroom ILO void' design option. Speak to a New Homes Consultant for more information.

Abstract



Abstract is an illusive stair that hones in on a modern, sleek design. The stairs feature 5mm nosing with a concealed wall stringer and feature zig zag sandwiched outer stringer holding the glass balustrade with timber handrail and posts.

Handrail
Square & stained



Industrial



Striking in form and structure, the Industrial's contemporary design is a bold ensemble with a powerful presence. The open stair features an exposed central steel stringer and is paired with the Berlin balustrade.

Handrail
Square & stained



Nouveau



With its linear forms and warm tones, Nouveau makes for a notable contemporary staircase. The open stair showcases an exposed central steel stringer with glass balustrade, black glass patch fittings and black painted steel handrail.

Handrail
Square & black etch steel



Stair material options



Carpet



Victorian Ash



Victorian Ash with painted risers



Victorian Ash with carpet runners

Add bottom tread



Add square bullnose feature bottom tread

Bottom tread only applicable with the following balustrade designs: Santiago, Hampton, Miami, Dubai, Provence, Long Island and Berlin.

Staircase glossary

When you're not in the know, staircase terminology can be complex. Below we've outlined some common terms.



- 1 Riser
- 2 Tread
- 3 Cut Stringer
- 4 Closed Stringer
- 5 Closed Flight
- 6 Landing
- 7 Half Post
- 8 Open Flight
- 9 Capping
- 10 Bracket
- 11 Wall Rail
- 12 Flight Balustrade
- 13 Winders
- 14 Flight Rail
- 15 Level Balustrade
- 16 Newel Post
- 17 Level Rail



We're listening

Our customers are at the centre of everything we do. That's why your feedback is welcomed at every stage of the journey, even after we've handed over the keys.



Upfront, always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent throughout.



Raising the standard

We deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout.



12 Month Assist

We offer a superior 12-month Warranty Service so your new home has enough time to settle and experience all four seasons.



25 year guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25-year Structural Guarantee.



Building since 1978

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality since 1978.

Discover the difference
BoutiqueHomes.com.au
or call 9674 4500

Disclaimer ©2022, all plans are protected by copyright and are owned by ABN Group Pty Ltd. Plans are based on a modern facade. Images used in this brochure are for illustrative purposes only and may depict fixtures, finishes, features, furnishings, lighting and landscaping not included in standard pricing or supplied by Boutique Homes including, but not limited to, flooring, 2550mm high ceilings. For more information on the pricing and specification of these products please contact one of our New Homes Consultants. Boutique Homes may at its discretion determine how long it wants to offer the products set out in this brochure. Boutique Homes is entitled to vary all its products and pricing at its discretion at any time. See BoutiqueHomes.com.au for further details. All information contained within this brochure was accurate at time of printing on September 2022. The building practitioner is ABN Group (Vic) Pty Ltd t/as Boutique Homes, registration number CBD-U 49215, BH0061