

Regent facade



Minimal facade colour selections

Quality inclusions

<p>★</p> <p>Main Render & Cladding Grey Pebble Half</p>	<p>★</p> <p>★</p> <p>Front Door Dulux Colorbond Flooded Gum</p> <p>★</p> <p>Roof Tile Elabana Barramundi</p>	<p>★</p> <p>Aluminium Windows Monument Matt</p>
<p>★</p> <p>Gutter / Facias / Downpipes Unicote Monolith</p>	<p>★</p> <p>★</p> <p>Garage Door Colorbond Monument</p> <p>★</p> <p>Contrast Render & Cladding Dulux Domino</p>	<p>★</p> <p>Brick PGH Character Bark</p>

Upgrade options


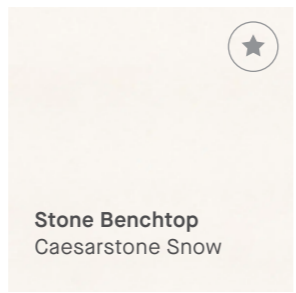
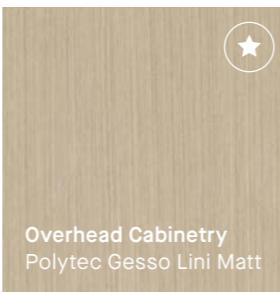
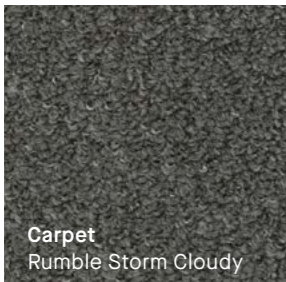
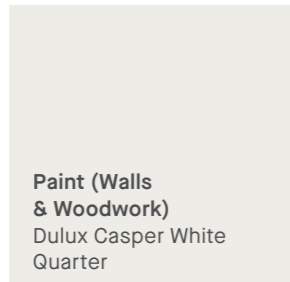

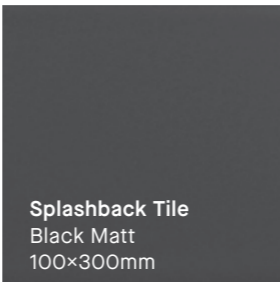
<p>Letterbox Grey</p>	<p>Brick Austral Indulgence Praline</p>	<p>External Tile Outback Charcoal 400×400mm</p>
<p>Metal Roof Unicote Monolith</p>	<p>Timber Stain (Design Specific) Intergrain Charcoal</p>	

★ Shown in CGI on opposite page



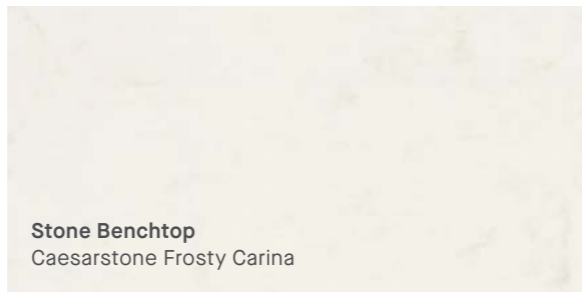



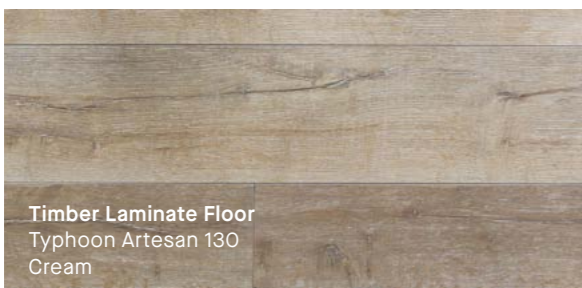
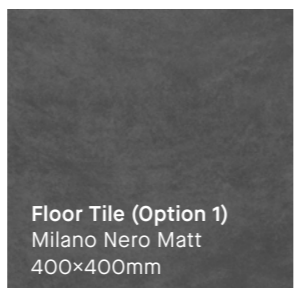

Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, decking, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice, Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

Minimal kitchen & living colour selections

Quality inclusions

 <p>Timber Floor Bolero 120 Rustic Black</p>	 <p>Stone Benchtop Caesarstone Snow</p>	 <p>Overhead Cabinetry Polytec Gesso Lini Matt</p>
 <p>Carpet Rumble Storm Cloudy</p>	 <p>Paint (Walls & Woodwork) Dulux Casper White Quarter</p>	 <p>Base & Pantry Cabinetry Polytec Graphite Matt</p>
 <p>Splashback Tile Black Matt 100x300mm</p>		

Upgrade options

 <p>Feature Wall Tile Ki Kat White Matt 15x145mm</p>	 <p>Blinds (Blockout) Cotton</p>	 <p>Stone Benchtop Caesarstone Frosty Carina</p>
 <p>Carpet Park Regis Freeman</p>	 <p>Stair Stain (Design specific) Intergrain Charcoal</p>	 <p>Floor Tile (Option 2) Olympia Charcoal Matt 300x600mm</p>
 <p>Timber Laminate Floor Typhoon Artesan 130 Cream</p>	 <p>Floor Tile (Option 1) Milano Nero Matt 400x400mm</p>	 <p>Floor Tile (Option 2) Olympia Charcoal Matt 300x600mm</p>

 Shown in CGI on opposite page

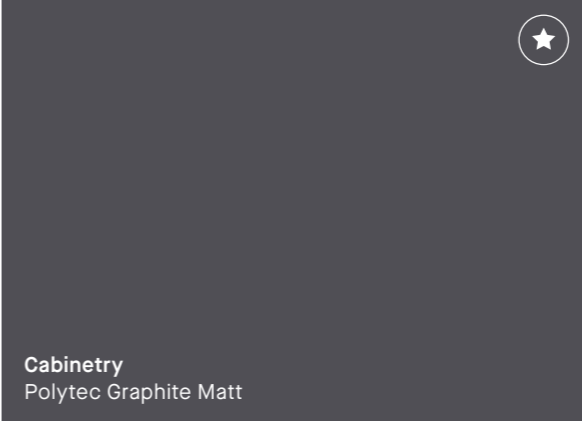



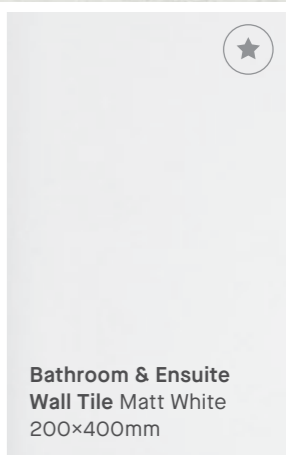


Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

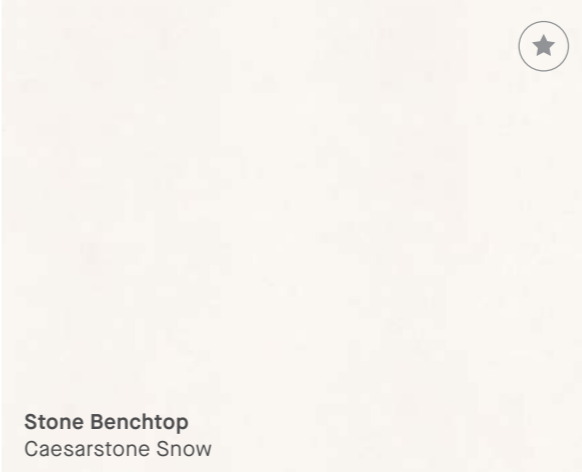
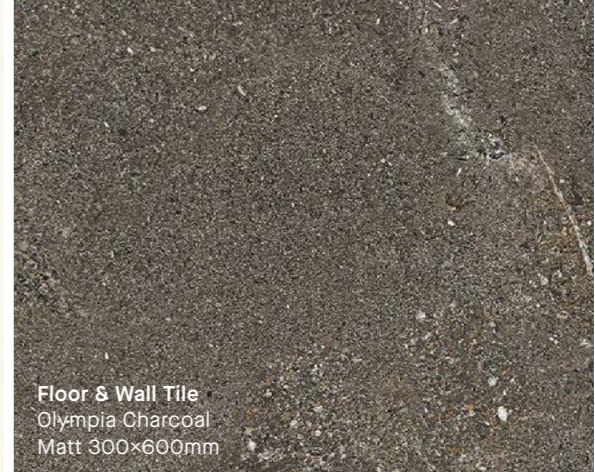


Minimal bathroom & laundry colour selections

Quality inclusions

 <p>Cabinetry Polytec Graphite Matt</p>	 <p>Laminate Benchtop Polytec Argento Stone Matt</p>	
 <p>Floor Tile Milano Nero Matt 400x400mm</p>	 <p>Laundry Wall Splashback Tile Black Matt 100x300mm</p>	 <p>Bathroom & Ensuite Wall Tile Matt White 200x400mm</p>

Upgrade options

 <p>Stone Benchtop Caesarstone Snow</p>	 <p>Floor & Wall Tile Olympia Charcoal Matt 300x600mm</p>
---	---

 Shown in CGI on opposite page

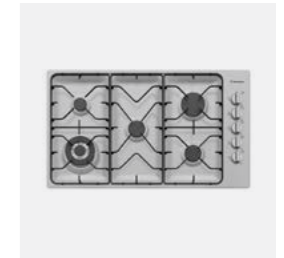
Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.



Kitchen quality inclusions



Westinghouse
WVE915SCA
900mm Built-In Oven



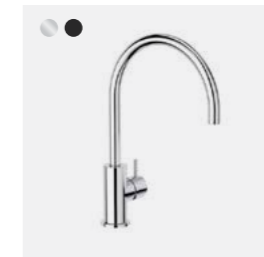
Westinghouse
WHG953SB
900mm Gas Cooktop



Westinghouse
WRR904SB
900mm Slide Out
Rangehood



Double Bowl Inset Sink



Kitchen Sink Mixer:
Round Pin - Chrome



Margo Cabinetry
Handle 135mm

Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

Bradnam's windows & doors | ICLIPSA | Dulux

Open plan living quality inclusions

2400mm high ceilings to ground floor

LED downlights to entry, kitchen and open plan living

75mm cove cornice

2040mm flush panel internal doors

Oversize kitchen island bench with overhang

3-coat Dulux Wash&Wear paint system

Double glazed awning windows and sliding doors throughout the home

Double power points

Westinghouse 900mm standard appliances to kitchen

Cat 1 stone 20mm benchtop to kitchen island and back bench

67mm skirtings and architraves throughout

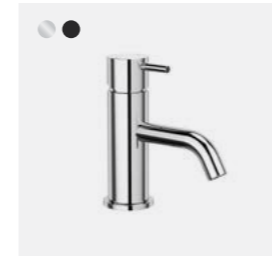
Quality floor coverings throughout, carpet to bedrooms, tiles to wet areas, and timber look laminate flooring to entry and living areas

Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

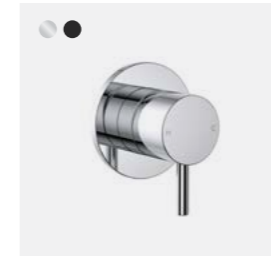


C L Δ R K

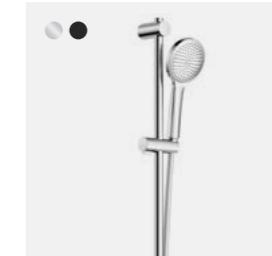
Bathroom quality inclusions



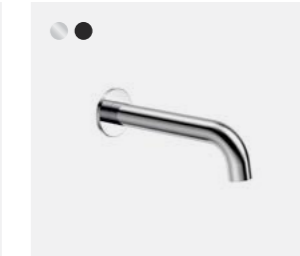
Basin Mixer: Round Pin



Shower and Bath Wall Mixer: Round Pin



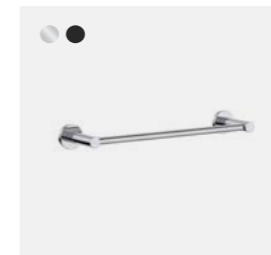
Shower Rail: Round II



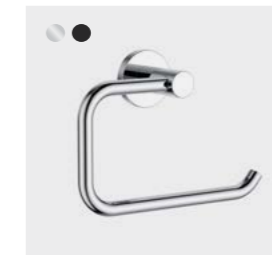
Bath Wall Spout Outlet 220mm: Round



Single Towel Rail 600mm: Round



Single Hand Towel Rail 300mm: Round



Toilet Roll Holder: Round



Toilet Suite: Stylus Prima II



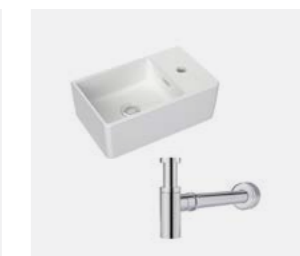
Pop Up Plug & Waste



Bath 1675mm: Round



Inset Basin 1TH: Square OR Inset Basin 1TH: Round



Hand Wall Basin 1TH: Square & Bottle Trap Chrome (Design Specific)

Non-pictured

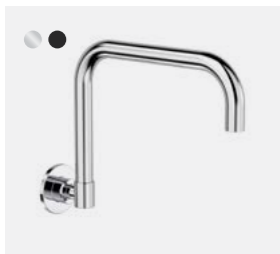
- > Shower Frame ●●
- > Tile Trim ●●

Available in ● Chrome ● Matt Black

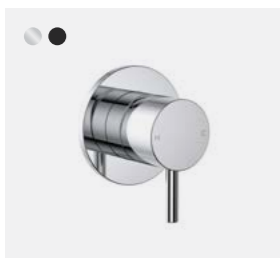
Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

C L Δ R K

Laundry quality inclusions



Laundry Sink Wall Outlet: Round



Wall Mixer: Round Pin



Clark Single 30L Flushline Tub with laminate cabinet & benchtop

Available in ● Chrome ● Matt Black



Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, 900mm wide appliances and overhead cabinetry. Facade images are to be used as a guide only and may show decorative items not included in the base price including Category 2 brickwork (available as an upgrade option), coach lights, path, fencing, landscaping, timber windows and furnishings. Please note CGLs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice. Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

Upgrade packs

Kitchen appliance pack



ILVE IVG901X
900mm Canopy
Rangehood

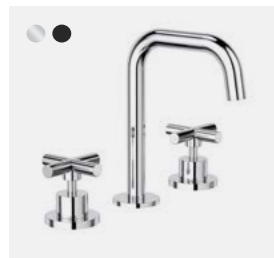


ILVE ILO994X
900mm Built-in Oven

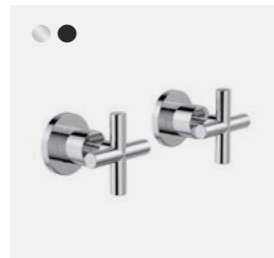


ILVE ILGP96X
900mm Gas Cooktop

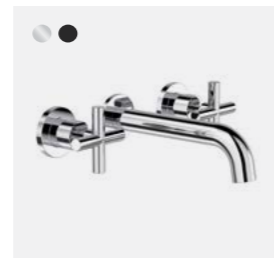
Cross tapware pack



Basin Mixer: Cross Basin
Set



Shower & Laundry
Mixer: Cross Wall Top
Assemblies

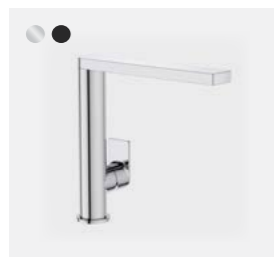


Bath Mixer & Wall Spout
Set 220mm: Cross

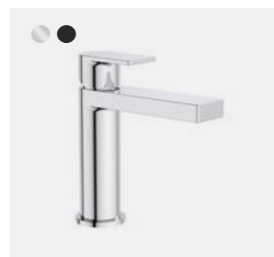


Inset Basin 3TH: Square

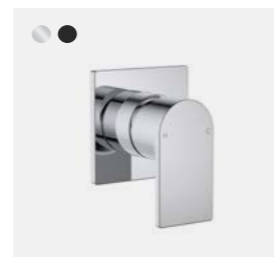
Round square pack



Kitchen Sink Mixer:
Round Square



Basin Mixer:
Round Square



Shower, Laundry & Bath
Wall Mixer: Round
Square



Bath Wall Spout Outlet
220mm: Square

Available in ● Chrome ● Matt Black

Round pin brushed nickel pack



Kitchen Sink Mixer:
Round Pin



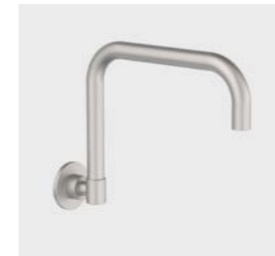
Basin Mixer: Round Pin



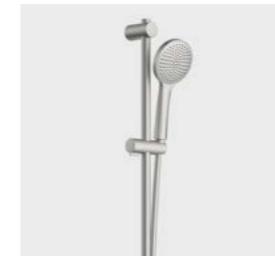
Shower, Bath & Laundry
Wall Mixer: Round Pin



Bath Wall Spout Outlet
220mm: Round



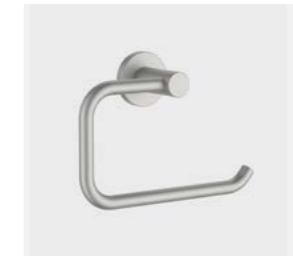
Laundry Spout Outlet:
Round Sink Swivel



Shower Rail: Round II



Single Towel Rail
600mm: Round



Toilet Roll Holder: Round



Basin Pop Up Plug
& Waste

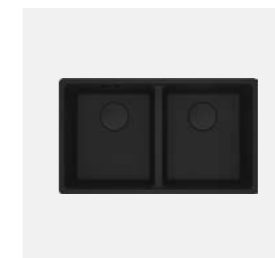
Matt black pack add on pack



Internal, Front Entry &
internal Garage Door
Handles: Element L3
Lever



Internal Sliding Door
Handles: Lockwood
Flush Pull Sliding



Kitchen Sink:
Maris Sink Double
Bowl Undermount
(Design Specific)

Non-pictured

- > Robe Frames
- > Single Towel Rail
- > Lincoln Sentry Margo 128mm Handles
- > Bottle Trap: Round
- > Pop Up Plug & Waste
- > Shower Grate
- > Front Entry Deadlock

● Matt Black

Additional upgrade options



ILVE CU89/90
900mm Concealed
Rangehood



ILVE 900SKMPI
900mm Built-in Oven



ILVE ILM905KX
900mm Gas Cooktop



ILVE IVFSD61/1
Freestanding
Dishwasher



Shower Rail with
Overhead: Round II
Brushed Nickel



Shower Rail with
Overhead: Square II



Shower Rail with
Overhead: Round II



Bottle Trap: Eco Noir



ILVE IV603BIM Built-in
Microwave Oven
Stainless Steel



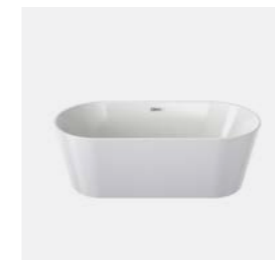
Kitchen Sink: Maris Sink
1.5 Bowl Undermount
(Design Specific)



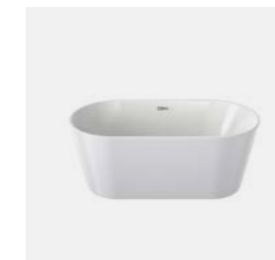
Kitchen Sink:
Maris Sink Double Bowl
Undermount (Design
Specific)



Kitchen Sink: Polar
Single Bowl Overmount



Freestanding Bath:
Round Freestanding
Bath 1600mm
(Design Specific)



Freestanding Bath:
Round Freestanding
Bath 1400mm
(Design Specific)



Toilet Suite: Round BTW



Toilet Suite: Stylus BTW



Kitchen Sink: Polar
Double Bowl Overmount



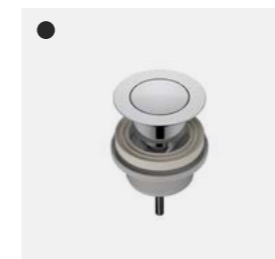
Kitchen Sink:
Monaco Single
Undermount



Kitchen Sink:
Monaco Double Bowl
Undermount



Double Towel Rail
600mm: Round
Brushed Nickel



Pop Up Plug & Waste



Clark Single 45L
Flushline Tub with
laminate cabinet
& benchtop



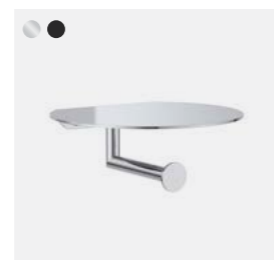
Margo Cabinetry Handle
135mm Matt Black



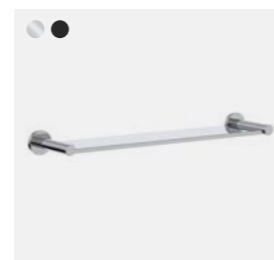
Robe Hook: Round



Wall Hook: Round



Toilet Roll Holder with
Shelf: Round



Metal Shelf: Round

Available in ● Chrome ● Matt Black

Electrical quality inclusions & upgrades

Quality inclusions



Floodlight – Amphis Jasper
Single Floodlight No Sensor,
Black

Upgrade options



Downlight – Amphis Architect 2,
White Surround 13W



Fluoro – Amphis Solna Linear
20W



External Wall Light – Amphis
Avesta Single Wall Light, Silver



Step light (DS) – Amphis Lychee,
White



Pendant – Amphis Pivot
Round Pendant, Black



Pendant – Amphis Pivot
Round Pendant, White

Electrical upgrade options

Electrical upgrade packs

Option A

- > Architect 2 downlights to entry, living, kitchen, walk in pantry & dining
- > Amphis Lychee Light Step Lights (Double Storey only)

Option B

- > In addition to Option A
- > Downlights to porch, home theatre, lounge, home office, bathroom, laundry, powder room, outdoor living, rear / FF hallway
- > 2x 20W Solna Linear to garage
- > 2-way switch to walk in pantry, entry, FF hallway
- > 1x Powerpoint to home theatre, powder room, walk in pantry, kitchen island, living, garage, double external to outdoor living, master bedroom, master ensuite, retreat, bedroom 2, bedroom 3, bedroom 4, home office
- > 1x data point to home theatre, living, retreat, master bedroom, home office
- > 1x TV points to living, retreat, master bedroom
- > Wifi access point 1x for single storey & 2x for double storey
- > Amphis Lychee Light Step Lights (Double Storey only)

Option C

- > In addition to Option A
- > Downlights to porch, entry, living, kitchen, walk in pantry, dining, home theatre, lounge, home office, rear hallway, bedrooms 1, 2, 3, 4, bathroom, ensuite, laundry, powder room, outdoor living, rear / FF hallway, home office
- > 2x 20W Solna Linear to garage
- > 2x Powerpoint to home theatre, 1x laundry, 1x powder room, 2x walk in pantry, 1x kitchen island, 2x living, 2x garage, 1x double external to outdoor living, master bedroom, 1x master ensuite, 2x retreat, 2x bedroom 2, 3, 4, 2x home office
- > Wifi access point 1x for single storey & 2x for double storey
- > 2-way switch to walk in pantry
- > 3-way switch to entry, FF hallway
- > Data points to living, home theatre, retreat, master bedroom, home office, bedroom 2, 3, 4
- > TV points to living, retreat, master bedroom
- > Amphis Lychee Light Step Lights (Double Storey only)

Interior decorative lighting upgrades

- > Pendant Pack: 3x Pivot Round Pendant, White
- > Pendant Pack: 3x Pivot Round Pendant, Black
- > Pendant Provision: 3x batten & noggin for future pendants

Exterior decorative lighting upgrades

- > 2x Avesta Single Wall Light, Silver

Fibre & networking upgrades

- > Incoming point for HFC / FTTN / FTTC or
- > Fibre Prep Pack: can be used for NBN or Opticomm. Includes internal conduit, drawstring & powerpoint. Data & phone points included in GBB packs.
- > Antenna

Security upgrade

- > Security Pack: Bosch Solution 3000 Security Panel with icon keypad, Motion Sensors

Straight staircase quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



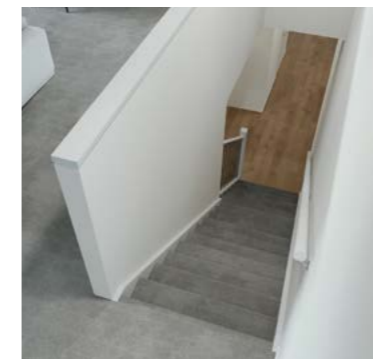
Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



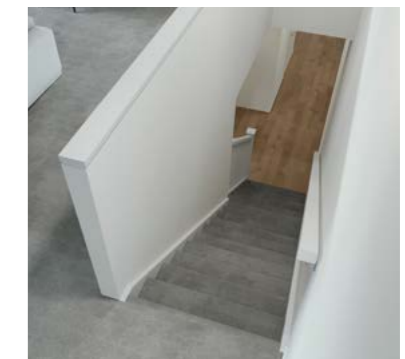
Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

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



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

U-shaped staircase quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

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



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted

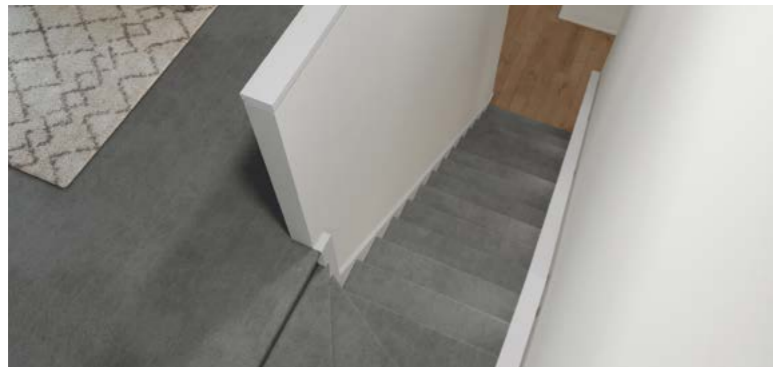


Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

L-shaped staircase quality inclusions & upgrades

Quality inclusions

Standard Solid plaster wall.



Carpet to stairs and solid plaster wall to ground floor. Dwarf plaster wall with painted MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Upgrade options

Santorini Dwarf plaster wall with painted MDF capping.



Dwarf plaster wall with MDF capping to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & painted



Upgrade option
Stair material Victorian Ash

Santiago Black steel rods with painted timber posts and handrail.



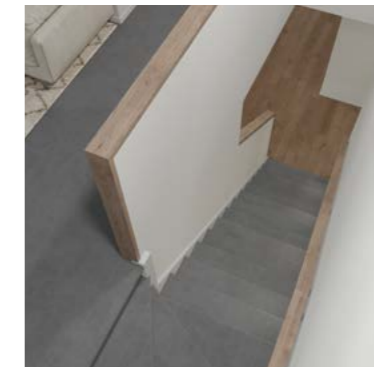
Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Round & painted



Upgrade option
Stair material Victorian Ash

Oslo Dwarf plaster wall with Victorian Ash drop down capping.



Feature balustrade to full staircase including ground floor & first floor.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Wall rail
Square & stained



Upgrade option
Stair material Victorian Ash

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



Feature balustrade to ground floor only, dwarf plaster wall with MDF capping to first floor return.

Stair material
Carpet (included material)
Wall rail bracket
Chrome (standard)
Handrail & wall rail
Square & painted



Upgrade options
Stair material Victorian Ash or Victorian Ash with painted risers

Door upgrade options

Entry door upgrades



Vaucluse XV18
(Includes Nexion Keyed lock with lever to front door)
Painted finish



Newington XN5 with translucent glazing
(Includes Nexion Keyed lock with lever to front door)
Painted finish



Savoy XS24 with translucent glazing and stained finish
(Includes Nexion Keyed lock with lever to front door)

Door furniture upgrades



Element L3 Black Levers and matching deadlock



Element L3 Chrome Levers

Move-in upgrade options



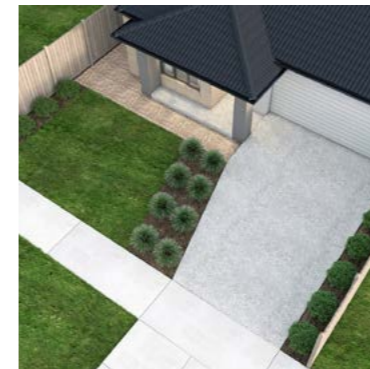
Single block out roller blinds to all windows & sliding doors (excludes front entry door, splashback windows & staircase windows)



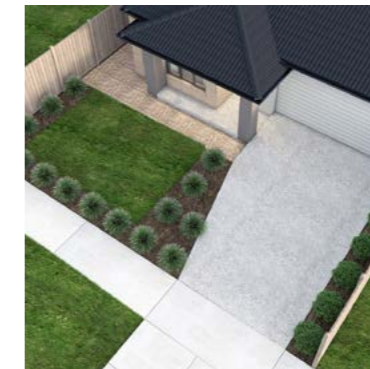
Letterbox Corby in rendered finish



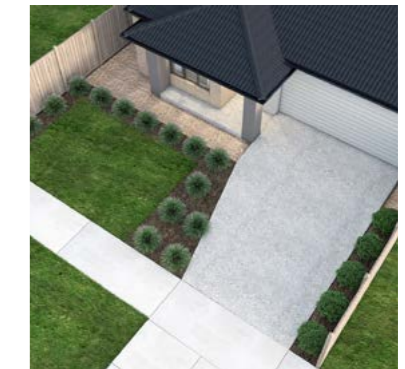
Clothesline Hills Supa Fold Duo



Landscaping Option 1



Landscaping Option 2



Landscaping Option 3



Exposed aggregate driveway, Beachside



Quality inclusions.

Facade

- › Stylish Modern facade with minimum 30% rendered feature, 450mm eaves with minimum 1500mm return (singles), 450mm eaves to entire top floor (doubles).
- › Minimum 4m² Porch with integrated concrete slab and slim line awning windows (design specific).

Building and Construction:

- › 25-year structural warranty.
- › 12-month service warranty.
- › Site levelling of all blocks with up to 300mm of fall over the building platform.
- › Minimum 90mm stabilised MGP10 or above (superior machine grade pine included to reduce frame movement and ensure straighter walls).
- › Concrete waffle pod slab – engineered designed class “M” concrete slab with min. SL72 fabric reinforcement. 310mm overall height. 300mm wide perimeter beams with 3-L11 trench mesh. 110mm wide internal ribs with one N12 bar.
- › 100mm sewer grade PVC storm water system.
- › Connection of services within the property boundaries to underground power, water, sewer, and gas if available with blocks up to 650m² with a maximum 6m front setback.
- › Termite Management System Part A – including termite shields to all plumbing penetrations provided in line with any local authority requirements.

Energy Efficiency

- › 6-Star energy efficiency based on any orientation or equivalent NCC Verification method V2.6.2.2 (standard floor plan).
- › Premium insulation for all external walls with a minimum of R1.5 batts with foil wrap.
- › Premium insulation for all ceilings with minimum R3.5 batts for year-round comfort (excluding garage ceiling).
- › Draught weather seals to all external house accessed hinged doors.
- › Rinnai hot water unit with 215L ground mounted tank and 2 x solar panels (product and solar orientation specific).
- › Solar hot water system with storage tank, two roof mounted collectors (orientation specific) and continuous mains pressure gas booster.

Benefits include:

- › Capture the suns clear, FREE energy to pre-heat your water.
- › Reduce your energy consumption and carbon footprint.
- › Reduce your power bills and minimise the impact of rising energy costs.
- › Reliable supply of hot water in any weather or time of day.
- › Enhanced frost protection (electronically controlled circulation of water to prevent frost damage).

Staircase

- › Enclosed staircase with MDF tread and rises (for carpet finish), painted MDF handrail from builders' range to first flight and dwarf wall to first floor and painted stringers (design specific).

Heating and cooling:

- › 3-Star gas ducted heating with programmable thermostat heating entire home.

Roof:

- › Min 22.5-degree roof pitch on all homes (facade specific).
- › Quality concrete roof tiles – selected from builders' standard category 1 range.

External

- › Coloured metal fascia and barge, quad gutter, and rectangular downpipes. Barge board painted timber (design specific).
- › Two external garden taps – front and rear.
- › Brick infills over ground floor windows.
- › Quality clay bricks, standard to single storey homes and the ground floor of double storey homes. Lightweight cladding material to the first floor of double storey homes, including above windows to the first floor.

Garage

- › Double Smart Control Colorbond sectional garage door – one wall mounted control and 2 remote controls.
- › Hinged external door to rear of garage.
- › Hinged internal access door from garage to home.

Quality inclusions (continued).

Windows & External Doors

- > Modern feature front entry door.
- > Brickwork or rendered lightweight cladding (flush with rendered brick wall) above all garage door (design specific).
- > Brickwork or lightweight cladding with render above all external doors and windows (design specific).
- > Double glazed awning windows and sliding doors throughout the home (standard floorplan).
- > Deadbolts on all external doors.
- > Clear glazing to all WC, powder, bathroom and ensuite windows (design specific).
- > Aluminium double-glazed external sliding door to laundry and outdoor living (design specific).
- > Quality aluminium windows with locks and energy efficient weather seals to all openings.

Internal

- > 2440mm high ceilings to ground floor of all homes and 2440mm high ceilings to first floor of double storey homes.
- > Quality Dulux paint to ceilings, walls, doors, door frames, woodwork, eaves, and meter box. Two coat system included to internal walls only (including garage).
- > 75mm cove cornice internally, timber quad cornice externally.
- > 67mm skirtings and architraves (single bevelled MDF) throughout.

Internal Robes, Doors & Linen:

- > 75mm air cushion door stops to external and internal doors.
- > 2040mm high flush panel hinged interior doors throughout.
- > Designer chrome passage lever set.
- > Walk in robe with melamine shelf and double hanging rail or built in robe with 2040mm high single sliding doors, melamine shelf and single hanging rail.
- > Linen cupboard with door and four white rows of melamine shelves.
- > Privacy locks to all bathroom, WC and ensuite doors.

Flooring

- > Quality carpet to bedrooms with 7mm underlay.
- > Quality timber laminate flooring to entry and living areas.

Kitchen

- > Westinghouse 900mm fan forced oven.
- > Westinghouse 900mm gas cooktop.
- > Westinghouse 900mm slide out rangehood.
- > Provisions for future microwave and dishwasher.
- > 20mm stone benchtops to both kitchen rear and island bench.
- > Deluxe double bowl stainless steel sink.
- > Tiled splashback (incl. behind rangehood).
- > Clark chrome or matt black sink mixer to kitchen.
- > Designer cabinetry handles.
- > Walk in pantry with hinged door and four melamine shelves (design specific).
- > White lined kitchen cupboards and drawers.
- > Laminated kick rail to base cabinets.
- > Overhead kitchen cabinetry (excluding above fridge).

Bathroom, Ensuite & Powder Room (Design Specific)

- > Laminate benchtops.
- > Double or single vanity to ensuite (design specific).
- > White lined cupboards.
- > Designer cabinetry handles.
- > Shower Frame:
 - > Master ensuite – 2100mm high Semi Frameless Shower Screen with 2-way door.
 - > Bathroom and additional ensuites – 2100mm high Semi-Framed 1-way door.
 - > Accessible bathroom – 2100mm high Semi-Framed Sill-Less 1 way door.
- > Showers with 2100mm high tiling, tiled shower base with tiled Hebel hob.
- > Ceramic floor tiling to floors of ensuites, bathroom, WC, and powder room with 100mm tiled skirting.
- > Polished edge mirrors above all vanity benchtops at 2100mm height.
- > Clark round or square basins throughout.
- > Clark chrome or matt black tapware throughout.
- > Clark chrome or matt black towel rail to bathroom, ensuite and powder rooms (design specific).
- > Clark chrome or matt black rail shower to ensuite and bathroom.
- > Clark chrome or matt black toilet roll holders to all WC.
- > White vitreous china toilet pan and cistern with soft close seats to all WC's.
- > Acrylic bath to main bathroom (design specific).
- > Exhaust fan to bathroom and ensuite over shower.

Laundry

- > Ceramic floor tiling to floors of laundry with 100mm tiled skirting.
- > 30L trough with laminate benchtop and cabinetry, including two hinged doors beneath.
- > 400mm high wall tiling to fill width of cabinet.
- > Concealed washing machine taps.

Electrical (design specific)

- > Light points as per plan.
- > Hardwired electronic smoke detectors.
- > Double power points throughout home (design specific).
- > One TV point including 7m of coaxial cable in roof space.
- > Approved electrical safety switch and circuit breakers to meter box.
- > Ceiling exhaust fans to bathroom, ensuite and powder rooms (design specific).



Upgrade options

Add doors (house specific)

- > Ensuite
- > Walk in robe (bed 1)
- > Ensuite passage
- > Home theatre
- > Study
- > Rear passage
- > Walk in linen
- > Walk in robe (bed 2 & 4)
- > Entry hallway to dining
- > Lounge

General upgrades

- > Built in camera and smart phone app to garage door.
- > Fully rendered Hebel home
- > **2740mm high ceiling ILO 2590mm to single storey home or ground floor of a double storey**
- > **2590mm and 2740mm ILO 2440mm to the first floor of a double storey home**
- > Garage width extension. Option to include a rear roller door. Predetermined widths:
 - > 480mm
 - > 960mm
 - > 1560mm
 - > 3120mm (triple garage)
- > **Obscure privacy glazing to wet areas***
- > Additional living room window (Brooklyn house design only)
- > Kitchen splashback window
- > Butlers splashback window
- > Wider front door upgrade option

Internal upgrades

- > **Soft close cabinetry throughout***
- > Framed mirrored sliding robes to bedrooms 2, 3 & 4
- > Aluminium mesh flyscreens throughout
- > Square set cornice to living, kitchen, dining & entry
- > Bulkheads (house specific)
- > 2340mm high internal doors including front entry door
- > Outdoor capped gas point
- > **Dulux Wash&Wear**

Heating & cooling upgrades

- > Split systems to living room & master bedroom, includes doors to close off living (house specific)
- > Evaporative cooling to living areas & bedrooms (single storey only)
- > 5 Star heating unit upgrade with living areas zoned from bedrooms or ground floor zoned from first floor
- > Refrigerated add on cooling

Additional Kitchen upgrades

- > **40mm Caesarstone benchtop***
- > 2 x banks of pot drawers
- > Overhead cabinetry above fridge
- > 20mm drop down finger pull to overhead cupboards
- > Kitchen island bench extension 900mm overall depth

- > Kitchen island dropped end panels (available with Caesarstone upgrade)
- > Capped cold water point to fridge space

Bathroom & Ensuite upgrades

- > **20mm Caesarstone benchtop***
- > Shower niche
- > Additional shower rail (house specific)

Additional laundry upgrades



- > Laundry option #1 (refer to elevations doc)
- > Laundry option #2 (refer to elevations doc)
- > Laundry option #5 (refer to elevations doc)
- > Laundry option #11 (refer to elevations doc)

Select all Boutique Standard Spec Pack*

*Boutique Standard Spec

>Elements

by Boutique Homes

 @BoutiqueHomesVic
 @BoutiqueHomesVictoria



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.



Disclaimer ©2023, all plans are protected by copyright and are owned by ABN Group (VIC) 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 and landscaping not included in standard pricing or supplied by Boutique Homes including, but not limited to, flooring, overhead cabinetry, 900mm wide appliances, 2550mm high ceilings, planter boxes and fences. For more information on the pricing and specification of these homes please contact one of our New Homes Consultants. Boutique Homes may at its direction determine how long it wants to offer the products and pricing 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 August 2023. ABNO012

ElementsByBoutiqueHomes.com.au
or call 9674 4500