

## / ESSENCE INCLUSIONS AND ELEGANCE UPGRADE PACK

/ AREA		/ ESSENCE STANDARD INCLUSIONS	/ ELEGANCE UPGRADE INCLUSIONS
<b>KITCHEN</b>			
<b>Joinery</b>	Polytec melamine Matt base cupboards, overhead cabinets with bulkheads to kitchen cooktop side	✓	
	Handles from the builders range	✓	
	1 cutlery drawer bank	✓	
	Soft close doors and drawers	✓	
<b>Pantry</b>	4 white melamine shelves as per standard plan	✓	
<b>Benchtop</b>	33mm builders range Polytec laminate benchtop with square edge	✓	
	20mm builder range Caesarstone®		✓
<b>Splashback</b>	Builder range tiled splashback to kitchen cooktop side	✓	
<b>Sink</b>	Posh Solus MK3 1 3/4 bowl inset stainless steel sink 1 tap hole	✓	
	Posh Solus MK3 double bowl undermount stainless steel sink		✓
<b>Sink mixer</b>	Mizu Drift MK2 gooseneck in chrome finish	✓	
<b>Oven</b>	Westinghouse 600mm built-in	✓	
	Westinghouse 900mm built-in		✓
<b>Cooktop</b>	Westinghouse 600mm stainless steel, gas (if available) or electric	✓	
	Westinghouse 900mm stainless steel, gas (if available) or electric		✓
<b>Rangehood</b>	Westinghouse 600mm canopy, externally ducted	✓	
	Westinghouse 900mm canopy, externally ducted		✓
<b>Dishwasher</b>	Dishwasher provision	✓	
	Westinghouse 600mm freestanding		✓
<b>Microwave</b>	Microwave provision	✓	
	Westinghouse stainless steel 600mm with trim kit		✓
<b>BATHROOM</b>			
<b>Floor &amp; wall tiles</b>	Builder range floor tiling and skirting tiles, with 1200mm high wall tiles around bath (where included) & 2100mm tiles around shower area (where included)	✓	
	Floor to ceiling wall tiles from builder's range to either one bathroom or one ensuite with square set ceilings; Builder range floor tiling and skirting tiles to separate WC's (where no shower is included on original floor plan)		✓
<b>Joinery</b>	Polytec melamine Matt, with handles from the builders range and soft close doors	✓	
<b>Benchtop</b>	33mm builders range Polytec laminate benchtop with square edge	✓	
<b>Splashback</b>	Builder range tiled splashback	✓	

/ AREA		/ ESSENCE STANDARD INCLUSIONS	/ ELEGANCE UPGRADE INCLUSIONS
<b>BATHROOM (CONT.)</b>			
<b>Basin</b>	Choice of Roca The Gap or Kado Lux 460 semi inset basin	✓	
<b>Bath</b>	Posh Bristol Freestanding Bath 1560mm or 1760mm, as per standard floorplan	✓	
<b>Mirror</b>	Frameless polished edge mirror	✓	
<b>Shower screen</b>	Semi-frameless shower screen	✓	
<b>Toilet</b>	Posh Domaine Rimless Close Coupled Back to Wall Toilet Suite with Soft Close Seat	✓	
<b>Tapware</b>	Mizu Drift range in chrome finish	✓	
<b>Shower rose</b>	Mizu Drift Handshower on Bracket in Chrome	✓	
<b>Accessories</b>	Mizu Drift range in chrome finish including Soap dish to showers	✓	
	Mizu Drift range in chrome finish with Shower Niches to 2 showers		✓
<b>Floor waste</b>	Tiled floor waste to all wet areas	✓	
<b>Recessed floor</b>	Wet area flooring flush with main floor for smooth transitions		✓
<b>Powder room sink (if applicable)</b>	Posh Solus mini wall basin with Mizu Drift chrome bottle trap	✓	
<b>CEILINGS &amp; SKIRTINGS</b>			
<b>Ceiling heights</b>	2440mm ground and first floor	✓	
	2590mm ground floor and 2440mm first floor		✓
<b>Linings</b>	CSR Gyprock wall and ceiling linings with 90mm cove cornice to remainder	✓	
<b>Architraves &amp; skirtings</b>	67mm x 18mm pine DAR skirtings and architraves throughout, skirting excluded in wet areas	✓	
<b>LIGHTING &amp; ELECTRICAL</b>			
<b>Lighting</b>	Bayonet lights throughout as per standard plan	✓	
	10 x downlights in lieu of bayonet lights		✓
<b>Light switches &amp; GPO's</b>	Clipsal iconic switches and power points	✓	
<b>Exhaust fans</b>	Externally ducted exhaust fans to bathrooms & laundries without a window or sliding door	✓	
<b>FLOORING</b>			
<b>External</b>	Concrete finish to porch & alfresco, tiled finish to balcony where applicable as per standard plan	✓	
	Builder range floor tiling to porch, balcony and alfresco as per standard plan		✓
<b>Internal</b>	Ground Floor - Builder range hybrid flooring to living areas, builder range carpet to bedrooms as per standard plan	✓	
	First floor - Builder range carpet with underlay to bedrooms, staircase, and living areas as per standard plan	✓	

/ AREA		/ ESSENCE STANDARD INCLUSIONS	/ ELEGANCE UPGRADE INCLUSIONS
<b>WINDOWS &amp; DOORS</b>			
<b>Windows &amp; doors</b>	Aluminium windows and 2100mm high aluminium sliding doors as per standard plan	✓	
	2100mm high x up to 3600mm wide aluminium stacking sliding door to one door, in lieu of sliding door		✓
<b>Entry door</b>	Corinthian Urban PURB 4 2040mm high x 820mm wide entry door in painted finish	✓	
<b>Entry door security</b>	Gainsborough Trilock Contemporary Align in satin chrome finish	✓	
<b>Internal doors</b>	Flush hinged doors, 2040mm high throughout		
<b>Wardrobe doors</b>	2040mm high flush hinged doors to ground & first floor built in robes where applicable	✓	
<b>Internal door hardware</b>	Gainsborough standard internal lever sets from builders range in satin chrome or chrome finish	✓	
<b>LAUNDRY</b>			
<b>Sink</b>	Base laundry trough and metal cabinet, 45 litre	✓	
<b>Joinery</b>	Polytec melamine Matt 800mm wide base cabinet, 33mm builders range Polytec laminate benchtop with handles from the builders range and soft close doors with base inset laundry trough 45L		✓
<b>Splashback</b>	Builder range tiled splashback	✓	
<b>Sink mixer</b>	Mizu Drift MK2 gooseneck in chrome finish	✓	
<b>Tiling</b>	Builder range floor tiling and skirting tiles	✓	
<b>STAIRS</b>			
<b>Staircase construction</b>	Timber staircase with stainless steel or black balusters and timber handrail; or plasterboard balustrade and timber handrail capping, as per floor plan	✓	
<b>Floor coverings</b>	Builder range carpet to treads and risers	✓	
<b>STORAGE</b>			
<b>Fit-out</b>	4 white melamine shelves to line cupboards	✓	
	Robes with melamine shelf and hanging rail	✓	
<b>BUILDING</b>			
<b>External finish</b>	Brick from builders range with lightweight cladding, as per Classic facade	✓	
<b>Roof finish</b>	Bristle classic roof tiles with sarking or Colorbond roof with 60mm Anticon blanket as per house design	✓	
	Colorbond fascia and gutter	✓	
<b>Air conditioning</b>	Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones	✓	
<b>Insulation</b>	Up to R2.5 wall and R5.0 ceiling insulation	✓	
<b>Hot water system</b>	26 litre gas instantaneous hot water system (if gas available)	✓	

/ AREA	/ ESSENCE STANDARD INCLUSIONS	/ ELEGANCE UPGRADE INCLUSIONS
<b>BUILDING (CONT.)</b>		
<b>Rainwater tank</b>	3000 litre above ground rainwater tank connected to toilets and washing machine	✓
<b>Termite protection</b>	Flickguard physical membrane barrier system	✓
<b>Internal paint</b>	Dulux 3 coat paint system	✓
<b>Garage door</b>	Colorbond sectional overhead door with electric opener and 2 remotes	✓
<b>Garage finish</b>	Fully internal gyprock lined garage	✓
<b>Facade</b>	Classic facade including brick & cladding	✓
<b>Slab</b>	Class M engineered slab to Australian standards	✓
<b>Taps</b>	External garden taps to front & rear of home	✓
<b>Earthworks</b>	Balanced cut & fill provided up to 1000mm to achieve a level building platform	✓
<b>Application fees</b>	Development Application Fees and Construction Fee or Complying Development Fee	✓
<b>Home Owners Warranty Insurance</b>	Providing peace of mind	✓
<b>Security fencing</b>	Site fencing as per WH&S requirements	✓
<b>Piering</b>	Piering allowance up to 100lm	✓
<b>Stormwater &amp; sewer</b>	Stormwater & sewer connection allowance up to 100lm to street / easement	✓
<b>Power</b>	Underground power - 3 phase provision with single phase meter box	✓
<b>Water connection</b>	Colorbond fascia and gutter	✓

**/ ELEGANCE UPGRADE INCLUSIONS**  
OVER \$15,000 VALUE FOR ONLY \$5,990\*

T&C's Apply.

Disclaimer: Standard inclusions are based on North Homes Essence series standard floor plans. Inclusions are subject to change and variations may be required to substitute materials no longer available at time of build. Inclusion items are based on standard plans, any variation to the floor plans will incur additional costs. Please refer to your contract for full terms and conditions. North Homes has the right to withdraw this promotion at any time without notice. Please refer to Elegance Upgrade Inclusions brochure for Builder Licence No. 374999c. Effective: September 2024.