

/ SIGNATURE & COMFORT INCLUSIONS AND REFINED LUXURY UPGRADE PACK

/ AREA		/ SIGNATURE & COMFORT INCLUSIONS	/ REFINED LUXURY INCLUSIONS
KITCHEN			
Joinery	Polytec melamine Matt base cupboards, overhead cabinets with bulkheads to kitchen cooktop side	✓	
	Handles from the builder's range	✓	
	Finger pull handles		✓
	Cutlery drawer bank x1	✓	
	Soft close doors and drawers	✓	
Pantry	4 white melamine shelves as per standard plan	✓	
Benchtop	20mm Caesarstone® benchtop from builder's range	✓	
	40mm Casearstone® benchtop from builder's range		✓
Splashback	Tiled splashback from builder's range to kitchen cooktop side	✓	
	Feature window splashback, where applicable		✓
Sink	Posh Solus MK3 1 3/4 bowl inset stainless steel sink 1 tap hole	✓	
	Posh Solus MK3 double bowl undermount stainless steel sink		✓
Sink mixer	Mizu Drift MK2 gooseneck in chrome finish	✓	
Water point	Cold water point to fridge space		✓
Oven	Westinghouse 900mm built-in	✓	
Cooktop	Westinghouse 900mm stainless steel, gas	✓	
Rangehood	Westinghouse 900mm canopy, externally ducted	✓	
Dishwasher	Dishwasher provision	✓	
	Westinghouse 600mm freestanding		✓
Microwave	Microwave provision	✓	
	Westinghouse stainless steel 600mm		✓
BUTLER'S KITCHEN (WHERE APPLICABLE)			
Joinery	Polytec melamine Matt base cupboards	✓	
	Handles from the builder's range	✓	
	Finger pull handles		✓
	Soft close doors and drawers	✓	
Benchtop	33mm Polytec laminate benchtop with square edge from builder's range	✓	
	20mm Caesarstone® benchtop from builder's range		✓
Splashback	Tiled splashback from builder's range to butler's pantry	✓	
Sink	Posh Solus MK3 single bowl inset stainless steel sink 1 tap hole	✓	
Sink mixer	Mizu Drift MK2 gooseneck in chrome finish	✓	

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BATHROOM			
Floor & wall tiles	Floor tiling and skirting tiles, with 1200mm high wall tiles around bath (where included) and 2100mm tiles around shower area (where included)	✓	
	Floor tiling and skirting tiles from builder's range to separate powder rooms or WC	✓	
	Full height tiling with square set ceiling to bathroom and ensuites with shower as per standard plan		✓
Joinery	Polytec melamine Matt, with handles from the builder's range and soft close doors	✓	
	Polytec melamine Matt, with finger pull handles and soft close doors		✓
Benchtop	33mm builder's range Polytec laminate benchtop with square edge	✓	
	20mm Caesarstone® benchtop from builder's range		✓
Splashback	Tiled splashback from builder's range	✓	
Basin	Choice of Roca The Gap or Kado Lux 460 semi inset basin	✓	
Bath	Posh Bristol Freestanding Bath 1560mm or 1760mm, as per standard floor plan	✓	
Mirror	Frameless polished edge mirror	✓	
Shower screen	Semi-frameless shower screen	✓	
Toilet	Posh Domaine rimless close coupled back to wall toilet suite with soft closing seat	✓	
Tapware	Mizu Drift range in chrome finish	✓	
Shower rose	Mizu Drift Handshower on bracket in chrome finish	✓	
	Mizu Drift single rail shower in chrome finish		✓
Accessories	Mizu Drift range in chrome finish including Soap dish to showers	✓	
	Mizu Drift range in chrome finish with Shower Niches to two showers		✓
Floor waste	Tiled insert floor waste to wet areas	✓	
Powder room sink (if applicable)	Posh Solus mini wall basin with Mizu Drift chrome bottle trap	✓	
CEILINGS & SKIRTINGS			
Ceiling heights	2590mm high ceilings to ground floor and 2440mm high ceilings to first floor	✓	
	2740mm high ceilings to ground floor and 2440mm high ceilings to first floor		✓
Linings	CSR Gyprock wall and ceiling linings with 90mm cove cornice to remainder	✓	
	Choice of square set or decorative cornice throughout		✓
Architraves & skirtings	67mm x 18mm pine DAR skirtings and architraves throughout, excluding wet areas	✓	

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LIGHTING & ELECTRICAL			
Lighting	Downlights to downstairs living areas as per standard plan, bayonet lights to remainder	✓	
	Additional 10 downlights in lieu of bayonet lights		✓
Light switches & GPO's	Clipsal iconic switches and power points	✓	
Exhaust fans	Externally ducted exhaust fans to bathrooms & laundries without a window or sliding door	✓	
Smoke detector	Smoke detectors as per standard electrical plan	✓	
TV & data points	2 x TV and 2 x Cat 6 data points	✓	
Alarm	Alarm security system including 5 sensors		✓
FLOORING			
External	Concrete finish to porch & alfresco, tiled finish to balcony where applicable as per standard plan	✓	
	Floor tiling to porch and alfresco from builder's range as per standard plan		✓
Internal ground floor	Hybrid flooring from builder's range to living areas and carpet with underlay from builder's range to bedrooms as per standard plan	✓	
Internal first floor	Carpet with underlay from builder's range to bedrooms, staircase and living areas as per standard plan on double storey homes	✓	
WINDOWS & DOORS			
Windows & doors	Aluminium windows and 2100mm high aluminium sliding doors as per standard plan	✓	
	Recessed sliding doors to living & dining rooms adjoining alfresco		✓
Flyscreens	Nylon mesh flyscreens to all window openings		✓
Front entry door	Corinthian Urban PURB 4 2040mm high x 820mm wide entry door in painted finish	✓	
	Corinthian AWO 5G 2040mm high x 920mm wide entry door in painted finish		✓
Entry door security	Gainsborough Trilock Contemporary Align in satin chrome finish	✓	
	Gainsborough Freestyle Smart Trilock in satin chrome finish or matt black		✓
Laundry doors	Flush solid core door, 2040mm high or 2100mm high aluminium sliding door as per standard plan	✓	
	Corinthian backdoor no.7 half glass door		✓
Internal doors	Flush hinged doors, 2040mm high throughout	✓	
Wardrobe doors	2040mm high flush hinged doors to ground & first floor built in robes where applicable	✓	
	2250mm high mirror robe doors to ground & first floor built in robes where applicable		✓
Internal door hardware	Gainsborough standard internal lever sets from builder's range in satin chrome or chrome finish	✓	

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LAUNDRY			
Sink	Base laundry trough and metal cabinet, 45 litre	✓	
Joinery	Polytec melamine Matt 800mm wide base cabinet, 20mm Caesarstone® benchtop with handles from the builder's range, soft close doors with base inset laundry sink 45L		✓
Splashback	Tiled splashback from builder's range	✓	
Sink mixer	Mizu Drift MK2 gooseneck in chrome finish	✓	
Tiling	Floor and skirting tiles from builder's range	✓	
STAIRS			
Staircase construction	Staircase with stainless steel or black balusters and timber handrail; or plasterboard balustrade and timber handrail capping, as per floor plan	✓	
Floor coverings	Carpet with underlay to tread and risers from builder's range	✓	
STORAGE			
Fit-out	4 white melamine shelves to line cupboards	✓	
	Robes with melamine shelf and hanging rail	✓	
BUILDING			
External finish	Brick from builders range with lightweight cladding, as per Classic facade	✓	
Roof finish	Bristle classic roof tiles with sarking or Colorbond® roof with 60mm Anticon blanket as per house design	✓	
	Colorbond® fascia and gutter	✓	
Wet area slab	Standard slab to wet areas	✓	
	Recessed wet areas throughout		✓
Air conditioning	Actron reverse cycle ducted air-conditioning with minimum 13kW with 2 zones	✓	
Gas bayonet	Internal or external gas bayonet point (where gas is available)		✓
Insulation	Up to R2.5 wall and R5.0 ceiling insulation	✓	
Hot water system	26 litre gas instantaneous hot water system	✓	
Rainwater tank	Up to 3000 litre above ground rainwater tank connected to toilets and washing machine	✓	
Termite protection	Flickguard physical membrane barrier system	✓	
Internal paint	Dulux 3 coat paint system	✓	
Garage door	Colorbond® sectional overhead door with electric opener and 2 remotes	✓	
Garage finish	Internal gyprock lined garage	✓	
Garage floor finish	Epoxy plain colour coating applied to garage floor. Only included single and double garage designs		✓
Facade	Classic facade including brick & cladding as per standard plan	✓	

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BUILDING (CONT.)			
Slab	Class M engineered slab to Australian standards	✓	
Taps	External garden taps to front & rear of home	✓	
Earthworks	Balanced cut & fill provided up to 1000mm to achieve a level building platform	✓	
Application fees	Development Application Fees and Construction Fee or Complying Development Fee	✓	
Home Owners Warranty Insurance	Providing peace of mind	✓	
Security fencing	Site fencing as per WH&S requirements	✓	
Piering	Piering allowance up to 70lm M class waffle pod slab with 25MPa concrete	✓ ✓	
Stormwater	Stormwater connection allowance up to 70lm to street / easement	✓	
Power	Underground power - 3 phase provision with single phase meter box	✓	
Water connection	Water authority fees, including water connection, for standard connections	✓	

/ REFINED LUXURY UPGRADE INCLUSIONS

*T&C's Apply.

\$30,000 WORTH OF VALUE FOR ONLY **\$6,990***

Disclaimer: Standard inclusions are based on North Homes Signature or Comfort 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 Signature & Comfort Series Inclusions brochure for Builder Licence No. 374999c. Effective: 8th February 2025.