

ESCAPE INCLUSIONS

OUR EPIC INCLUSIONS

Be prepared to be wowed by our inclusions.

Now for the really cool bit.

It's the finishing touches that turn a house into a stunning home. Our expert designers have selected the best range of inclusions to complement your Arden design and turn your house into the personal pièce de résistance.

Our standard inclusions are what truly set our homes apart. From Brivis ducted heating to Haier stainless steel dishwasher and fridge freezer prepare to be wowed by our extensive list of inclusions.

Our promise to you is that we don't over promise! We make it clear what's included and what's extra, so you can compare costs easily and we only choose trusted brands and suppliers.



PRELIMINARIES

- Soil test, feature survey inspection, bushfire attack level assessment and wind speed report.
- Building permit and property information application.
- 6-star energy rating.
- Sewer fees, drainage fees and plumbing application.
- Home owners warranty (HOW) insurance certificate.
- Cut and fill site excavation, soil removal and rock removal as required.
- Temporary perimeter fencing.
- Estate covenants as required to comply with estate design guidelines.

CONNECTIONS

- Same side dry water tapping up to 5 metre house setback.
- Sewer drains and stormwater to connection point within building lot or 12 metres from home.
- Engineered designed concrete waffle slab (25MPa concrete) to suit soil classification as required.
- Pest control capping to slab pipes and reticulation and pipe penetrations termite system part A & B.
- Single phase underground electrical connection up to 5 metre setback or 12 metres from electrical pit.
- Phone trenching from front boundary to house including 1 phone point. Excludes consumer account opening fees.

STRUCTURAL

- 2590mm ceiling height to single storey homes and 2440mm ceiling height to first floor of double storey homes.
- 90mm MGP10 pine wall frame with pine pre-fabricated roof trusses.
- Facades, with render highlights and 450mm wide eaves to front facade (design and facade dependent), 450mm wide eaves to

full perimeter of first floor roofline of double storeys (design and facade dependent).

- Under roofline alfresco complete with concrete slab base, brick pier where shown, roof with plaster lined ceiling and batten light point (design specific).

WINDOWS AND EXTERNAL DOORS

- Corinthian PMAD range front entry door with clear glass.
- Aluminium awning windows to front facade. Aluminium fixed and sliding windows to sides and rear (design dependent).
- Flyscreens and window locks to all openable windows.
- Clear glazed Corinthian hinged external door or aluminium sliding external door to laundry (design dependent).

EXTERNAL

- Hebel 75mm powerpanel external cladding on 35mm battens with rendered finish including up to 2No. render colours to all external walls.
Note: Offset walls (if applicable, design specific) will remain as 75mm rendered lightweight cladding on 35mm battens.
- Colorbond custom orb steel sheet roofing in a range of colours including 1No. whirly bird (no sarking) and guardrail to perimeter of house.
- Colorbond fascia, quad gutter and downpipes in a range of colours.
- Colorbond panel lift garage doors with remote control and two transmitters plus one cradle mount.

6 STAR ENERGY RATING & HEATING

- Protective breathable insulating wall wrap to all external walls.
- CSR R2.0 gold wall batts between common wall of house and garage and all external walls excluding garage and alfresco.
- CSR R3.5 gold batts to ceiling space with CSR R2.5 gold batts to perimeter of ceiling space, excluding garage and alfresco.

ESCAPE INCLUSIONS

- Brivis ducted heating to all living areas and bedrooms.
- Rinnai gas boosted continuous gas hot water service with storage tank and solar panel preset to 50 degrees.

ELECTRICAL

- Iconic series switches and outlets to all internal points.
- Double power points throughout with single power point for fridge, dishwasher and remote-control garage door.
- Two TV points with seven metres of RG6 cable left in ceiling space for future antenna connection.
- Double external power point as positioned.
- Ceiling batten light points as per standard plan with shade and compact fluoro globe.
- Para flood light point to outside of laundry door (design specific).
- Self-sealing energy rated exhaust fans above showers.
- Ducted self-sealing energy rated exhaust fan to powder room to outside wall (double storey designs).
- Energy rated exhaust fans located to showers.
- Smoke detectors with interconnecting circuit at specific nominated locations.
- Safety switch test.

INTERNAL FIXINGS & PAINT

- 55mm cove cornices throughout.
- 67mm x 12mm double pencil round skirting boards and door architraves (primed MDF).
- Premium readicote doors 2040mm high with cushioned door stops to all internal doors.
- Gainsborough keyed lock to front entry door, rear garage access door and between house and garage access door.
- Gainsborough handles to internal doors and cylinder knobs to robe doors.

- Chrome hinges, latches and striker plates throughout.
- Dulux three coat paint system to all internal walls and two coats to ceiling.

STAIRCASE

- Carpet to MDF closed tread and risers, painter stringer, painted pine profile handrail and painted pine square newel posts with round stainless steel or matt black aluminium balusters.

PANTRY, ROBES & LINEN

- Broom section and melamine shelf and chrome hanging rail to laundry (design specific).
- Linen cupboard with 4 melamine shelves (design specific).
- Robes with one melamine shelf and chrome hanging rail to bedrooms.
- Pantry with 4 melamine shelves.

CABINETRY TO KITCHEN & LAUNDRY

- Laminate base cabinets to kitchen with 20mm Caesarstone® benchtops and Franke double bowl top mounted sink.
- Laminate base cabinets to laundry with square edge laminate benchtop and stainless-steel inset trough and provision for under bench washing machine connections.
- Laminate overhead cabinets to kitchen.
- Soft close hinges throughout to cabinets.
- Hafele handles throughout to cabinets.

CABINETRY TO POWDER ROOM, ENSUITE & BATHROOM

- Dropped front fixed laminate to powder room with laminate benchtop and vitreous china semi inset basins with pop up waste.

- Laminate base cabinets to ensuite and bathroom with square edge laminate benchtops and vitreous china semi inset basins with chrome pop up wastes.
- Soft close hinges throughout to cabinets.
- Hafele handles throughout to cabinets.

TILING

- Ceramic and porcelain wall tiles to kitchen, ensuite, bathroom, powder (design dependent) and laundry.
- Ceramic and porcelain floor tiles to entry, kitchen, pantry, laundry, living, dining, powder room, master ensuite, bathroom, ensuite. Also available timber-look laminate at no additional cost (excluding wet areas).
- Tiled skirts to wet areas.

CARPET

- Carpet to balance of home.

SHOWER SCREENS, MIRRORS & PLUMBING

- Semi-frameless 2000mm high shower screen to showers.
- Polymarble shower base to showers.
Note: Internal shower compartments may be smaller than the nominated shower base size due to positioning of shower frame.
- Polished silver mirrors above powder room, ensuite and bathroom vanities.
- High pressure gas connection up to 20 metres.
- One garden tap to front on metre and one attached to house.
- White closed coupled china toilet suites with soft close seat.

TAPWARE & SHOWER OUTLETS

- Phoenix Arlo chrome or matt black sink mixer to kitchen sink.
- Phoenix Arlo chrome or matt black basin mixer to basins.
- Phoenix Arlo chrome or matt black shower mixer to showers.
- Phoenix Arlo chrome or matt black bath wall mixer outlet with backplate to bath.
- Phoenix Vivid chrome four function shower head and rail to showers.
- Decina white acrylic bath to bathroom (design specific).
- Chrome sink mixer to Laundry trough.
- Chrome accessories including single towel rail to bathroom and ensuite(s) and single toilet roll holders to toilets.

APPLIANCES

- Haier OB90S4LEX3 900mm stainless steel under bench oven with four functions, triple glazed door and 24 hour digital timer.
- Haier CG905LWFCX2 900mm stainless steel gas cook top with touch controls, five zones and heat indicators.
- Haier HS90X4 900mm stainless steel slide out rangehood.
- Haier HDW13V1S1 stainless steel dishwasher with six wash programs, delayed start and height adjustable racks.
- Haier HRF520BS stainless steel fridge freezer with super freeze technology, reversible door and fingerprint resistant finish.