

Standard Inclusions Checklist



Our guarantee

UNRIVALLED INCLUSIONS

We'll give you **\$10,000 CASH BACK*** if you find better value inclusions elsewhere!

When deciding on your new home, you should have every confidence that the inclusions your builder is offering are the very best available.

At Arden Homes, not only do we believe that our standard inclusions are the best - we guarantee it. Every one of our homes comes complete with Caesarstone benchtops to the kitchen, energy saving solar panels, double glazing, LED downlights and a COLORBOND steel roof as standard. In fact, if you can find better value inclusions elsewhere, **we'll give you \$10,000* towards your Arden home.**

We believe in absolute transparency, so we've developed this Inclusions Checklist to allow you to easily compare our inclusions against any other builders you might be considering.

It's important that you have total peace of mind that you're getting the best value possible.

Step up to unrivalled inclusions with Arden Homes.

Kitchen

STANDARD INCLUSIONS	LUMINA	ASPIRE	Builder 2	Builder 3	Builder 4
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Appliances

Fisher & Paykel integrated French door refrigerator freezer	✗	✓			
Fisher & Paykel 900mm built-in underbench oven	✗	✓			
Fisher & Paykel 900mm induction cooktop	✗	✓			
Fisher & Paykel 900mm built-in integrated rangehood	✓	✓			
Fisher & Paykel 900mm wide wall chimney pyramid rangehood	✗	✓			
Fisher & Paykel integrated dishwasher	✗	✓			
Choice of appliance packs <ul style="list-style-type: none"> • Top of the range Haier 600mm double oven to wall oven tower • Top of the range Haier 900mm induction cooktop • Fisher & Paykel 900mm built-in integrated rangehood • Haier 600mm black dishwasher with 15 place settings OR <ul style="list-style-type: none"> • Top of the range Haier 900mm underbench oven • Top of the range Haier 900mm induction cooktop • Haier 900mm wide canopy rangehood • Haier 600mm black dishwasher with 15 place settings 	✓	✗			

Sinks and tapware

Franke double bowl undermount sink	✗	✓			
Franke double bowl top-mount sink with drainer	✓	✗			
Selection of chrome and matt black Phoenix sink mixers	✗	✓			
Selection of chrome Phoenix sink mixers	✓	✓			

Fixtures and Finishes

40mm Caesarstone edge to island benchtop with waterfall end panels	✗	✓			
20mm Caesarstone benchtops to kitchen	✓	✓			
Feature laminate servery bench	✗	✓			
Walk-in pantry with four melamine shelves	✓	✓			
Tiled splashback	✓	✓			
Four pot drawers, overhead cupboards and Polytec matt laminate finish base cabinets	✗	✓			
Overhead cupboards and Polytec matt laminate finish base cabinets	✓	✓			
Soft close drawer runners and hinges	✓	✓			
Choice of designer handles throughout to cabinets	✓	✓			

Living

STANDARD INCLUSIONS	LUMINA	ASPIRE	Builder 2	Builder 3	Builder 4
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Flooring

Selection of ceramic or porcelain floor tiles to entry, kitchen, pantry, living zones and wet areas	✓	✓			
OR timber-look laminate to entry, kitchen, pantry and living areas	✓	✓			
Selection of quality carpet options to the remainder of the home	✓	✓			

Electrical

20 downlights to single storey homes and 24 downlights to double storey homes (as per clients nominated locations)	✓	✓			
Iconic series switches and outlets to all internal points	✓	✓			
Double power points throughout with single power point for fridge, dishwasher and remote-control garage	✓	✓			
Para flood light located outside laundry door	✓	✓			
Weatherproof external double power point	✓	✓			
Smoke detectors with interconnecting circuit at specific nominated locations	✓	✓			

Ceilings and fixtures

2590mm ceiling height to single storey homes and ground floor to double storey homes	✓	✓			
2440mm ceiling height to first floor of double storey homes	✓	✓			
75mm cove cornices and 67x12mm double pencil round skirting boards and door architraves	✓	✓			

Paint

Dulux three coat paint system to all internal walls and two coats to ceiling	✓	✓			
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STANDARD INCLUSIONS	LUMINA	ASPIRE	Builder 2	Builder 3	Builder 4
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Internal doors and handles

2340mm high doors to master suite and 2040mm doors to remainder of single storey homes	✗	✓			
2340mm high internal doors to ground floor and 2040mm high doors to first floor of double storey homes	✗	✓			
Selection of Gainsborough handles to internal doors and cylinder knobs to robe doors	✓	✓			

Staircases

Solid timber hardwood closed treads and risers, stained hardwood stringer, stained hardwood profile handrail and stained hardwood square newel posts with round stainless steel or matt black aluminium balusters	✗	✓			
Selection of carpet from Arden collection to MDF closed tread and risers, painted stringer, painted pine profile handrail and painted pine square newel posts with round stainless steel or matt black aluminium balusters	✓	✗			
1100mm high plaster lined dwarf wall to perimeter of first floor stair void	✓	✓			

Energy, Heating & Cooling

100% carbon offset home	✓	✓			
Fully electrified home	✗	✓			
6-star energy rating with standard plan on any orientation	✓	✓			
Haier ducted reverse cycle air-conditioning system with 2 zones to all living areas and bedrooms	✗	✓			
Brivis ducted heating to all living areas and bedrooms with programmable thermostat	✓	✗			
Rinnai integrated heat pump hot water service	✗	✓			
Rinnai gas boosted continuous gas hot water service	✓	✗			
Quality wall batts between common wall of house and garage and all external walls excluding garage	✓	✓			
Quality batts to ceiling space excluding garage	✓	✓			

Ensuite, Bathroom & Laundry

STANDARD INCLUSIONS	LUMINA	ASPIRE	Builder 2	Builder 3	Builder 4
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Vanity

20mm Caesarstone benchtops to ensuite(s) and bathroom(s)	✗	✓			
Polytec matt laminate finish base cabinets to ensuite(s) and bathroom(s)	✓	✓			
Selection of designer handles and soft close hinges	✓	✓			

Basins and tapware

Selection of undermount, semi-inset and above counter basins with pop-up waste	✗	✓			
Semi-inset basins with pop-up waste	✓	✓			
Selection of Phoenix tapware in chrome or matt black	✗	✓			
Selection of Phoenix tapware in chrome	✓	✓			

Shower

Semi-framed 2000mm high shower screen to showers	✓	✓			
Tiled shower base with smart tile waste to showers	✓	✓			
Phoenix shower mixers, shower head and rail	✓	✓			

Bath

Decina cool freestanding bath (design specific)	✗	✓			
Decina Novara acrylic bath to bathroom or ensuite (design specific)	✓	✓			
Selection of Phoenix bath outlets and mixers in chrome or matt black	✗	✓			
Selection of Phoenix bath outlets in chrome	✓	✓			

The details

RACV emergency home assist	✓	✓			
Quality accessories including single towel rail to bathroom and ensuite(s) and toilet roll holders to toilets	✓	✓			
Close coupled toilet suites with soft close seat	✓	✗			
Wall faced toilet suites with soft close seat	✗	✓			

External

STANDARD INCLUSIONS	LUMINA	ASPIRE	Builder 2	Builder 3	Builder 4
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Windows and doors (design and façade specific)

Double glazing to windows throughout (excluding corner butt joined windows), single glazing to all external doors	✓	✓			
Boutique aluminium awning windows to front façade (façade dependent)	✓	✓			
Flyscreens and window locks to all openable windows	✓	✓			
Gainsborough lever set with double cylinder to front entry door	✓	✓			
Gainsborough keyed lock to rear garage access door and between house and garage access door	✓	✓			

External cladding (design and façade specific)

Hebel 75mm powerpanel external cladding with Dulux Acratex 2 coat rendered finish	✓	✓			
Lightweight cladding with Dulux Acratex 2 coat rendered finish to first floor offset walls of double storey homes	✓	✓			

Façade, roofing and garage

5.2KW grid connected solar PV system installed to roof with 5KW single phase inverter	✓	✗			
6KW grid connected solar PV system installed to roof and 5KW single phase inverter	✗	✓			
COLORBOND custom orb steel sheet roofing including whirly bird (no sarking) OR selection of Monier roof tiles	✓	✓			
Remote control COLORBOND panel lift garage door	✓	✓			
COLORBOND fascia, gutter and downpipes	✓	✓			
450mm wide eaves to front facade and to full perimeter of first floor roofline of double storey homes	✓	✓			
Selection of no charge facades	✓	✓			

Connections (Based on a lot size of up to 600sqm)

Engineered designed M class concrete waffle slab	✓	✓			
3 phase underground electrical connection up to 5 metre setback or 12 metres from electrical pit	✗	✓			
Single phase underground electrical connection up to 5 metre setback or 12 metres from electrical pit	✓	✗			

DISCLAIMER Current as at January 2022. This document is a guide only. Standard inclusions are subject to availability. Any changes to the design and/or inclusion may incur additional costs. Arden Homes reserves the right to amend or substitute its inclusions without notice. Arden Homes makes no warranties about the accuracy and/or completeness of the information contained in this document. Items like flooring, Caesarstone, tiling, laminate etc are from the Arden standard category range. *The unrivalled inclusion guarantee is for new deposits taken after 02/01/21. The "unrivalled inclusions guarantee" refers to the retail value of the standard inclusions and does not include any promotional items or special offers by another builder. To be eligible for the \$10K guarantee, you must, within seven (7) days of receiving your Quotation from Arden Homes, provide a quotation from another builder in Victoria, which is for a similar home on the same land and the quotation must identify the standard inclusions as compared to promotional/special offers. Arden Homes reserves the right to withdraw or amend this promotion without notice at its sole discretion. Speak to a New Home Consultant for more information. ©2022 Arden Homes Pty Ltd (CDB-U 48276).