



LUXE

*Inclusions
Booklet*



LUXE INCLUSIONS

Highlights

- 7 Star BASIX Allowances including double glazed windows to Living Rooms & Insulation upgrades
- Site Cost Allowances
- 2.6m Ceiling Heights to Ground Floor
- Ducted Reverse Cycle Air Conditioning
- 90cm SMEG Kitchen Appliances
- Custom designed Kitchen with 40mm Stone Benchtop
- Caroma Tapware & Accessories
- Floating Vanities with 20mm Stone Benchtop
- Full Height Wall Tiling to Bathrooms
- Tiled Niche or Ledge & Tile Insert Strip Drain to Showers
- 600x600 Porcelain Floor Tiles & Luxe Carpet throughout
- 600x600 Porcelain Tiles to Porch & Alfresco
- Melamine Shelving to Robes, Pantry & Linen
- Extended Selections Range to Maximise Choice



KITCHEN

Option 1



COOKTOP

SMEG 90cm gas cooktop (CIR597X5)



OVEN

SMEG 90cm Thermoseal Oven (SFRAG300TVX)

Option 2



FREESTANDING COOKER

SMEG 90cm Freestanding Cooker (FS9010XS)

Option 1



RANGEHOOD

SMEG 90cm Canopy Rangehood (SHW910X1)

Option 2



RANGEHOOD

SMEG Integrated Rangehood (PUM901X)

KITCHEN



DISHWASHER

Smeg 60cm freestanding dishwasher (DWA6214S2)



MICROWAVE

Smeg 31L Microwave oven with Trim Kit (SMO31XT)

Option 1



KITCHEN SINK

Franke Bow Double Bowl Stainless Steel Undermount Sink (BXX220-36)

Option 2



KITCHEN SINK

Franke City Fraganite Double Bowl Inset Sink with Drainer in Matte Black (2406928)



KITCHEN TAPWARE

Methven Culinary Gaston Pull Down Sink Mixer in Satin Finish (02-9419)

KITCHEN



Image is for illustration purposes only and is to be used as a guide only

Luxe Kitchen inclusions:

- + 40mm Stone Benchtop to Kitchen & Island benches. Choice from Ashmont Homes' Luxe range.
- + Choice of Polytec Matt or Woodmatt Melamine finish to Underbench and Overhead Cabinetry with soft close mechanisms
- + Fingerpull handles to overhead cupboards & Designer Handles to Kitchen drawers and underbench doors. Choice of 5 colours.
- + Two tone Kitchen cabinetry (optional)
- + Splashback Window with Tiled Returns (Design Specific)
- + Pull Out Kitchen Waste Bin
- + Water Point to Fridge Space
- + Tower of 4 Drawers including 1 x Cutlery Tray
- + Kitchen Kickboards (to match underbench cabinet colour)
- + Provision for Microwave with pot drawer below
- + Timber Framed and Plasterboard Bulkhead above Overhead Cabinetry

BATHROOM



TOILET SUITE

Choice of Builders Range Back to Wall Rimless Close Coupled Toilet Suites with Soft Close Seat and Chrome or Matt Black Flush Buttons



VANITY BASIN

Caroma Luna Inset Basins (899105W)



BASIN TAPWARE

Caroma Luna Mid Basin Mixer in Chrome (68182C6A) or Matt Black (68182BL6A)



BATH

Builders Range 1500mm/1700mm Freestanding Bath. Size Plan Specific.



BATH TAPWARE

Caroma Luna Wall Bath Mixer in Chrome (68186C6A) or Matt Black (68186BL6A)



SHOWER SCREEN & TAPWARE

Semi Frameless Clear Glass Shower Screens with Pivot Doors with Choice of Chrome or Matt Black finishes

Caroma Luna Multifunction Rail Shower with Overhead in Chrome (90383C4E) or Matt Black (90383BL4E)

Caroma Luna Shower Mixer in Chrome (68184C) or Matt Black (68184BL)

BATHROOM



FLOOR WASTES

Tile Insert Strip Drains to showers only



BATHROOM ACCESSORIES

Caroma Luna 630mm Double Towel Rail in Chrome (99614C)

Caroma Luna Toilet Roll Holder in Chrome (99607C)

Caroma Luna Hand Towel Rail in Chrome (99611C)

Choice of Chrome or Matt Black



- A** Full Height Wall tiling (600x600 tiles) to Bathrooms and Skirting Tiling to WC's
- B** 20mm Stone tops to Vanities
- C** Wall Hung floating Vanities (Polytec Matt or Woodmatt finish) with soft close drawers & doors with a choice of Designer handles
- D** Tiled Niche or Tiled Ledge to showers (same as wall tiles). Design Specific.
- E** Polished Edge Mirrors above Vanity Choice of Square, Rectangle, Round, Oval or Arched profiles

LAUNDRY



LAUNDRY CABINETRY

2.2m wide 20mm Stone Benchtop

900mm wide Melamine underbench cabinet with soft close hinges & Choice of Designer Handles

Provision for Washer/ Dryer Space underbench

600mm high Splashback Tiles above Laundry Bench and Skirting Tiles to remainder.



LAUNDRY TUB

Posh Solus Flat Rim 45L stainless Steel Inset Laundry Sink (2000365)



LAUNDRY TAPWARE

Caroma Husk Retractable Dual Spray Sink Mixer in Chrome (91102C4A)

FLOOR COVERINGS



Choice of Flooring to Ground Floor Living:

- Porcelain Floor Tiles up to 600mm x 600mm from Ashmont Homes Luxe range; or
- Timberlook Hybrid Flooring with Scotia from Ashmont Homes Luxe range

Porcelain Tiles up to (up to 600mm x 600mm) to Porch, Alfresco, Laundry & Bathrooms floors from Ashmont Homes Luxe range



Luxury Cut Pile Carpet with Plush Underlay to Theatre, Bedrooms, Stairs and Upstairs Living & Hallways (as per design) from Ashmont Homes Luxe range

EXTERNAL DOORS



ENTRY DOOR

2340mm (H) Hume Savoy Stain Finished Entry Door with Clear glazing (Width Design Specific)

Choice from a wide range of Door Styles.

ENTRY DOOR HANDLE & LOCK

600mm Back to Back Bar Handle with Lane Slimline Deadbolt and roller latch to Entry Door in Stainless Steel Finish



OTHER EXTERNAL DOORS (DESIGN SPECIFIC)

2340mm (H) Solidcore Flush Panel external paint finished hinged door to external doors

OTHER EXTERNAL DOOR FURNITURE

Lane Buckingham Corvan Single Cylinder External Lever Door Furniture to external doors



ALFRESCO DOOR

2400mm (H) Stacker or Sliding Door to Alfresco (Design Specific)

INTERNAL DOORS



oxford



westminster



buckingham

INTERNAL HINGED DOORS & HANDLES

2340mm (H) flush panel hollowcore doors to Ground Floor
2040mm (H) flush panel hollowcore doors to First Floor

Choice of Lane Buckingham, Oxford or Westminster (Passage/Privacy) Internal Door Leversets in Brushed Satin Chrome



passage



privacy

SLIDING DOOR HANDLES (DESIGN SPECIFIC)

Lane Round Cavity Sliding Passage & Privacy Sets to all cavity sliding doors



HINGED LINEN, STORE & ROBE DOORS

Square Profile Bar Handles to Robes, Store & Linens in Brushed Satin Chrome

SHELVING



PANTRY & LINEN

Four (4) white melamine shelves to Pantry & Linen with support panel (where required)



WARDROBES

One (1) white Melamine Shelf and hanging rail to all wardrobes

CORNICE, ARCHITRAVES & SKIRTINGS



CORNICE

90mm Cove Plaster Cornice throughout Including garage, alfresco and balcony (where applicable)



SKIRTING & ARCHITRAVES

67mm Pine Architrave & 92mm Skirting. Choice of profiles - Half Splay, Bullnose or Square Edge Profiles

CEILING & WALLS



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+ Nominal 2600mm (H) Internal Ceiling Height to Ground Floor

+ Nominal 2450mm (H) Internal Ceiling Height to First Floor

+ Plasterboard Lining to Garage Interior

+  **TAUBMANS**

Taubmans Endure Three Coat Paint System to Internal Walls including one (1) external paint colour, one (1) internal wall, door & timber trim colour and white ceiling colour.

STAIRS



Feature 10mm Glass Balustrade

Pine Gloss Painted Bevelled Edge Handrail

Pine Stringer, MDF Tread & Risers

Pine Square Edge Post



Carpet Finish to Stairs

Understair storage including hinged internal door, floor tiling and exposed underside of stairs

HOT WATER UNIT



Thermann 26R 50 Degree 6 Star Continuous Flow Hot Water System (1360892)

HEATING & COOLING



Actron Ducted Reverse Cycle Air Conditioning with 2 x zones and 1 x controller

One (1) gas bayonet to living area

EXTERNAL



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- + Bristle Concrete Roof Tiles. Wide selection of colours and profiles from Ashmont Homes' Luxe range (Classic or Designer Profiles)
- + Colorbond Fascia and Gutter
- + PGH Face Brick selected from Ashmont Homes Luxe range laid with off white mortar and ironed joints. No allowance made for feature colour finishes to brickwork.
- + Panelift Colorbond Steel Sectional Door - 2400mm high (design specific), Choice of colours from Ashmont Homes' standard Colorbond range. Includes 2 remote controls and 1 wall switch.
- + Aluminium framed Powder-coated, Clear Glazed Windows and doors including Keyed Lock. Choice of colours from Ashmont Homes' Luxe range.
- + Translucent Glazing to all Bathrooms & Powder Rooms (where applicable)
- + Aluminium framed powder-coated with nylon mesh flyscreens to openable portions of windows and sliding/stacker doors (excludes hinged doors)
- + Painted PVC downpipes
- + 2 external water taps (1 x potable and 1 x rainwater)
- + Includes connection of water, sewer, telephone/NBN/Opticomm conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment.

ENERGY EFFICIENCY (BASIX)



- + Double Glazed Windows & Sliding/Stacker Doors to Living areas & Low-E Windows to Bedrooms
- + R5.0 Glasswool Batts to Ceiling of Roof Space (excluding ceilings over garage, porch and alfresco)
- + R2.5 Glasswool Batts to External Walls and Garage Internal Walls only (excluding external garage walls)
- + R2.5 Insulation between floor Joists where First Floor is above the Garage, Porch and/or Alfresco
- + Sarking to underside of Roof
- + 450mm Lined Eaves with painted finish. Design Specific.
- + One (1) gas bayonet to living area
- + 2000L Steel slimline rainwater tank and Davey Submersible Pump. Choice of standard Colorbond colours.

ELECTRICAL



- + 20 x LED Downlights to Downstairs Living. One light point per room to remainder – standard bayonet light fittings
- + Clipsal Iconic Light Switches
- + 3-in-1 Heater/Light/Fans to Bathrooms with Shower
- + One Double GPO per room
- + HUB plate including one data and one telephone point for clients future modem location (NBN or OptiComm - whichever applicable)
- + TV Point to Lounge rooms and Theatre Room (if applicable)
- + RCD Safety Switches (earth leakage detector)
- + Smoke Detectors with Battery Back Up to comply with AS3786

ASSURANCES



- + H2 treated 90mm stud timber frames to Ground Floor and First floor external walls, 70mm stud pine frames to internals
- + 6 year Structural Warranty
- + 3 month Builders Assurance
- + Flickguard termite barrier to Perimeter of Home & Collar ties to penetrations



SITE ALLOWANCE

- + Even Cut and Fill Earthworks up to 1m fall over the block
- + Up to 50 lineal metres of concrete piers to slab perimeter
- + Concrete Slab designed to 'M' Class Site Classification including 225mm waffle pod with 85mm concrete slab over with SL82 slab mesh
- + Site allowances for blocks up to 600m² with a front setback of 4.5m and a 1m side setback

HEALTH & SAFETY

- + Heavy Duty Scaffold to perimeter of house
- + Safety Rail to perimeter of roof
- + Safety Rail to perimeter of First Floor
- + Stair Void Protection

COUNCIL / AUTHORITY FEES & APPLICATION FEES

- + Architectural Plans
- + Shadow Diagrams (if required)
- + Structural Engineer's Plans & Inspection Fees
- + Council Development Application / Construction Certificate or Complying Development Fee
- + Statement of Environmental Effects (if required)
- + Waste Management Report
- + BASIX & EERS Certificate
- + Standard Water Authority Fee & Sewer Inspection Fees
- + Certifier Inspection Fee
- + Home Owners Warranty Insurance & Long Service Levy Fee
- + Occupation Certificate Fee (Includes 1 only; either Part or Whole OC)



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