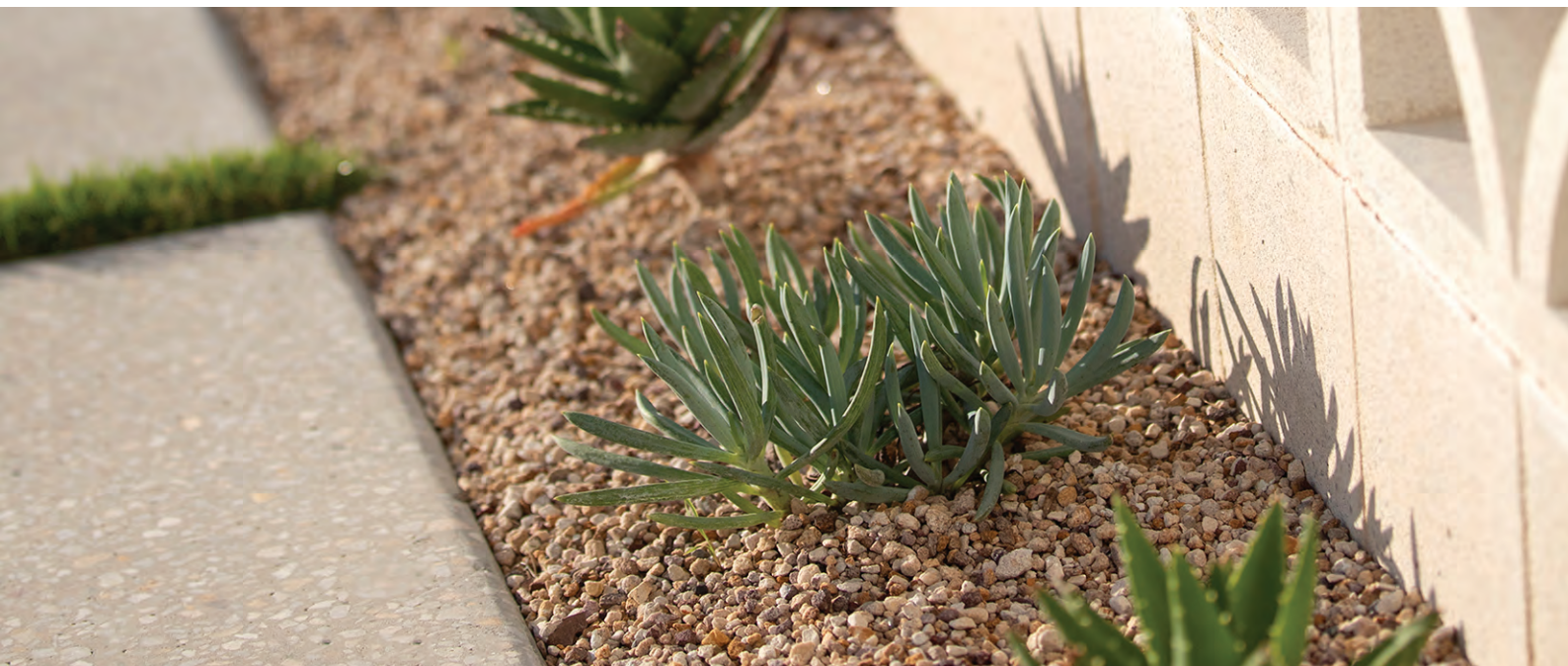




Coast Life Homes

ASPIRE INCLUSIONS

“Move in Package”
(excluding landscaping and fencing)



KITCHEN

CABINETRY

- Custom made laminate base cabinets from builder's standard range.
- Custom made laminate overhead cabinets from builder's standard range, with plasterboard bulkhead to the ceiling.
- (1) x bank of 4 cutlery drawers.
- Soft close doors and drawers.



BENCHTOPS

- 20mm Quantum Quartz benchtops from builder's standard range.

SPLASHBACK

- Ceramic tiled splashback from builder's standard range.



PANTRY

- Pantry with (4) x fixed whiteboard shelves.

APPLIANCES

- Franke designer 5-function 60cm oven (black).
- Franke designer ceramic 60cm cooktop (black).
- Franke designer 60cm slideout rangehood (s/s).
- Franke designer freestanding 60cm dishwasher (s/s).



SINK & TAPWARE

- Posh Solus Mk3 1 1/3 bowl inset sink (stainless steel).
- Posh Solus Mk2 gooseneck sink mixer (chrome).
- Cold water point for future refrigerator.

ELECTRICAL

SOLAR PV SYSTEM

- Single phase 6.6kW Solar PV System with 5kW inverter.



ELECTRICAL

- Single phase electrical mains.
- HPM Excel Life switches throughout.
- Double power points throughout.
- LED downlights throughout (white).
- 4-blade ceiling fans and ceiling fan lights (white).
- TV antenna and (2) x TV points.
- NBN provisions and (2) x data points.

AIR CONDITIONING

- Daikin 7.1kW inverter reverse cycle wall mounted split system.



HOT WATER

- Rheem 250 litre electric hot water system.

BATHROOM

VANITY

- Custom made laminate vanity cabinet with soft close doors from builder's standard range.
- 20mm Quantum Quartz benchtop from builder's standard range.
- Posh Solus 525 x 450mm ceramic basin (white).



POWDER ROOM

(If applicable)

- Posh Solus wall basin 500mm (white) with bottle trap (chrome).
- Posh Solus Mk2 guest towel ring (chrome).

MIRROR

- Frameless glass mirror.

TILING

- Ceramic tiling to floors, shower walls, vanity and bath splashbacks, skirting, from builder's standard range.



SHOWER

- Hobless shower base.
- Semi-frameless glass shower screen.

BATH

- Posh Solus Mk2 1675 acrylic bath (white) with full tiled hob surround.



TAPWARE

- Posh Solus Mk3 basin, bath, and shower mixer tapware (chrome).
- Posh Solus Mk3 3 function rail shower (chrome).
- Posh Solus 210mm Bath Outlet (chrome).



TOILET

- Posh Solus round close coupled toilet suite with quick release soft close seat (white).

ACCESSORIES

- Posh Solus Mk2 double towel rail and toilet roll holder (chrome).

LAUNDRY

TUB

- Posh Solus 45 litre standard trough and cabinet (stainless steel / white).

TAPWARE

- Posh Solus Mk3 sink mixer (chrome).

TILING

- Ceramic tiling to floor, splashback, skirting, from builder's standard range.



EXTERIOR

ROOF

- Colorbond metal roofing, fascia and gutters from builder's standard range.

OUTDOOR LIVING

- Roof covering and lined ceiling to porch and patio areas.

FACADE

- PGH face brickwork from builder's standard range.
- Natural mortar and ironed joints.
- James Hardie Scyon painted fibre cement cladding (where applicable).

ENTRY DOOR

- Hume Newington painted front entry door with translucent glazing.
- Gainsborough Tristan entry leverset (satin chrome).

WINDOWS & DOORS

- Dowell aluminium framed windows and doors including key locks.
- Fly screens to opening windows and sliding doors.

GARAGE DOOR

- Colorbond sectional garage door from builder's standard range with (3) x remote controls.

EXTERNAL CONCRETE

- Exposed aggregate finish reinforced concrete from builder's range to the driveway, porch, patio, and clothesline pad.

CLOTHESLINE / LETTERBOX

- Austral Slender 20 fold-down clothesline.
- Poly-tek Key Largo letterbox.



STRUCTURAL

SLAB

- Engineer designed concrete floor slab for up to "M" classification.

TERMITE MANAGEMENT

- Termite management system to slab penetrations and perimeter.

CONSTRUCTION

- Construction to up to "N2" wind rating.
- Pre-fabricated H2-F treated wall frames.
- Pre-fabricated H2-F treated roof trusses.



INSULATION

- R2.5 insulation batts to internal ceilings throughout (including the garage).
- R2.0 insulation batts to clad framed external walls.
- Wall wrap to external walls.



INTERIOR

CEILING

- 2550mm ceiling height throughout.
- 75mm cove cornice generally.

DOORS

- 2040mm flush panel doors throughout.
- Gainsborough Tristan leversets (satin chrome).

STORAGE

- 2100mm framed vinyl sliding doors to robes and nominated storage zones.
- Shelf and hanging rail to bedroom robes.

TRIMS

- 67mm skirting throughout.
- 42mm architrave throughout.

STAIRCASE

(If applicable).

- Closed housed staircase with paint grade handrail.

PAINT

- Dulux 3 coat paint system throughout.

FLOOR COVERINGS

- Vinyl plank flooring to living areas generally, from builder's standard range.
- Carpet and luxury underlay to separate living areas and bedrooms, from builder's standard range.

WINDOW COVERINGS

- Roller blinds to windows and sliding doors from builder's standard range.



PRE-CONSTRUCTION

DOCUMENTATION

- Concept, preliminary, and construction drawings.
- Engineer prepared site classification, wind rating, foundation and structural designs.
- Contour and detail site survey.

CONSULTATION

- Personalised design and colour consultations.

BUILDING CONTRACT

- HIA Building Contract and detailed building schedule.

ENERGY EFFICIENCY

- Energy efficiency assessment.

CERTIFICATION

- Building certification and associated inspections.



SITE WORKS

- Building pad preparation to suit fall up to 500mm.
- Building setout by a registered surveyor.
- Water main connection to existing pre-tapped service.
- Sewer and stormwater drainage connections to existing connection point.





The image shown above (pool/landscaping) and on the front page are not included in the Aspire Inclusions.

Coast Life Homes

Inclusions listed are current as of November 2023 however may be varied at the discretion of Coast Life Homes. Please refer to your building contract for specific details of the design and inclusions for your new home.

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