

Evolve  
COLLECTION



# Standard Inclusions

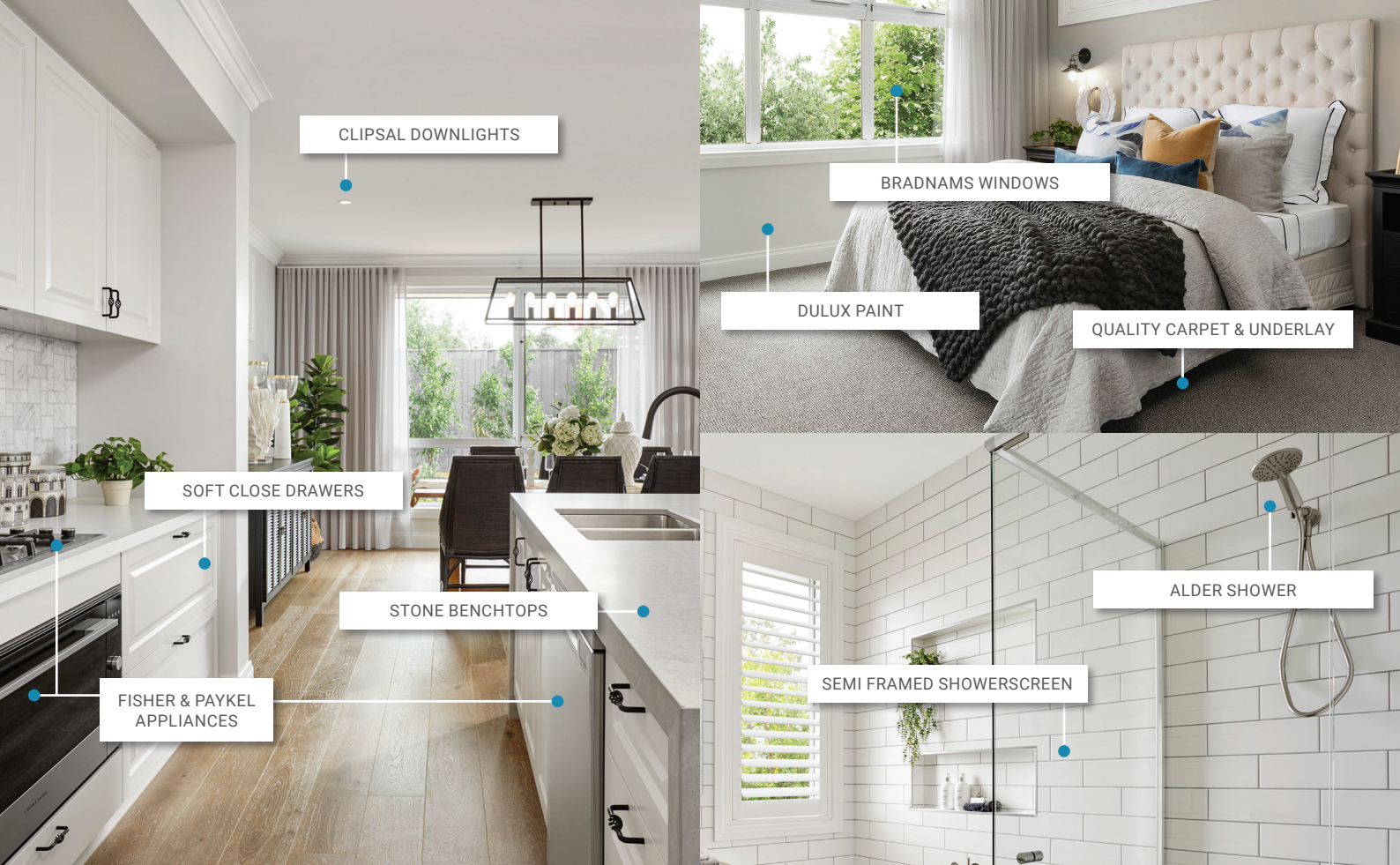
A Premium Standard you can expect.

From the base construction to the roof and everything in between, the products you can see & touch to the ratings and warranties that give you piece-of-mind, our inclusions surpass the ordinary.

Experience the benefits of our Premium Standard Inclusions, that others might call 'upgrades', when you build with Beachwood Homes.

**Trusted Builder**

**25**  
YEARS+



Style, luxury and convenience are built into every Beachwood home, inside and out, with our inclusions that exceed expectations.

#### PRELIMINARIES

Engineered soil test & feature site survey

Detailed technical construction drawings

Complete engineered structural design

6-star energy rating report and compliance on any orientation

Bushfire report and assessment (BAL)

Harmony Gallery custom colour selection consultation

Home owners warranty insurance policy

Building permit & relevant fees

Asset protection fees & associated bond

#### GENERAL

25-year structural guarantee

12-month maintenance period after handover

Detailed site and house clean prior to handover



6 STAR ENERGY RATING	EXTERIOR FINISHES
Comprehensive 6-star energy rating report	Machine Grade Pine (MGP10) timber frame and beams/lintels as per design
Full vapour permeable sisalation wrap to external walls	Brick veneer walls with 'Austral' range bricks
Fibreglass insulation batts to ceilings and walls to comply with rating requirements	Brick infills over windows to Front facade, painted cladding infill over remaining openings
Double glazed windows throughout	'Bristle' low profile concrete roof tiles with a 22.5 degree roof pitch
Sealed door frames to all external doors	'Colorbond' metal fascia, quad gutters and downpipes
Draft stoppers to all ceiling exhaust fans	'Bradnam's Windows' clear glazed aluminium windows
SERVICES & CONNECTIONS	'Corinthian' feature Front door with clear glazing and with 'Gainsborough' lockable hardware
Relevant water authority and sewer application fees	Laundry door fully glazed with lockable lever hardware
Connection of sewer & stormwater to point within allotment	HOT WATER & HEATING
Single phase electricity supply from underground pit to meter box	'Chromagen' solar hot water system with gas booster and two roof mounted solar collectors
Mains natural gas connection (if available)	'Bonaire' Gas ducted heating with ceiling outlets to Bedrooms and all Living areas
Telstra phone underground service line fitted off & ready for account connection by occupier	LAUNDRY
Water connection from mains meter to dwelling including two external taps	'Formica' built in laminate laundry unit with 'Abey' 45 litre stainless steel trough
BASE CONSTRUCTION	'Alder' chrome mixer tapware to trough
Excavation and soil removal for up to 300mm of fall across site	'Beaumont Tiles' ceramic floor and skirting tiles
Engineered waffle concrete slab construction to 'H' class soil classification	'Beaumont Tiles' ceramic wall tiles above trough unit
Termite protection to all slab penetrations and the entire perimeter of dwelling	'Alder' washing machine hot and cold taps
GARAGE CONSTRUCTION	KITCHEN
Integrated concrete slab with step down from dwelling	'Fisher & Paykel' 900mm wide stainless steel electric under bench
'Colorbond' sectional overhead door with automated lifter and remote controls	'Fisher & Paykel' 900mm wide stainless steel gas cooktop
Tempered hardboard door to Garage External access door with 'Gainsborough' hardware	'Fisher & Paykel' 600mm wide stainless steel dishwasher
Flush panel door to Garage Internal access door with 'Gainsborough' hardware	'Fisher & Paykel' 900mm wide concealed (behind cabinetry) slide out rangehood
Painted cladding infill above Garage sectional door to Front façade	'Argent' Format double bowl sink with drainer and 'Alder' mixer tapware
INTERIOR FINISHES	'Quantum Quartz' engineered stone benchtops with 20mm edge profile
2400mm (8'0") ceiling heights to dwelling (First floor for Double-Storey)	'Formica' coloured laminate overhead cupboards above Appliance benchtop
'CSR' Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice	'Formica' coloured laminate overhead cupboards to Fridge space
'Corinthian' flush panel doors throughout including robes	'Formica' coloured laminate base cupboards
'Gainsborough' lever door furniture to all internal doors	'Beaumont Tiles' ceramic wall tiles to splashback area
'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile	'Metabox' soft-close cutlery drawers to Island bench
'Beaumont Tiles' ceramic floor tiles to Entry and Kitchen areas	'Metabox' soft-close pot drawers next to Kitchen oven
Quality carpet and underlay to all remaining internal floor areas	BATHROOM, ENSUITE & W.C.
Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail	'Formica' laminate benchtops with Squareform edge
Linen cupboard with four white melamine shelves	'Formica' coloured laminate vanity unit
'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats of matt to ceilings	Square vitreous china inset basins with pop up wastes
ELECTRICAL	Close coupled white toilet suites with soft close seats
'Clipsal' dimmable LED downlights to all main Living areas only	'Decina' sanitary grade white acrylic Bath
Batten light holder fittings with shades and globes to remaining areas	'Beaumont Tiles' ceramic wall, floor and skirting tiles to Bathroom, Ensuite and W.C.s
'Clipsal Iconic' range power points and switch plates throughout	Tiled shower bases to Bathroom and Ensuite
Telephone point (one for single-storey, two for double-storey)	Semi framed shower screens with pivot door and clear safety glass
One free to air TV point	Polished edge silver mirrors to entire width of vanity unit
External double flood light (one for single-storey, two for double-storey)	'Alder' chrome hand held shower outlet and mixer tapware to basins, bath and showers
Exhaust fans to Ensuite and Bathroom showers	'Alder' towel rails and toilet roll holders
Hard wired smoke detectors	
Residual-current device (RCD) safety switches to meterbox	



Choose your selections and make your home uniquely yours at our selection gallery

## Harmony GALLERY

### Your Harmony Gallery Selections Appointment

As an exclusive service to Beachwood home buyers, you get a private one-on-one appointment with a professional Interior Design and Technology Specialist who will assist you in choosing your inclusions selections from our wide range of products.

### Harmony Gallery Open Days

Throughout the year (when restrictions permit) we open our Harmony Gallery to the public so you can browse our selections. Like our Facebook page to be notified about upcoming events.



#### Head Office & Harmony Gallery

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Please note that Images in this brochure may include upgrade items and show selections and features not supplied by Beachwood Homes including landscaping, window furnishings, finishes, decor and furniture.

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