

A couple holding hands at sunset. The woman is wearing a floral skirt and a pink sweater, and the man is wearing a plaid shirt and jeans. The sun is low on the horizon, creating a warm, golden glow.

Rise  
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



Comprehensive 6-star energy rating report
Full vapour permeable sisalation wrap to external walls
Fibreglass insulation batts to ceilings and walls to comply with rating requirements
Double glazed windows throughout
Sealed door frames to all external doors
Draft stoppers to all ceiling exhaust fans
SERVICES & CONNECTIONS
Relevant water authority and sewer application fees
Connection of sewer & stormwater to point within allotment
Single phase electricity supply from underground pit to meter box
Mains natural gas connection (if available)
Telstra phone underground service line fitted off & ready for account connection by occupier
Water connection from mains meter to dwelling including two external taps
BASE CONSTRUCTION
Excavation and soil removal for up to 300mm of fall across site
Engineered waffle concrete slab construction to 'H' class soil classification
Termite protection to all slab penetrations and the entire perimeter of dwelling
GARAGE CONSTRUCTION
Integrated concrete slab with step down from dwelling
'Colorbond' sectional overhead door with automated lifter and remote controls
Tempered hardboard door to Garage External access door with 'Gainsborough' hardware
Flush panel door to Garage Internal access door fitted with 'Gainsborough' hardware
Painted cladding infill above Garage sectional door to Front façade
INTERIOR FINISHES
2400mm (8'0") ceiling heights to dwelling (First floor for Double-Storey)
'CSR' Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice
'Corinthian' flush panel doors throughout including robes
'Gainsborough' lever door furniture to all internal doors
'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile
'Beaumont Tiles' ceramic floor tiles to Entry and Kitchen areas
Quality carpet and underlay to all remaining internal floor areas
Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail
Linen cupboard with four white melamine shelves
'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats of matt to ceilings
ELECTRICAL
Batten light holder fittings with shades and globes throughout
'Clipsal Iconic' range power points and switch plates throughout
Telephone point (one for single-storey, two for double-storey)
One free to air TV point
External double flood light (one for single-storey, two for double-storey)
Exhaust fans to Ensuite and Bathroom showers
Hard wired smoke detectors
Residual-current device (RCD) safety switches to meterbox

EXTERIOR FINISHES
Machine Grade Pine (MGP10) timber frame and beams/lintels as per design
Brick veneer walls with 'Austral' range bricks
Brick infills over windows to Front facade, painted cladding infill over remaining openings
'Bristle' low profile concrete roof tiles with a 22.5 degree roof pitch
'Colorbond' metal fascia, quad gutters and downpipes
'Bradnam's Windows' clear glazed aluminium windows
'Corinthian' feature Front door with clear glazing and with 'Gainsborough' lockable hardware
Laundry door fully glazed with lockable lever hardware
HOT WATER & HEATING
'Chromagen' gas continuous flow hot water system, housed within a recess box
'Bonaire' Gas ducted heating with ceiling outlets to Bedrooms and all Living areas
LAUNDRY
White powder coated stainless steel 45 litre laundry trough unit
'Alder' chrome mixer tapware to trough
'Beaumont Tiles' ceramic floor and skirting tiles
'Beaumont Tiles' ceramic wall tiles above trough unit
'Alder' washing machine hot and cold taps
KITCHEN
'Fisher & Paykel' 600mm wide stainless steel electric under bench
'Fisher & Paykel' 600mm wide stainless steel gas cooktop
Dishwasher provisions (water point and power point)
'Fisher & Paykel' 600mm wide slide out rangehood
'Argent' Format double bowl sink with drainer and 'Alder' mixer tapware
'Formica' laminate benchtops with Squareform edge
'Formica' coloured laminate overhead cupboards above Appliance benchtop
'Formica' coloured laminate base cupboards
'Beaumont Tiles' ceramic wall tiles to splashback area
'Metabox' soft-close cutlery drawers to Island bench
'Metabox' soft-close pot drawers next to Kitchen oven
BATHROOM, ENSUITE & W.C.
'Formica' laminate benchtops with Squareform edge
'Formica' coloured laminate vanity unit
Square vitreous china inset basins with pop up wastes
Close coupled white toilet suites with soft close seats
'Decina' sanitary grade white acrylic Bath
'Beaumont Tiles' ceramic wall, floor and skirting tiles to Bathroom, Ensuite and W.C.s
Tiled shower bases to Bathroom and Ensuite
Semi framed shower screens with pivot door and clear safety glass
Polished edge silver mirrors to entire width of vanity unit
'Alder' chrome hand held shower outlet and mixer tapware to basins, bath and showers
'Alder' towel rails and toilet roll holders



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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