

## / SIGNATURE INCLUSIONS AND THE LUXURY LIFT UPGRADE PACK

/ AREA		/ SIGNATURE INCLUSIONS	/ THE LUXURY LIFT INCLUSIONS
<b>KITCHEN</b>			
<b>Joinery</b>	Melamine Matt base cupboards, overhead cabinets with bulkheads to kitchen cooktop side	✓	
	Handles from the builder's range	✓	
	Finger pull handles		✓
	Cutlery drawer bank x1	✓	
	Soft close doors and drawers	✓	
<b>Benchtop</b>	20mm stone benchtop from builder's range	✓	
	40mm stone benchtop from builder's range		✓
<b>Splashback</b>	Tiled splashback from builder's range to kitchen cooktop side	✓	
	Feature window splashback up to 1800mm, where applicable		✓
<b>Sink</b>	1 3/4 bowl inset stainless steel sink 1 tap hole	✓	
	Double bowl undermount stainless steel sink		✓
<b>Sink mixer</b>	Gooseneck in chrome finish	✓	
<b>Water point</b>	Cold water point to fridge space		✓
<b>Oven</b>	Designer stainless steel 900mm built-in	✓	
	Westinghouse stainless steel 900mm built-in		✓
<b>Cooktop</b>	Designer stainless steel 900mm stainless steel, natural gas	✓	
	Westinghouse stainless steel 900mm stainless steel, gas		✓
<b>Rangehood</b>	Designer stainless steel 900mm canopy, externally ducted	✓	
	Westinghouse stainless steel 900mm canopy, externally ducted		✓
<b>Dishwasher</b>	Dishwasher provision	✓	
	Westinghouse 600mm freestanding		✓
<b>Microwave</b>	Microwave provision	✓	
	Westinghouse stainless steel 600mm		✓

### WALK-IN PANTRY (WHERE APPLICABLE)

<b>Joinery</b>	Melamine Matt base cupboards	✓	
	Handles from the builder's range	✓	
	Finger pull handles		✓
	Soft close doors and drawers	✓	
<b>Benchtop</b>	33mm laminate benchtop with square edge from builder's range	✓	
	20mm stone benchtop from builder's range		✓
<b>Shelving</b>	Melamine shelving (up to 4 rows) as per plan	✓	

/ AREA		/ SIGNATURE INCLUSIONS	/ THE LUXURY LIFT INCLUSIONS
<b>BATHROOM</b>			
<b>Floor &amp; wall tiles</b>	Floor tiling and skirting tiles, with 1200mm high wall tiles around bath (where included) and 2100mm tiles around shower area (where included)	✓	
	Floor tiling and skirting tiles from builder's range to separate powder rooms or WC	✓	
	Full height tiling with square set ceiling to bathroom and ensuites with shower as per standard plan		✓
<b>Joinery</b>	Melamine Matt base cupboards, with handles from the builder's range and soft close doors	✓	
	Finger pull handles		✓
<b>Benchtop</b>	33mm builder's range laminate benchtop with square edge	✓	
	20mm stone benchtop from builder's range		✓
<b>Splashback</b>	Tiled splashback from builder's range	✓	
<b>Basin</b>	Round semi inset basin	✓	
<b>Bath</b>	Freestanding Bath 1560mm as per standard floor plan	✓	
<b>Mirror</b>	Frameless polished edge mirror	✓	
<b>Shower screen</b>	Semi-frameless shower screen	✓	
<b>Toilet</b>	Rimless close coupled back to wall toilet suite with soft closing seat	✓	
<b>Tapware</b>	Designer tapware in chrome finish	✓	
<b>Shower rose</b>	Handshower on bracket in chrome finish	✓	
	Single rail shower in chrome finish		✓
<b>Accessories</b>	Designer accessories in chrome finish including Soap dish to showers	✓	
	Shower Niches to two showers		✓
<b>CEILINGS &amp; SKIRTINGS</b>			
<b>Ceiling heights</b>	2590mm high ceilings to ground floor and 2440mm high ceilings to first floor	✓	
	2740mm high ceilings to ground floor and 2440mm high ceilings to first floor		✓
<b>Linings</b>	Gyprock wall and ceiling linings with 90mm cove cornice	✓	
	90mm decorative cornice throughout		✓
<b>Architraves &amp; skirtings</b>	67mm x 18mm pine DAR skirtings and architraves throughout, excluding wet areas	✓	

/ AREA		/ SIGNATURE INCLUSIONS	/ THE LUXURY LIFT INCLUSIONS
<b>LIGHTING &amp; ELECTRICAL</b>			
<b>Lighting</b>	x10 downlights to downstairs areas as per standard plan, bayonet lights to remainder	✓	
	Additional x10 downlights		✓
<b>Light switches &amp; GPO's</b>	Clipsal iconic switches and power points	✓	
<b>Exhaust fans</b>	Externally ducted exhaust fans to wet areas without a window or door	✓	
<b>Smoke detector</b>	Smoke detectors as per standard electrical plan	✓	
<b>TV &amp; data points</b>	2 x TV and 2 x data points and NBN provision	✓	
<b>Alarm</b>	Alarm security system including 5 sensors		✓
<b>FLOORING</b>			
<b>Internal ground floor</b>	Tiled flooring (up to 450mmx450mm) from builder's range to living areas as per standard plan		✓
<b>WINDOWS &amp; DOORS</b>			
<b>Windows &amp; doors</b>	Aluminium windows and 2100mm high aluminium sliding doors as per standard plan	✓	
	Recessed sliding doors to living & dining rooms adjoining alfresco		✓
<b>Flyscreens</b>	Nylon mesh flyscreens to all window openings		✓
<b>Front entry door</b>	Corinthian Urban PURB 4 2040mm high x 820mm wide entry door in painted finish	✓	
	Corinthian AWO 5G 2040mm high x 920mm wide entry door in painted finish		✓
<b>Entry door security</b>	Gainsborough Trilock Contemporary Align in satin chrome finish	✓	
	Gainsborough Freestyle Smart Trilock in satin chrome finish or matt black		✓
<b>Laundry doors</b>	Flush solid core door, 2040mm high or 2100mm high aluminium sliding door as per standard plan	✓	
	Corinthian backdoor no.7 half glass door		✓
<b>Internal doors</b>	Flush hinged doors, 2040mm high throughout	✓	
<b>Wardrobe doors</b>	2040mm high flush hinged doors to ground & first floor built in robes where applicable	✓	
	2250mm high mirror robe doors to ground & first floor built in robes where applicable		✓
<b>Internal door hardware</b>	Gainsborough standard internal lever sets from builder's range in satin chrome or chrome finish	✓	

/ AREA		/ SIGNATURE INCLUSIONS	/ THE LUXURY LIFT INCLUSIONS
<b>LAUNDRY</b>			
Sink	Base laundry trough and metal cabinet, 45 litre	✓	
Joinery	Melamine Matt 800mm wide base cabinet, 20mm stone benchtop with handles from the builder's range, soft close doors with base inset laundry sink 45L		✓
Splashback	Tiled splashback from builder's range	✓	
Sink mixer	Gooseneck in chrome finish	✓	
Tiling	Floor and skirting tiles from builder's range	✓	
<b>STAIRS</b>			
Staircase construction	Staircase with stainless steel or black balusters and timber painted handrail as per floor plan	✓	
<b>STORAGE</b>			
Fit-out	4 white melamine shelves to line cupboards	✓	
	Robes with melamine shelf and hanging rail	✓	
<b>BUILDING</b>			
External Facade finish	Brick from builders range with lightweight cladding, as per Classic facade	✓	
Roof finish	Bristle classic roof tiles or Colorbond® roof as per facade design	✓	
	Colorbond® fascia and gutter	✓	
Slab	Class M engineered slab to Australian standards with 25MPa concrete	✓	
Frame	90mm termite treated timber frame	✓	
Wet area slab	Standard slab to wet areas	✓	
	Recessed wet areas throughout		✓
Gas bayonet	One internal and external gas bayonet point (where gas is available)		✓
Termite protection	Flickguard physical membrane barrier system	✓	
Internal paint	Dulux 3 coat paint system	✓	
Garage door	Colorbond® roller door	✓	
Garage finish	Internal gyprock lined garage	✓	
Garage floor finish	Epoxy plain colour coating applied to garage floor. Only included single and double garage designs as per standard plan		✓
Taps	External garden taps to front & rear of home	✓	
Application fees	Development Application Fees and Construction Fee or Complying Development Fee	✓	
Home Owners Warranty Insurance	Providing peace of mind	✓	

/ AREA		/ SIGNATURE INCLUSIONS	/ THE LUXURY LIFT INCLUSIONS
--------	--	------------------------	------------------------------

**BUILDING (CONT.)**

<b>Stormwater</b>	Stormwater connection allowance up to 70lm to street / easement	✓	
<b>Water connection</b>	Water authority fees, including water connection, for standard connections	✓	

**/ THE LUXURY LIFT UPGRADE INCLUSIONS**

\*T&C's Apply.

**ELEVATE YOUR HOME WITH SUPERIOR INCLUSIONS FOR ONLY \$6,990\***

Disclaimer: Standard inclusions are based on North Homes Signature Series standard floor plans. Inclusions are subject to change and variations may be required to substitute materials no longer available at time of build. Inclusion items are based on standard plans, any variation to the floor plans will incur additional costs. Please refer to your contract for full terms and conditions. North Homes has the right to withdraw this promotion at any time without notice. Please refer to Signature Series Inclusions brochure for Builder Licence No. 374999c. Effective: March 2026