








■ Finishes Schedule

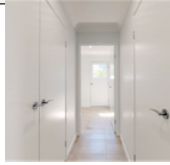





EXTERIOR

key selections





AREA	ELEMENT		SUPPLIER	FULLY LOADED INCLUSION	ESSENTIALS INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
ROOF	Roof, Gutter & Facia		Colorbond https://colorbond.com	Choose from 22 colours in the 'Classic Finish' range		Matt finish	
EXTERNAL WALLS	Bricks <i>(if applicable)</i>		PGH Bricks https://www.pghbricks.com.au	Choose from ranges: <ul style="list-style-type: none"> • Coastal Hamptons • Granite Belt • Horizons • Lifestyles • Luna • Naturals • Zen by Nature • Shoreline <p>Natural colour mortar is standard</p>	Choose from ranges: <ul style="list-style-type: none"> • Luna • Naturals <p>Natural colour mortar is standard</p>	<ul style="list-style-type: none"> • Ranges outside the standard options listed • Off white mortar 	
EXTERNAL WALLS	Stone Cladding <i>(if applicable)</i>		Haus Collective https://hauscollective.com.au	All stone wall cladding ranges Stone can be grouted or dry stacked			
EXTERNAL WALLS	Painting - render, cladding & trims		Wattyl Paints www.colourdesigner.net.au	Stroud Homes use Wattyl Paints. Colours can be chosen from any supplier, however colours from outside Wattyl can not be guaranteed as an exact match.			

AREA	ELEMENT	IMAGE	SUPPLIER	FULLY LOADED INCLUSIONS	ESSENTIAL INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
DOORS & WINDOWS	Garage Doors		Dynamic Doors www.dynamicds.com.au	Colour - Select from standard Colorbond Classic finishes Profile - Slimline/ Flatline/ Glacier/ Ranch/ Heritage		<ul style="list-style-type: none"> • Matt finish • Timber look garage doors • Custom styles • Hamptons windows 	
DOORS & WINDOWS	Front entrance door		Hume Doors www.humedoors.com.au	<ul style="list-style-type: none"> • Hume Savoy hinged front entrance door, size as per plan. • Door supplied in South Pacific Maple timber (but can be stained a darker colour) • Finish can be stained timber or paint. • Glazing is clear. 		<ul style="list-style-type: none"> • Doors outside standard range • Translucent or feature glass • Pivot hinges • Timbers other than South Pacific Maple 	
DOORS & WINDOWS	Door Hardware		Gainsborough Hardware www.gainsboroughhardware.com.au	Gainsborough Trilock handle in Traditional, Urban Aurora, Angular or Align. Bright Chrome, Satin Chrome or Matt Black finish		<ul style="list-style-type: none"> • Bar pull handles • Trilock Omni handles • Ornate or Hamptons style handles • Coloured finishes • Electronic lock 	
EXTERNAL FLOORING	Driveway			Broom finished concrete		<ul style="list-style-type: none"> • Exposed Aggregate 	
EXTERNAL FLOORING	Porch & Alfresco		Tile City www.tilecity.com.au	450 x 450 Ceramic tiles to porch from standard ranges Broom finished concrete to alfresco		<ul style="list-style-type: none"> • Tiles outside standard ranges • Decking • Tiles to alfresco 	

AREA	ELEMENT	IMAGE	SUPPLIER	FULLY LOADED INCLUSIONS	ESSENTIAL INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
INTERNAL DOORS & TRIMS	Internal Doors		Hume Doors www.humedoors.com.au	Flush panel internal doors, paint finish 2100ht unless specified. Cavity slider doors to match standard internal doors;		<ul style="list-style-type: none"> • Moulded panel or feature doors • Extra height doors • Barn doors 	
INTERNAL DOORS & TRIMS	Internal Door Hardware		Gainsborough Hardware www.gainsboroughhardware.com.au	Select from Gainsborough G4 range levers. Privacy locks to WC, bathrooms, ensuite & master bedroom. Cavity slider doors to have Gainsborough round cavity slider handle.		<ul style="list-style-type: none"> • Coloured finishes, • alternative styles • handles with small backplates (less than 60mm) 	
INTERNAL DOORS & TRIMS	Skirting & Architraves		Ezirim Plus https://ezirimplus.com.au	67mm x 11mm skirting to floor 42mm x 11mm architraves around doors and windows, Painted in gloss finish, colour of choice.		<ul style="list-style-type: none"> • Extra height or extra thick trims 	
INTERNAL DOORS & TRIMS	Sliding Wardrobes		Bradnam's Sliding robes www.bradnams.com.au	Aluminium framed sliding doors with vinyl panel. Frame available in bright or satin chrome aluminium		<ul style="list-style-type: none"> • Powdercoat frame • Mirrored sliding doors - Choose either single or multiple/ all doors. 	



INTERIOR

key selections

AREA	ELEMENT	IMAGE	SUPPLIER	FULLY LOADED INCLUSIONS	ESSENTIAL INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
GENERAL INTERIOR	Internal Painting		Wattyl Paints www.colourdesigner.net.au	Wattyl paint to all internal walls in semi-sheen finish. One feature colour included. All doors, skirtings and architraves painted in acrylic gloss finish. Ceilings painted matt builders white		<ul style="list-style-type: none"> additional feature colours 	
GENERAL INTERIOR	Main Flooring	 	Carpet Court Bundamba www.carpetcourt.com.au	Standard Ranges: <ul style="list-style-type: none"> Victoria Carpets - Taluma Quest Carpet - Kirra Beach Redbook Carpets - Fairbank 10mm luxury underlay	8mm standard underlay	<ul style="list-style-type: none"> ranges outside standard 	
GENERAL INTERIOR	Vinyl <i>(if applicable)</i>		Carpet Court Bundamba www.carpetcourt.com.au	Visions Loose Lay Planks *note, vinyl can be used in place of tiles to main floor areas.		<ul style="list-style-type: none"> vinyl in place of carpet Vinyl ranges outside standard Hybrid planks 	













INTERIOR - kitchen & pantry

key selections

AREA	ELEMENT	IMAGE	SUPPLIER	FULLY LOADED INCLUSIONS	ESSENTIAL INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
CABINETRY	Benchtop		Caesarstone www.caesarstone.com.au/ Polytec www.polytec.com.au	20mm stone from M0 range	Polytec Laminate bench tops	<ul style="list-style-type: none"> • ranges outside M1-M5 • other thicknesses • waterfall ends 	
CABINETRY	Cabinets		Polytec www.polytec.com.au	Melamine doors and drawers from Polytec in matt or sheen finish		<ul style="list-style-type: none"> • Colours and finishes outside standard ranges including Woodmatt and Smooth • 2PAC profile doors 	
CABINETRY	Cabinetry handles		Stefano Orlati www.stefanoorlati.com.au	All handles and knobs up to maximum of \$7 each		<ul style="list-style-type: none"> • Handles priced beyond allowance • backcut handleless doors and drawers 	
TILING	Splashback		Tile City www.tilecity.com.au	Subway tile OR 600 x 600 rectified tile	200 x 400 or 250 x 400 gloss white laid in stack or brick bond pattern	<ul style="list-style-type: none"> • Larger format tiles • mosaic or feature tiles • Caesarstone or glass splash backs 	










INTERIOR - fixtures and fittings

key selections

AREA	ELEMENT	SUPPLIER	FULLY LOADED INCLUSIONS	FULLY LOADED INCLUSIONS	ESSENTIALS INCLUSIONS	ESSENTIALS INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
KITCHEN	Mixer Tap	Reece www.reece.com.au		Mizu Drift MK II Sink Mixer, Chrome/Black		Posh Briston MK2 sink mixer, chrome	<ul style="list-style-type: none"> • Pull down spray mixer • Coloured finishes 	
KITCHEN	Sink	Reece www.reece.com.au		Franke rapid double bowl sink, stainless steel		Base Double Bowl Sink, Stainless Steel	<ul style="list-style-type: none"> • Undermount sinks • Coloured sinks • Ceramic butlers/farmhouse sinks 	
KITCHEN	Pantry Sink	Reece www.reece.com.au		Mizu round Stainless drop in sink		Mizu round Stainless drop in sink	<ul style="list-style-type: none"> • Undermount sinks • Coloured sinks • Ceramic butlers/farmhouse sinks 	
KITCHEN	Oven & Cooktop			900mm Westinghouse free standing stove - Gas cooktop and electric oven		60cm Beko Ceramic Cooktop & Beko 60cm oven		
KITCHEN	Rangehood			Choice of 900mm Westinghouse canopy rangehood or 900mm Westinghouse integrated range hood		60cm Beko Ceramic Cooktop & Beko 60cm oven		
KITCHEN	Dishwasher			Westinghouse 900mm stainless steel dishwasher		60cm Beko Stainless Steel dishwasher		





INTERIOR - fixtures and fittings

key selections

AREA	ELEMENT	SUPPLIER	FULLY LOADED INCLUSIONS	FULLY LOADED INCLUSIONS	ESSENTIALS INCLUSIONS	ESSENTIALS INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
BATHROOM	Shower Screen	Reece www.reece.com.au		Semi-frameless, as per plan in either bright or satin chrome		Fully framed shower screen as per plan in either bright or satin chrome	<ul style="list-style-type: none"> • Frameless shower screens • fixed glass panel • Coloured finishes & fixings 	
BATHROOM	Mirror	Reece www.reece.com.au		Frameless mirror above vanity as per plan			<ul style="list-style-type: none"> • Mirrored cabinets • Feature shapes and styles • LED mirrors 	
BATHROOM	Basin	Reece www.reece.com.au		Choice of Roca The Gap Semi inset OR Semi Recessed basin		Base drop in vanity basin, white	<ul style="list-style-type: none"> • Basins outside standard options including counter top and undermount 	
BATHROOM	Basin Tapware	Reece www.reece.com.au		Mizu Drift MKII Basin Mixer - curve or straight, Chrome/ Matt black		Posh Bristol MK2 Basin Mixer, Chrome	<ul style="list-style-type: none"> • Tapware ranges other than standard • Coloured finishes • Wall mount tapware 	
BATHROOM	Shower	Reece www.reece.com.au		Choice of Posh Domaine 3F rail shower OR Mizu Drift 300mm round ceiling shower, / Matt black		Posh Bristol Rail Shower, Chrome	<ul style="list-style-type: none"> • Both shower options • Combined overhead/ rail shower • coloured finishes 	
BATHROOM	Wall Mixer	Reece www.reece.com.au		Mizu Drift MKII Shower mixer, chrome/ Matt black		Posh Bristol MK2 Wall Mixer, Chrome	<ul style="list-style-type: none"> • Tapware ranges other than standard • Coloured finishes 	

INTERIOR - fixtures and fittings

key selections

AREA	ELEMENT	SUPPLIER	FULLY LOADED INCLUSIONS	FULLY LOADED INCLUSIONS	ESSENTIALS INCLUSIONS	ESSENTIALS INCLUSIONS	UPGRADE OPTOINS	SELECTION NOTES
BATHROOM	Bath	Reece www.reece.com.au		Base White Acrylic drop in bath, size as per plan			<ul style="list-style-type: none"> Freestanding or back to wall bath 	
BATHROOM	Bath Spout	Reece www.reece.com.au		Mizu Drift Swivel Bath Outlet, Chrome/Matt Black		Posh Solus Swivel Outlet Chrome	<ul style="list-style-type: none"> Tapware outside standard range Coloured finishes 	
BATHROOM	Toilet	Reece www.reece.com.au		Posh Solus Swivel Outlet Chrome			<ul style="list-style-type: none"> Ranges outside standard option 	
BATHROOM	Towel Rails	Reece www.reece.com.au		Mizu Drift Double Towel Rail - Chrome/Matt black		GenX Double Towel rail - chrome	<ul style="list-style-type: none"> Ranges other than standard Coloured finishes heated towel rails 	
BATHROOM	Toilet Roll Holder	Reece www.reece.com.au		Mizu Drift Toilet Roll Holder - Chrome/Matt black		GenX Toilet Roll holder, Chrome	<ul style="list-style-type: none"> coloured finishes 	
BATHROOM	Floor wastes	Reece www.reece.com.au		Shower channel, aluminium			<ul style="list-style-type: none"> Tile insert shower channel Coloured finishes 	