



ARISTA  
HOMES

DREAM  
INCLUSIONS

DECEMBER 2023



## KITCHEN

### BENCHTOPS

20mm Essastone benchtops throughout your kitchen. Select from 8 colours from the Essastone builder's range.

### CABINETRY

A selection of cabinetry finishes from the Laminex natural finish range. Choose your colour with a selection of handles.

### BULKHEADS

Bulkheads included above the overhead cupboards to complete your brand new kitchen.

### SPLASHBACK

Choose from the Arista standard range of tiles.

### OVERHEAD CUPBOARDS

Make the most of the space you have with overhead cupboards from the Laminex natural range to the full length of the rear bench. (Design specific).

### PANTRY

Keep your kitchen bench space free of clutter with our four white melamine shelves supplied to your walk in pantry. (Design specific)

### OVEN & COOKTOP

Fisher & Paykel 900mm freestanding electric oven with gas cooktop.

### RANGEHOOD

Fisher & Paykel 900mm integrated insert rangehood.

### TAP

Choice of Parisi Chrome finish sink mixer from Arista standard range.

### SINK

Clark Monaco 1 & 3/4 bowl stainless steel sink with drainer from Arista standard range.

### CONNECTIONS

Cold water point to the fridge space and dishwasher connection.

## BATHROOM

### BENCHTOPS

32mm Laminate benchtop from Laminex natural range.

### MIRROR

Full length frameless vanity mirrors.

### BATH

Decina Carina island bath 1525mm or 1675mm (design specific).

### SHOWER BASE

Tiled shower base with the tile selection from the Arista standard range.

### VANITY UNIT

900mm wide Laminex vanity cupboard with 2 doors in Laminex natural finish (Design Specific)

### SHOWER SCREEN

Semi frameless shower screens with pivot door. Clear glazing with chrome trim.

### TILING

Choose from the Arista standard range of tiles with sizes up to 450 x 450.

### TAPWARE

Choice Parisi mixers to bathroom and ensuite basins. Chrome finish from Arista standard range.

### ACCESORIES

Your choice of Parisi bathroom and ensuite accesories in chrome finish from the Arista standard Range.

### TOILET SUITE

Vitreous China dual flush toilet suites with soft close seat to all bathrooms, ensuites and powder rooms.

### SHOWER RAIL

Parisi shower rails in Chrome finish from Arista standard range.

### BASIN

Parisi white above counter round basin & tower mixer chrome finish from Arista standard range.



## LAUNDRY

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### CABINETRY

2 x under sink cabinet doors from the Laminex natural finish range.

### BENCHTOP

32mm laminate benchtop from the Laminex standard range, up to 600mm long.

### LAUNDRY TUB

Project 45L flushline laundry tub.

### LAUNDRY TAPS

Parisi laundry mixer Chrome finish from Arista standard range.

### TILING

Choose from the Arista standard range of tiles with sizes up to 450 x 450.

## INTERNAL INCLUSIONS

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### INTERNAL PAINTING

Haymes Ultra Premium Specification wall finish paint. 3 Coats.

### CORNICE

75mm Cove Cornice throughout the home.

### SKIRTINGS AND ARCHITRAVE

68mm primed timber skirtings and 42mm timber architraves throughout the home.

### STORAGE

Linen cupboards are equipped with 4 white melamine shelves with Vinyl Sliding Doors.

### ROBES

All Robes equipped with hanging rails and vinyl sliding doors. Walk in robe to include hanging rails.

### CEILING HEIGHT

2440mm high ceilings to single storey and double storey homes.

## DOORS & DOOR HANDLES

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### DOOR HANDLES

Gainsborough door handles from Arista standard range. Chrome finish.

### EXTERNAL DOOR HANDLES

Gainsborough entry door handles from Arista standard range. Chrome Finish.

### INTERNAL DOORS

Corinthian flush panel door.

### EXTERNAL DOORS

Choice of paint grade Corinthian external doors from Arista standard range.

## ELECTRICAL

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### INTERNAL LIGHTS

Light fitting to each room.

### SMOKE DETECTORS

Hard-wired Clipsal smoke alarms placed as required.

### TV & DATA POINTS

2 x TV points.

### HOT WATER SYSTEM

Instant gas hot water system.

### POWER POINTS & LIGHT SWITCHES

White power points and light switches throughout the home from the Clipsal Iconic Range. 1 double power point per bedroom and 2 double power points per living area.

### EXHAUST FANS

Exhaust fans from the builders range as required to wet areas (design specific).

### GARAGE LIGHT

1 x Fluorescent Tube to Garage.

### SOLAR POWER

3.5kW Smart Solar System.



## EXTERNAL INCLUSIONS

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### ROOF

Colorbond Hip and Valley Roof from the Colorbond Standard Range.

### FASCIA AND GUTTER

Colorbond fascia and gutter from the Colorbond Standard Range.

### CLADDING

Lightweight cladding to external walls (design specific).

### OUTDOOR

Design specific alfresco area with 2 panel sliding door. Plastered ceiling. Two external taps.

### GARAGE DOOR

Colorbond automatic garage door with 2 remotes from the Colorbond Standard Range.

### WINDOWS

Powder coated aluminium sliding windows from the builder's Standard colour range.

## SITE INCLUSIONS

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### EARTHWORKS

400mm Fall Allowance over the building envelope included in all base prices for up to 600sqm block.

### CONNECTIONS

Storm water, sewer, power, water and NBN connected to mains up to 10m to dwelling.

### SLAB

Waffle pod design Concrete slab to suit up to "M" class Soil classification.

### FRAME AND TRUSSES

90mm Steel frames and trusses.

### CEILING INSULATION

R2.5 insulation batts to ceiling areas. (Excludes Garage & Porch).

## OTHER INCLUSIONS

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- ✓ BUILDING APPROVAL INCLUDED
- ✓ CONSTRUCTION RISK INSURANCE
- ✓ QBCC INSURANCE FEES INCLUDED
- ✓ TERMITE PROTECTION INCLUDED
- ✓ ENGINEERING DESIGN INCLUDED
- ✓ SURVEY AND SOIL REPORT INCLUDED
- ✓ ENERGY EFFICIENCY REPORT



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