

# THE SHOWCASE SPECIFICATION.

## INCLUDED IN EVERY QUALITY SUMMIT HOME

- WA owned independent builder with over 40 years' experience
- 25 year structural warranty
- 6 months service warranty period
- Energy efficiency assessment
- HIA building contract
- Certified termite treatment
- **Direct contact with your Construction Supervisor**
- **Access to our bespoke customer portal**
- **Professional interior design consultation\***
- **Consultation with Intelligent Home†**
- Survey and engineer's assessment
- Standard building license fees, footpath bonds and Water Corporation fees included
- Painting to ceilings, doors and frames, woodwork, eaves and gables (excluding internal walls)
- R4.0 ceiling insulation batts to house and garage and any external plasterboard areas\*
- **Concrete pump included to ensure superior slab finish (additional costs for rear sites and split-level homes)\***

## EXTERNAL FEATURES

- Feature elevation including paint cement render\*
- Double clay brick construction with 2 course face bricks\*\*
- **Roof frame constructed from TRUECORE® steel trusses or H2 treated timber**
- COLORBOND® steel roof cover\*
- Engineered reinforced concrete slab and footings
- COLORBOND® fascia and slotted gutters\*
- Rolled cream mortar joints\*
- Natural grey grano garage floor
- COLORBOND® auto remote sectional garage door with 3 remotes\*
- **T-Bar and brickwork above garage door**
- Brick paved driveway (up to 6m), path, portico/porch/verandah and alfresco\*\*
- **Alfresco with recessed plasterboard ceiling\***
- **1200mm/1020mm wide front entry door (clear glazing if applicable)\*\***
- Solid core garage shopper door\*\*
- Delf Trilock leverset to front entry and garage shopper door\*\*
- **Jason Windows** quality range of sliding doors and 'Breezelock' windows with flyscreens and keylocks
- Two external brass garden taps
- Rheem 26L Metro Max continuous flow gas water heater **with recess box**

## INTERNAL FEATURES

- Walk-in robes or built-in robes **with mirrored sliding doors** to all bedrooms\*
- **Hardwall plaster to all internal walls**
- Cove cornices throughout
- M&B flush panel internal doors\*
- Privacy locks to bathroom and toilet doors
- Delf designer leverset handles\*
- Black or white melamine shelving to all robes with rail
- Linen cupboard with four melamine shelves\*
- **30 course ceiling heights throughout, unless noted otherwise on plan\***
- Double garage with 27 course **plasterboard ceiling and Cove cornice**, unless noted otherwise on plan\*

## KITCHEN/SCULLERY FEATURES

- 20mm Essastone benchtops\*\*
- **Overhead cupboards and/or shelving\***
- Laminex/Formica laminate cupboard doors, including '**Silk Finish**', with ABS edges, and **choice of two colours\***
- **Cupboard and drawer handles\* or laminated recess finger grips**
- Soft closers to all kitchen cabinetry doors and drawers
- Clark Polar double or single bowl under-mount sink\*
- **Choice of Alder chrome, brushed nickel or matt black mixer taps\***
- **Westinghouse 900mm or x2 600mm stainless steel fan forced electric oven/s\***
- Westinghouse 900mm canopy rangehood or **Electrolux 700mm integrated rangehood** or **Electrolux 1000mm island canopy rangehood\***
- Westinghouse 900mm stainless steel gas hot plate
- Ceramic wall tile splashback\*
- **Mitred tiling**
- Dishwasher recess with cold water and power connections
- Pantry with four melamine shelves\*

## LAUNDRY FEATURES

- Laminex/Formica laminate cupboard doors, including '**Silk Finish**', with ABS edges\*
- **20mm Essastone benchtops\***
- **Overhead cupboards to laundry\***
- Soft closers to all cabinetwork doors
- Ceramic wall and floor tiles\*
- Clark 45L inset stainless steel laundry trough\*
- **Choice of Alder chrome, brushed nickel or matt black mixer taps\***
- Washing machine taps

## ENSUITE/BATHROOMS/POWDER FEATURES

- 20mm Essastone benchtops\*
- Laminex/Formica laminate cupboard doors, including '**Silk Finish**', with ABS edges\*
- Soft closers to all drawers and cabinetwork doors\*
- Caroma inset vanity basins to bathroom and ensuite\*
- Clark square wall basin to powder room\*

- 1675mm bath or 1600mm freestanding bath\*\*
- **Choice of Alder chrome, brushed nickel or matt black mixer taps\***
- **Alder dual shower heads\*\***
- Alder accessories (towel rails and toilet roll holders)\*
- **Choice of Slimline or Hudson mirrors\***
- **Hobless shower recess with semi-frameless pivot door**
- **ThermaNiche wall shower niche\***
- **Inset tile grate to shower**
- Ceramic wall and floor tiles\*
- **Mitred tiling**
- **Caroma wall faced close coupled toilet suite**
- Flued retractable exhaust fan to ensuite, bathroom and toilets

## ELECTRICAL INCLUSIONS

- **LED 7W DLI90 downlights to all rooms with an additional 10 downlights**
- Double power points throughout
- Urban grey or white switch plate to light and power point switches
- Two RCD safety switches
- Hard-wired smoke detectors
- **NBN ready package with TV point, two data points and conduits**
- External light points to all house exits

## DOUBLE STOREY INCLUSIONS

- Feature elevation including acrylic render\*\*
- Choice of traditional double clay brick construction with 2 course face brick\* Or
- Plasterboard lined wall frames to upper floor with R2.0 wall insulation and Masterwall external cladding\*
- Engineered concrete floor to upper storey with concrete staircase\* Or
- Engineered framed floor to upper storey with framed staircase\*

## BRICK VENEER INCLUSIONS

- 90mm TRUECORE® steel wall frames\*
- R2.0 insulation batts to internal walls
- Plasterboard 10mm internal wall finish
- Moisture resistant wall board to all wet areas
- Undercoating to internal walls with Watty Ultra Prep High Efficiency Flat 2-in-1 Acrylic Sealer

## FULLY FRAMED INCLUSIONS

- 90mm TRUECORE® steel wall frames\*
- R2.0 insulation batts to internal walls
- Plasterboard 10mm internal wall finish and 13mm Soundcheck Plasterboard internally to perimeter walls
- Moisture resistant wall board to all wet areas
- Undercoating to internal walls with Watty Ultra Prep High Efficiency Flat 2-in-1 Acrylic Sealer
- James Hardie Primeline Cladding\*

Client 1 Signature ..... Client 2 Signature .....

New Homes Consultant ..... Date ..... / ..... / .....

\*From Builder's Showcase Range. \*\*As per plans. †Perth metro only. #Additional costs may be incurred on some sites. Specifications effective 19 November 2021 Summit Homes Group reserves the right to alter or amend the specification details due to non-availability or discontinuation, without prior notice. 6m driveway paving allowance not applicable to rear loaded driveways. These specifications override generic specifications listed on individual housing brochures or promotional material. Images are for illustrative purposes only. BC10689. If displayed, these items are not included in the price: Flooring and window treatments - Landscaping, additional paving, decking and fencing, reticulation and cabana - Ducted reverse cycle air conditioning - Monitored security alarm system, TV and additional phone points and in-house music system - Non-standard paving, tiling or washed aggregate to driveway, paths, verandahs, portico and alfresco - Display lighting and extra power points - All loose and built-in furniture - Internal wall painting, wallpaper or cladding - Outdoor kitchen with built-in BBQ and sink - Built-in fire place - Pool - Security Screens - Sarking - Glazing as per site specific standards.



# DISPLAY HOME SPECIFICATIONS.

To be signed in conjunction with  
the Showcase Specification.

## EDGEWOOD

- 33 course ceilings to entry
- Recessed ceiling to living, dining and theatre
- Florentine hebel moulding to front elevation
- Feature verandah
- Double shelf and rail to master suite walk-in robe
- Cemintel feature cladding to front elevation
- Waterfall ends to kitchen island benchtop

## OMNIA

- Floating staircase
- Stacker doors to alfresco
- Waterfall ends to kitchen island benchtop
- Square set cornice throughout
- Dual shower to ensuite
- Double shelf and rail to master suite walk-in robe
- Upper floor bar recess and kitchenette
- Recessed ceiling to master suite, study and dining
- Feature trim around kitchen cabinets
- Feature bulkhead to bar recess and kitchenette
- Stone cladding to front elevation

## ODEON

- Raking ceilings to entry, living, dining, kitchen and porch
- 3 step cornice as per plan
- Spacious kitchen and scullery
- Walk-in robes, feature shelving and IT nooks to all minor bedrooms
- Archistone cladding to front elevation pier
- Servery window and benchtop between scullery and alfresco
- Double shelf and rail to master suite walk-in robe
- Waterfall end to kitchen benchtop
- Celestial windows to kitchen, living and dining
- Dual shower to ensuite
- Full height tiling to ensuite and ensuite WC
- 28 course cavity slider doors to ensuite and walk-in robe
- 31 course ceilings to non-raked areas
- Feature hilite and sidelite windows to front entry

## GROVE

- Six panel stacking window to kitchen rear view
- Three panel stacking window with Essastone servery benchtop to kitchen/alfresco
- 28 course stacking door between living and alfresco
- 75mm three step 'Cairo' cornice
- Powder room with 1200mm high tiling
- Waterfall ends to kitchen island benchtop
- All kitchen appliances including double 600mm ovens, 900mm hotplate and island canopy rangehood
- Caroma 'Liano' hand wall basin with Mizu stainless steel bottle trap to power basin

## PREVELLY

- Bar to theatre with wine rack and wine glass rack
- Archistone cladding to front elevation
- Raking ceilings to living and dining
- Patio in lieu of alfresco
- Double hung shelving to walk-in robe
- Additional 600mm oven in wall oven stack
- Custom rangehood exterior
- Pot drawers to kitchen

## MARLI

- Raking ceiling to living, meals and kitchen and alfresco
- Archistone cladding to front elevation
- Primeline cladding to exterior of home
- Square set cornice to living areas and master suite
- Skillion roof
- Cavity slider to theatre and laundry
- EasyLap panelling to front elevation
- Celestial windows to living
- Tiled ledge behind ensuite vanity
- Waterfall ends to kitchen island bench
- Quad pantry to kitchen and appliance cupboard
- 31 course ceilings to garage
- Versilux ceiling to Porch

## GREENWICH

- Feature face brick with white mortar to master suite, living and dining
- For fully framed or brick hybrid homes; 30 course ceilings to entry, living, master suite and walk-in robe and 25 course internal doors
- For double brick homes; 30 course ceilings to entry, living, master suite and walk-in robe and 28 course internal doors
- Servery window with benchtop between alfresco and theatre
- Recessed ceiling to theatre
- Feature glazing bars to living, dining, theatre and master suite windows
- Double shelf and rail to master suite walk-in robe
- Stacker doors to alfresco
- 1200mm cavity sliding door to master suite
- 28 course internal doors
- Shaker profile doors to kitchen cupboards
- Waterfall ends to kitchen island benchtop



**SUMMIT**  
H O M E S



**LOSARI**

- Raked ceilings and windows to wine bar, dining and alfresco
- Recessed ceiling to living and theatre
- Built-in cabinetry to wine bar and shelving
- Waterfall ends to kitchen island benchtop
- Servery window with benchtop between scullery and alfresco
- Additional shelving and rails to master suite walk-in robe
- Square set in lieu of cornice as per plan
- Archistone cladding to front elevation
- Accoya cladding to front elevation
- Shower room with freestanding bath
- Cavity slider to laundry
- Double cavity slider to scullery
- Barn door to theatre
- Two open shelves to ensuite cabinets
- Pot drawers to kitchen

**WILLOW**

- Raked ceilings to living, dining, alfresco and theatre
- Scullery/bar with fridge recess
- Servery window with benchtop between scullery and alfresco
- Feature laminated tv recess with built-in shelving to theatre
- Feature laminated tv recess with built-in shelving to living with cladding
- TV feature recess to master bed
- Additional shelving to master suite walk-in robe
- Low tiled wall to ensuite shower and bath
- Two open shelves to ensuite cabinets
- One course feature brick and white mortar to elevation
- Glazing bars to front windows
- Hebel mould to elevation
- Feature ceiling lining to porch

Client 1 Signature ..... Client 2 Signature .....

New Homes Consultant Signature ..... Date ..... / ..... / .....

**PERTH OFFICE:** 242 Leach Hwy, Myaree, WA. Phone: (08) 9317 0141

**BUSSELTON OFFICE:** 67-77 Queen Street, Busselton, WA. Phone: (08) 9722 0341

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