


Masterpiece Inclusions & Selections Guide

Knockdown Rebuild

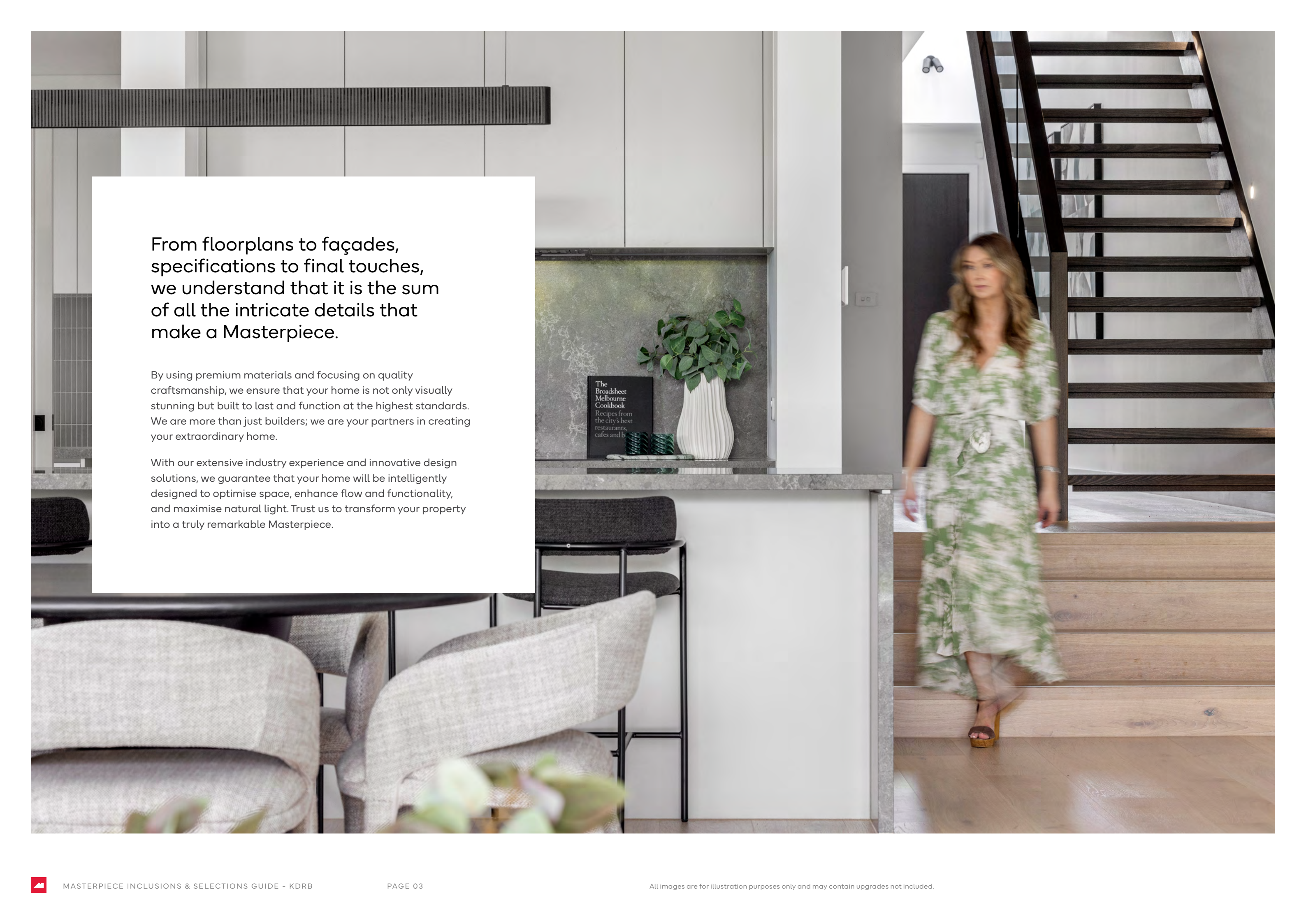
MASTERPIECE 


SIMONDS



Custom designs or ready-to-build homes





From floorplans to façades,
specifications to final touches,
we understand that it is the sum
of all the intricate details that
make a Masterpiece.

By using premium materials and focusing on quality craftsmanship, we ensure that your home is not only visually stunning but built to last and function at the highest standards. We are more than just builders; we are your partners in creating your extraordinary home.

With our extensive industry experience and innovative design solutions, we guarantee that your home will be intelligently designed to optimise space, enhance flow and functionality, and maximise natural light. Trust us to transform your property into a truly remarkable Masterpiece.

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Standard Inclusions and Upgrade Option

All Simonds Homes include a range of high-quality Standard Inclusions from leading Australian brands at no extra cost. These Inclusions are clearly marked in the guide.

If you wish to enhance any items in your home, there are numerous Upgrade Options available. These options incur additional costs and are detailed in the guide.

Interact with the Guide

As you review the guide, use Adobe Reader to select the checkboxes  next to the options you wish to select. This action indicates your preferences directly on the form.

The diagram illustrates a product card layout. On the left, a grey rectangular area represents the product image, with a small white circle containing a black dot in the top right corner. Below this area, the word "Product" is written in a large, bold, black font. To the right of the product image area, the text "Standard Inclusions" is displayed in a large, bold, black font. Below this, the text "No extra cost" is shown in a smaller, regular black font. Further down, the text "Upgrade Option" is displayed in a large, bold, black font. Below this, a black rectangular button with the word "UPGRADE" in white, uppercase letters is shown. At the bottom of the diagram, a horizontal line separates the product image area from the "Upgrade" label. The word "Upgrade" is written in a regular black font. To the right of the "Upgrade" label, a small black square is shown, with an arrow pointing to it from the text "In this guide, 'Upgrades' are colour-coded."



Display Inspiration

The Kinane

Experience a new way of living in the 4-bedroom, Kinane. An inviting side courtyard enhances the entrance, flooding the first floor with abundant natural light and refreshing breeze. Downstairs, an open layout creates a seamless flow, while upstairs, the master and secondary bedrooms provide a serene and private retreat.

Display Home
36 Canberra Road,
Brighton East VIC

[More information](#)





External Living

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01. Roofing Tiles Included



Babylon

Category 2 - Atura Profile

Included



Barramundi

Category 2 - Atura Profile

Included



Camelot

Category 2 - Atura Profile

Included



Caraway

Category 2 - Atura Profile

Included



Salt Spray

Category 2 - Atura Profile

Included



Sambuca

Category 2 - Atura Profile

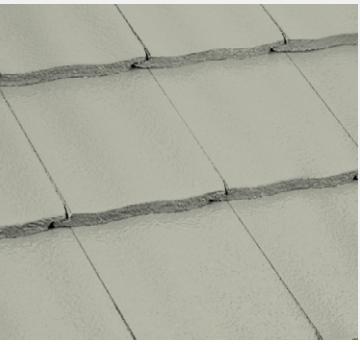
Included



Silver Perch

Category 2 - Atura Profile

Included



Wild Rice

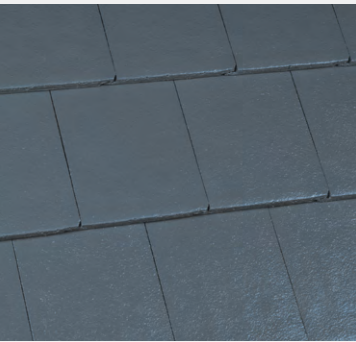
Category 2 - Atura Profile

Included


For more information about the Monier range, click [here](#)



01. Roofing Tiles Upgrades




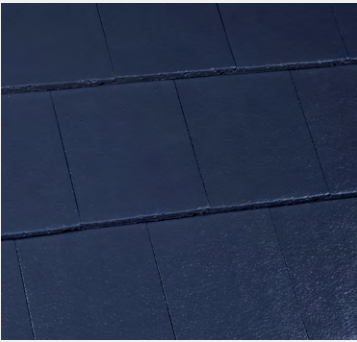
Babylon

Category 3 - Horizon Profile
Upgrade 




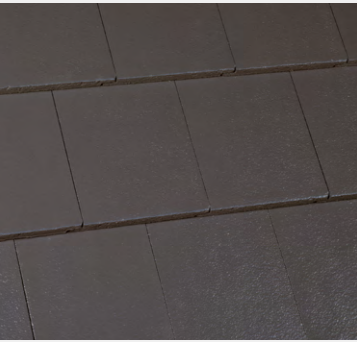
Barramundi

Category 3 - Horizon Profile
Upgrade 




Camelot

Category 3 - Horizon Profile
Upgrade 




Caraway

Category 3 - Horizon Profile
Upgrade 




Salt Spray

Category 3 - Horizon Profile
Upgrade 




Sambuca

Category 3 - Horizon Profile
Upgrade 




Sea Shell

Category 3 - Horizon Profile
Upgrade 




Silver Perch

Category 3 - Horizon Profile
Upgrade 




Misty Grey

Category 3 - Horizon Profile
Upgrade 



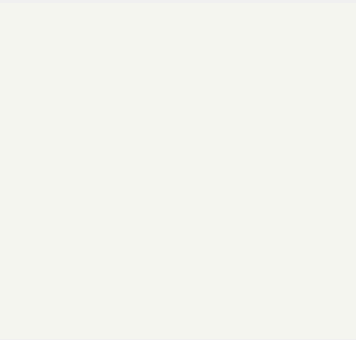
Wild Rice

Category 3 - Horizon Profile
Upgrade 

For more information about the Monier range, [click here](#)



02. Fascia,
Gutter &
Downpipes
COLORBOND®



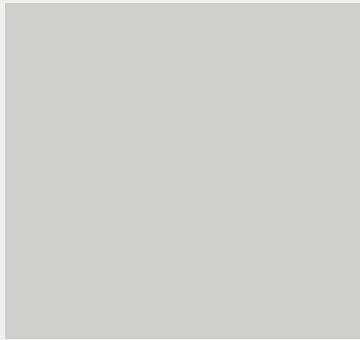
Dover White™

Classic Finish - COLORBOND® Steel
Included



Surfmist®

Classic Finish - COLORBOND® Steel
Included



Southerly®

Classic Finish - COLORBOND® Steel
Included



Dune®

Classic Finish - COLORBOND® Steel
Included



Jasper™

Classic Finish - COLORBOND® Steel
Included



Wallaby®

Classic Finish - COLORBOND® Steel
Included



Basalt®

Classic Finish - COLORBOND® Steel
Included



Shale Grey™

Classic Finish - COLORBOND® Steel
Included



Windspray®

Classic Finish - COLORBOND® Steel
Included



Woodland Grey®

Classic Finish - COLORBOND® Steel
Included



Monument®

Classic Finish - COLORBOND® Steel
Included



Night Sky®

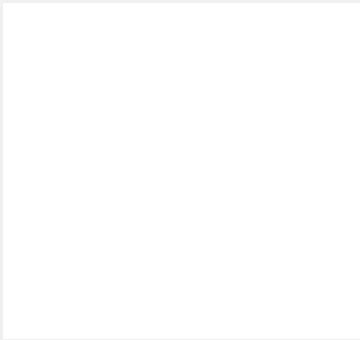
Classic Finish - COLORBOND® Steel
Included

For more information
about COLORBOND®
range, click [here](#)



03. Windows

Additional
Colours POA



White

Included



Monument

Included



Black

Included



04. Garage Doors

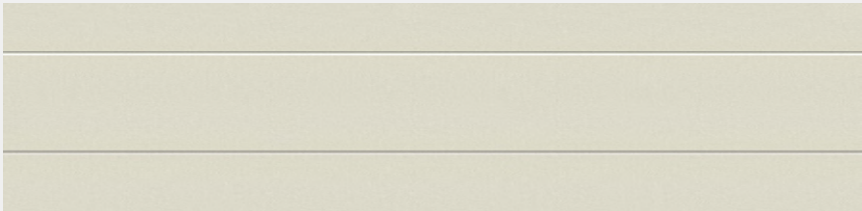
Panelift Sectional Doors

Available in all
COLORBOND®colours



Slimline

Included



Flatline

Included



Glacier

Included



Ranch

Included



Heritage

Included



Tilt

Weathertex Cladding Upgrade



Tilt

Knotwood Upgrade



For more information
about the Dynamic Doors
range, click [here](#)

05. Entrance
Doors



Solicore SCX1 Flush
Profile 1020mm (W)

Duracoat, Painted Finish
Included



Solicore SCX1 Flush
Profile 1020mm (W)

Stain Finish
Upgrade



Regency XR5

Stain Finish, Bevelled Flower Glazing
Upgrade



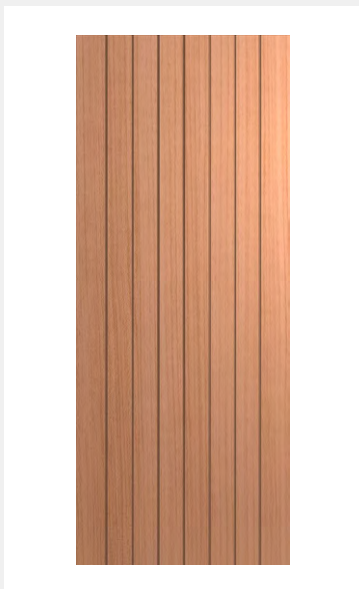
Verve 1

Paint or Stain Finish
Translucent or Clear Glass
Upgrade



Verve 11

Paint or Stain Finish
Translucent or Clear Glass
Upgrade



XLR500

Paint or Stain Finish
Upgrade



Aluminium Hinged Door

Clear Glass
Upgrade

06. Entrance
Door Furniture



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Stainless Steel

Included



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Polished Stainless Steel

Included



Trilock Omni Allure
Double Cylinder Pull
Handle Entrance Set

Matte Black

Upgrade



Freestyle Trilock Urban
Aurora Smartlock

Matte Black

Upgrade



Freestyle Trilock Urban
Aurora Smartlock

Brushed Satin Chrome

Upgrade



Trilock Eclipse Allure
Double Cylinder
Entrance Lever Set

Polished Stainless Steel

Upgrade



For more information
about the Gainsboroug
range, click [here](#)



07. External
Doors



Laundry - JST1 Profile

Painted Finish
Included



Garage - Flush Profile

Duracoat Painted Finish
Included



Laundry - XF3 Profile

Clear Glass, Painted Finsih
Upgrade



Laundry - JST1 Profile

Clear Glass, Stained Finish
Upgrade



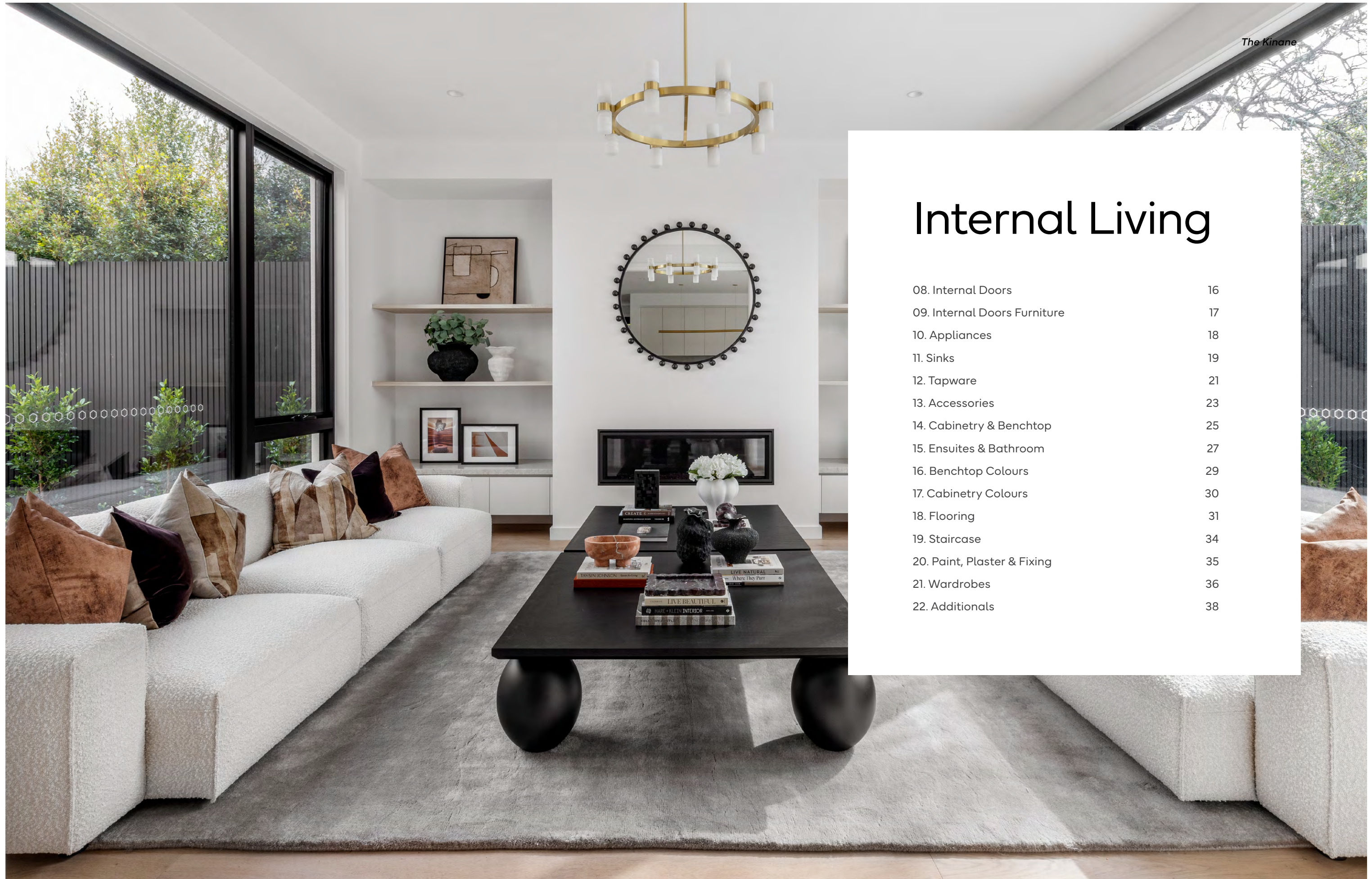
Aluminium

Clear Glass
Upgrade



Internal Living

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08. Internal Doors



Honeycomb Core Flush

- Paint or Stain Finish
- Included



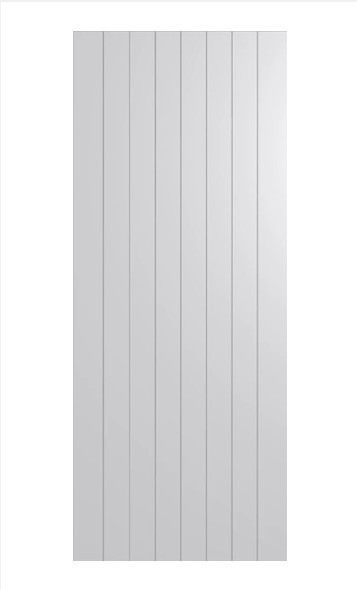
Linear HLR230

- Paint Finish
- Upgrade



Linear HLR270

- Paint Finish
- Upgrade



Accent HAG11

- Paint Finish
- Upgrade



Hampton HAM1

- Paint Finish
- Upgrade



Hampton HAM5

- Paint Finish
- Upgrade



Humecraft HMC1

- Paint or Stain Finish
- Upgrade



Humecraft HMC2

- Paint or Stain Finish
- Upgrade



Joinery LIN1

- Paint or Stain Finish
- Several Glazing Options
- Upgrade



Joinery LIN10

- Paint or Stain Finish
- Several Glazing Options
- Upgrade

For more information about the Hume Doors range, click [here](#)



09. Internal
Doors Furniture
Lever & Cavity
Sets, Wall &
Floor Stops



Amelia Passage
Lever Sets

Satin Chrome, Bright Chrome
or Matte Black
Included



Lianna Passage
Lever Sets

Satin Chrome, Bright Chrome
or Matte Black
Included



Bailey Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Carla Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Florence Passage
Lever Sets

Satin Chrome or Bright Chrome
Included



Rivera Passage
Lever Set

Satin Brass, Satin Chrome, Bright
Chrome or Matte Black
Upgrade



Sierra Passage
Lever Set

Satin Brass, Satin Chrome, Bright
Chrome or Matte Black
Upgrade



Circular Passage Sliding
Cavity Set

Satin Chrome, Bright Chrome,
or Matte Black
Included



Circular Sliding Cavity
Door Privacy Set

Satin Chrome, Bright Chrome,
or Matte Black
Upgrade



75mm Tube Wall Stop

Satin Chrome, Bright Chrome,
or Matte Black
Included



45mm Floor Stop

Satin Chrome, Bright Chrome,
or Matte Black
Upgrade

Privacy Set*

Available in all styles and finishes
Upgrade

*Privacy Lever Set
included to 3 rooms,
only for hinged doors.

For more information
about the Gainsboroug
range, click [here](#)

10. Appliances

Ovens, Cooktop Rangehood & Dishwasher



2 x Miele 600mm Electric Underbench Ovens H 2756 B

Obsidian Black with Stainless Steel handle

Included



Miele 900mm 5 Burner Gas Cooktop KM 2054 G

Stainless Steel

Included



Miele Freestanding Dishwasher G 5000 SC CLST

Stainless Steel

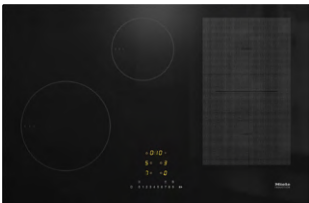
Included



Miele Concealed Rangehood 900mm DA 2390*

Stainless Steel

Included



Miele Induction Cooktop 806mm KM 7474 FL

Black

Upgrade



Miele Induction Cooktop 800mm KM 7373 FL

Black

Upgrade



Miele Built in Microwave Oven M 7244 TC

Obsidian Black

Upgrade



Miele Pyrolytic Oven H 2861 BP

Obsidian Black

Upgrade



Miele Integrated Refrigerator KS 7743 E

Stainless Steel

Upgrade



Miele Integrated Freezer FNS 7740 F

Stainless Steel

Upgrade



Miele AutoDos K20 Fully Integrated Dishwasher G 7989 SCVi XXL

Stainless Steel

Upgrade



Miele Active Plus Fully Integrated Dishwasher G 5263 SCVi BK

Stainless Steel

Upgrade

* Product may differ, please refer to your house specific Standard Inclusions.

For more information about the Miele range, click [here](#)



11. Sinks



Kitchen - Bell Double Bowl Sink
BCX220-38-38

Stainless Steel
Included



Butlers - Bell Single Bowl Undermount Sink
BCX210-38

Stainless Steel
Included



Laundry - Bell Single Bowl Undermount Sink
BCX210-42

Stainless Steel
Included



Kitchen - Mythos Single Bowl Sink
MYX210-70FPC

Stainless Steel
Upgrade



Butlers - Mythos Single Bowl Sink
MYX210-55

Stainless Steel
Upgrade



Laundry - Mythos Single Bowl Sink
MYX210-45FPC

Stainless Steel
Upgrade



Kitchen - Mythos Masterpiece GD Sink
BXM210-68GD

Gold
Upgrade



Butlers - Mythos Masterpiece GD Sink
BXM210-40GD

Gold
Upgrade



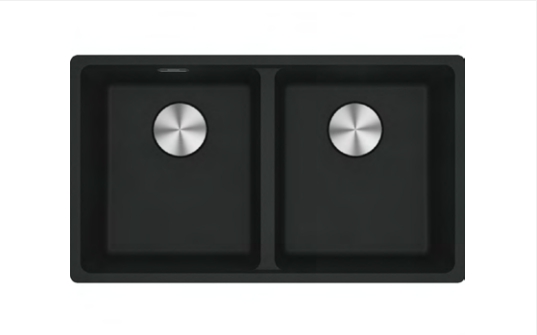
Laundry - Mythos Masterpiece AN Sink
BXM210-50AN

Gold
Upgrade

For more information about the Franke range, [click here](#)



11. Sinks



Kitchen - Maris Double Bowl Sink
MRG620-35-35MB

Matte Black
Upgrade ☐



Butlers - Maris Single Bowl Sink
MRG610-72MB

Matte Black
Upgrade ☐



Laundry - Maris Single Bowl Sink
MRG610-52ON

Matte Colour
Upgrade ☐

For more information
about the Franke range,
[click here](#)



12. Tapware



Teva Sink Mixer
200mm Squareline

Chrome Finish
Included



Teva Wall Basin / Bath
Mixer Set 200mm

Chrome Finish
Included



Teva Shower / Wall Mixer

Chrome Finish
Included



Teva Twin Shower

Chrome Finish
Included

Upgrades

- Matte Black Finish
- Brushed Nickel Finish



Nuage Pull Out Sink
Mixer 200mm

Brushed Nickel
Upgrade



Nuage Vessel Mixer

Brushed Nickel
Upgrade



Nuage Shower /
Wall Mixer

Brushed Nickel
Upgrade



Nuage Twin Shower

Brushed Nickel
Upgrade



Cromford Sink Mixer

Brushed Gold
Upgrade



Cromford Basin Mixer

Brushed Gold
Upgrade



Cromford SwitchMix
Shower / Wall Mixer

Brushed Gold
Upgrade



Cromford Twin Shower

Brushed Gold
Upgrade

For more upgrades,
finishes, and information
about the Phoenix ranges,
click [here](#)



12. Tapware



Vivid Slimline Pull Out Sink Mixer 200mm – Lead Free

Black Matte

Upgrade



Vivid Slimline Basin Mixer 200mm Curved

Black Matte

Upgrade



Vivid Slimline Shower / Wall Mixer

Black Matte

Upgrade



Vivid Slimline Twin Shower

Black Matte

Upgrade



Vivid Slimline Microphone Hand Shower

Chrome Finish

Upgrade



Vivid Slimline Shower Rose 300mm Round

Chrome Finish

Upgrade



Vivid Slimline Towel Ladder 800 X 500mm

Chrome Finish

Upgrade



Vivid Slimline Floor Mounted Bath Mixer with Hand Shower

Chrome Finish

Upgrade



Vivid Slimline SwitchMix Wall Basin / Bath Mixer Set 60mm Backplates (Fit-Off Kit Only) – Lead Free

Chrome Finish

Upgrade



Vivid Slimline SwitchMix Wall Basin / Bath Mixer Set 180mm (Fit-Off Kit Only) – Lead Free

Chrome Finish

Upgrade

For more upgrades, finishes, and information about the Phoenix ranges, click [here](#)



13. Accessories



Radii Toilet Roll Holder
Square Plate

Chrome Finish
Included



Radii Hand Towel Holder
Square Plate

Chrome Finish
Included to Powder Only



Radii Double Towel Rail
Square Plate

Chrome Finish
Included



Radii Robe Hook
Square Plate

Chrome Finish
Upgrade*

Upgrades

- Matte Black Finish
- Brushed Nickel Finish



Nuage Toilet Roll Holder

Brushed Nickel Finish
Upgrade



Nuage Hand Towel Rail

Brushed Nickel Finish
Upgrade



Nuage Double Towel Rail
800mm

Brushed Nickel Finish
Upgrade



Nuage Robe Hook

Brushed Nickel Finish
Upgrade



Cromford Toilet Roll
Holder

Brushed Gold
Upgrade



Cromford Hand Towel
Holder

Brushed Gold
Upgrade



Cromford Double Towel
Rail 800mm

Brushed Gold
Upgrade



Cromford Robe Hook

Brushed Gold
Upgrade

For more upgrades,
finishes, and information
about the Phoenix ranges,
click [here](#)



13. Accessories



Vivid Slimline Toilet Roll Holder

Matte Black

Upgrade



Vivid Slimline Hand Towel Rail

Matte Black

Upgrade



Vivid Slimline Double Towel Rail 800mm

Matte Black

Upgrade



Vivid Slimline Robe Hook

Matte Black

Upgrade



For more upgrades, finishes, and information about the Phoenix ranges, click [here](#)



14. Cabinetry & Benchtop Included



Cabinetry Handles

Builders Range Hafele Handles
Stainless Steel 34mm
Included



Splashback

Builders Range ceramic tiles to
splashback (subject to kitchen design)
Included



Drawer Handles

Brushed Nickel 104mm
Hole spacing 64mm
Included

A

Cabinetry

Fully lined laminated cabinets with
Laminex Natural finish
Included

B

Benchtops

Caesarstone benchtops with 40mm
arris edge detail in M0 & M1 Mineral
range of colours
Included

C

Doors & Drawers

Soft-close doors and drawers, with six
pot drawers
Included



Waste Bin Compact Soft-Close

Hideaway 2x40 Ltr (Door Pull)
Included



For more information
about the Laminex range,
click [here](#)

For more information
about the Caesarstone
range, click [here](#)



14. Cabinetry & Benchtop Upgrades

For more information about the Laminex range, click [here](#)

For more information about the Caesarstone range, click [here](#)



Cabinetry & Drawer Handles

Various colours available

Upgrade



Cutlery Tray

Cuisio 450mm wide 556.24.842 in white translucent

Upgrade

A

Cabinetry Drawers

Form wrap finish cabinetry with profiled doors

Upgrade

B

Benchtop & Island Bench

40mm drop down waterfall

Upgrade

C

Overhead Cabinetry

Formwrap finish cabinetry with profiled doors

Upgrade

D

Splashback

Caesarstone or Natural Stone

Upgrade



Cabinetry & Drawer Handles

Hafele H2115 - Various sizes and colours available

Upgrade



Spice Jar Insert

Cuisio 450mm wide 556.24.842 in white translucent

Upgrade



Cabinetry & Drawer Handles

Kethy DL360/32/SS

Various colours available

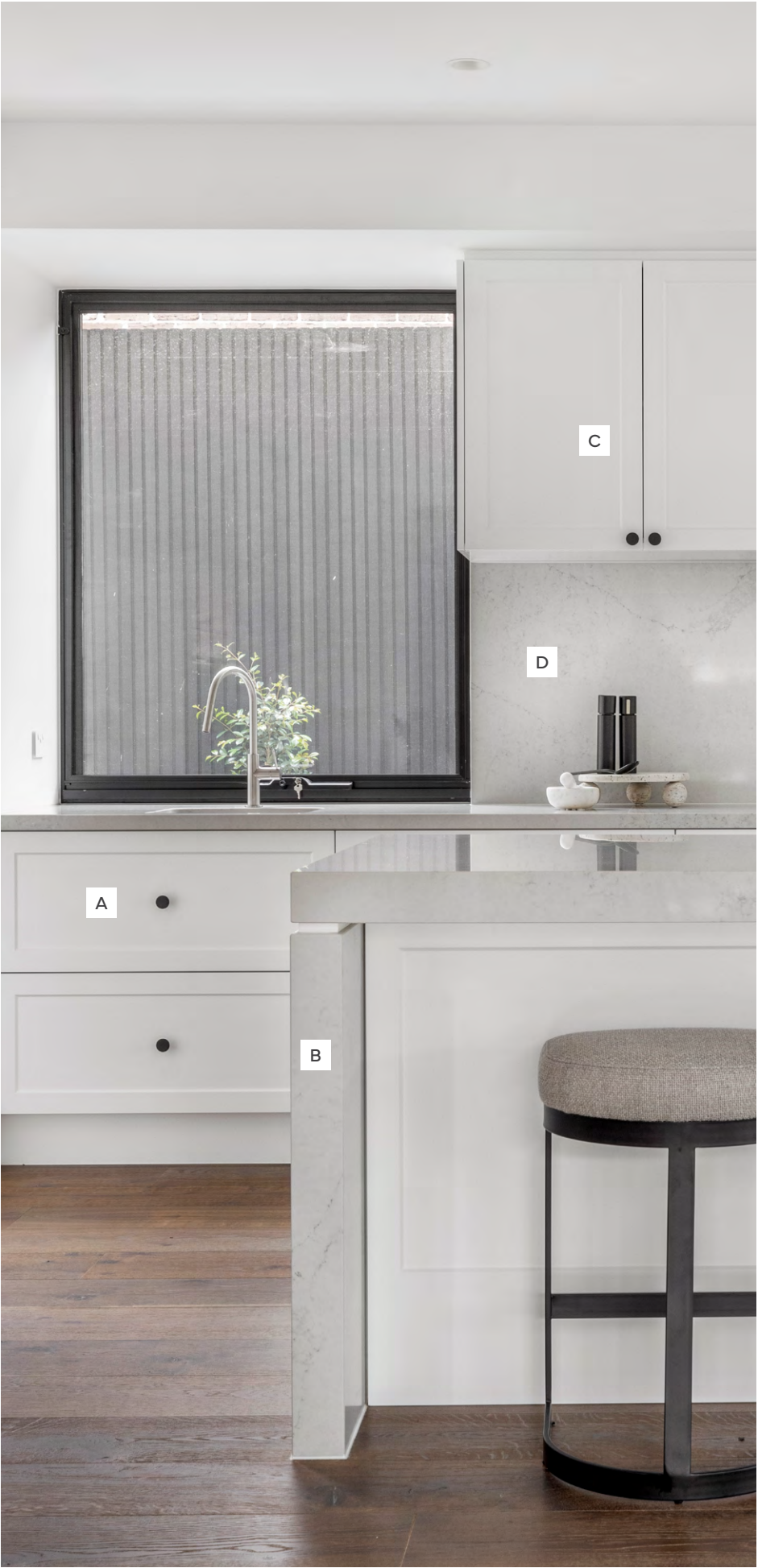
Upgrade



LED Lights

LED strip lighting under overhangs

Upgrade



15. Ensuites
& Bathroom
Included



Polished edge mirror

Above vanity
Included



Seima Plati 204
Ceramic Rectangular
Undermount Basin

White Gloss
Included



ECT Sorrento
Rectangular Above
Counter Basin

White Gloss
Included Option



Seima Arko 203 Ceramic
Oval Undermount Basin

White Gloss
Included Option



Seima Limni Wall Faced
Toilet Suite - Soft Close
Seat with Back Intel

White Gloss
Included



Decina Kent 1700mm
Freestanding Bath

White Gloss
Included (if applicable)



Shower Waste

Chrome Finish
Included



Square Tile Insert
Floor Waste

Stainless Steel
Included



For more information about:

- Seima range, click [here](#)
- Caroma range, click [here](#)
- ETC range, click [here](#)

15. Ensuites & Bathroom Upgrades



Toilet

Caroma Luna Cleanflush® Invisi Series II® Wall Faced Toilet Suite
Upgrade



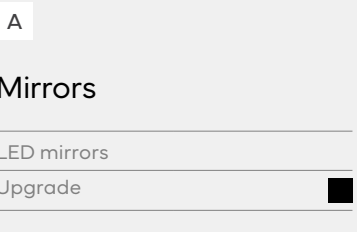
Basin

Seima Arko 361 Ceramic above Counter Basin White Silk Matte
Upgrade



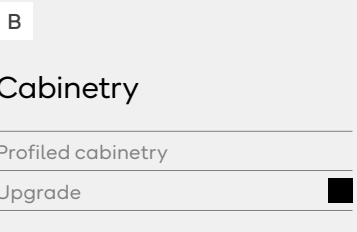
Basin

Dior-II Matte White Above Counter
Upgrade



Mirrors

LED mirrors
Upgrade



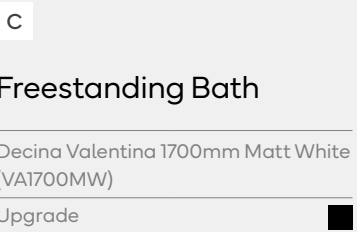
Cabinetry

Profiled cabinetry
Upgrade



Shower Strip Waste

Stainless Steel
Upgrade



Freestanding Bath

Decina Valentina 1700mm Matt White (VA1700MW)
Upgrade



For more information about:

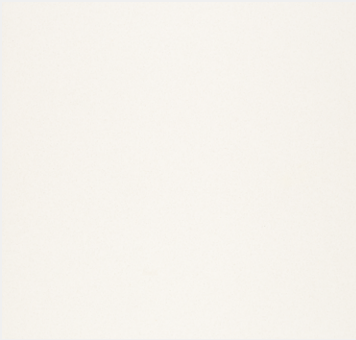
- Laminex range, click [here](#)
- Seima range, click [here](#)
- Caroma range, click [here](#)
- ETC range, click [here](#)
- Beacon Lighting range, click [here](#)

16. Benchtop Colours



Pure White™

1141 - Ceasarstone Mineral Range
Included



Snow™

2141 - Ceasarstone Mineral Range
Included



Organic White™

4600 - Ceasarstone Mineral Range
Included



Fresh Concrete™

4001 - Ceasarstone Mineral Range
Included



Osprey Snow™

3141 - Ceasarstone Mineral Range
Included



Cosmopolitan White™

5130 - Ceasarstone Mineral Range
Included



Ocean Foam™

6141 - Ceasarstone Mineral Range
Included



Intense White™

6011 - Ceasarstone Mineral Range
Included



Alpine Mist™

5110 - Ceasarstone Mineral Range
Included



Raw Concrete™

4004 - Ceasarstone Mineral Range
Included



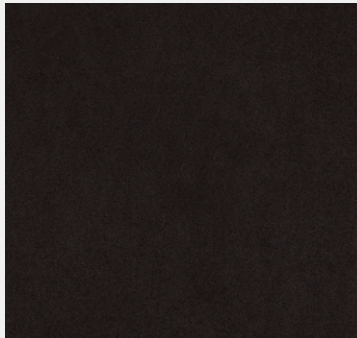
Georgian Bluffs™

6134 - Ceasarstone Mineral Range
Included



Oyster™

4030 - Ceasarstone Mineral Range
Included



Jet Black™

3100 - Ceasarstone Mineral Range
Included



Raven™

4120 - Ceasarstone Mineral Range
Included



Symphony Grey™

5133 - Ceasarstone Mineral Range
Included

For more information about the Ceasartone range, click [here](#)



17. Cabinetry Colours



Polar White

Natural Range

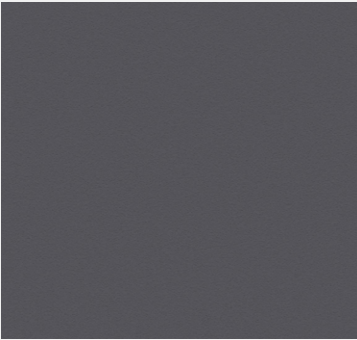
Included



Black

Natural Range

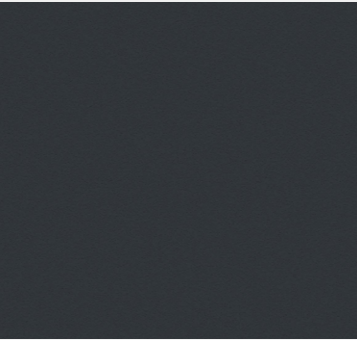
Included



Stormcloud

Natural Range

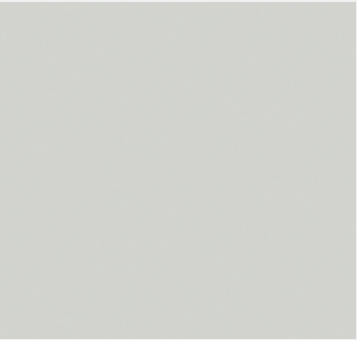
Included



Terril

Natural Range

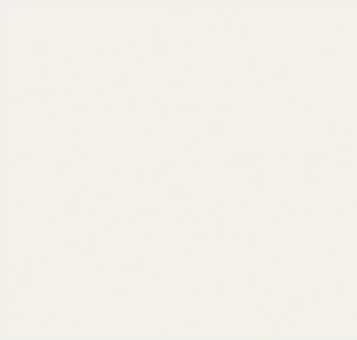
Included



Oyster Grey

Natural Range

Included



Ghostgum

Natural Range

Included



Classic Oak

Natural Range

Included



Planked Urban Oak

Natural Range

Included



Pearl Grey

Natural Range

Included



Sublime Teak

Natural Range

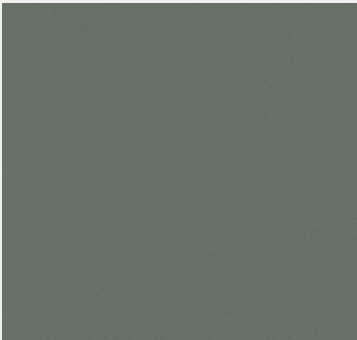
Included



Finish Option

AbsoluteGrain Range

Upgrade



Finish Option

AbsoluteMatte Range

Upgrade



Finish Option

Nuance Range

Upgrade



Finish Option

Formwrap Satin Range

Upgrade



Finish Option

ColourTech (2Pac) Range

Upgrade



For more information about the Laminex range, [click here](#)



18. Flooring Timber



Natured Natural

Category 3 - Engineered Timber

Included



Natured White Sands

Category 3 - Engineered Timber

Included



Natured Wave Grey

Category 3 - Engineered Timber

Included



Natured Moon

Category 3 - Engineered Timber

Included



Natured Serene

Category 3 - Engineered Timber

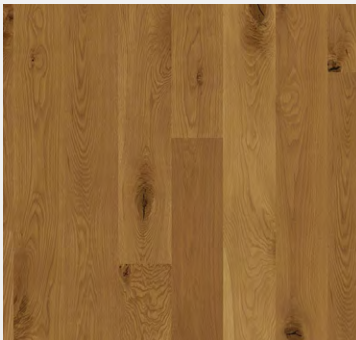
Included



Natured Toorak

Category 3 - Engineered Timber

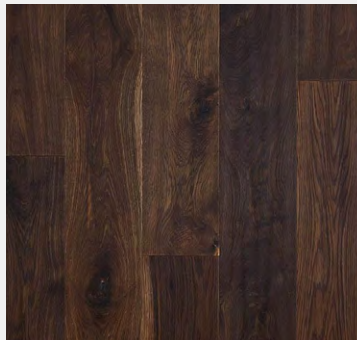
Included



Antique Alpine Oak

Category 5 - Engineered Timber

Upgrade



Antique Atlas Oak

Category 5 - Engineered Timber

Upgrade



Grenada

Category 5 - Engineered Timber

Upgrade



Blackbutt Matte

Category 6 - Engineered Timber

Upgrade



Antique Rocky Oak

Category 7 - Engineered Timber

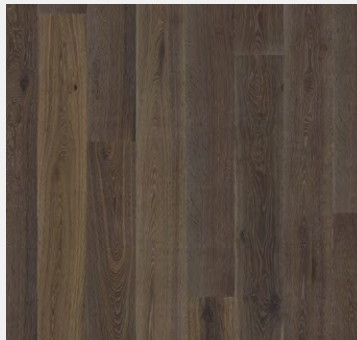
Upgrade



Bora Bora Oak

Category 8 - Engineered Timber

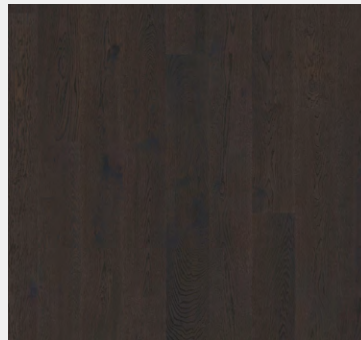
Upgrade



Antique Carpathian Oak

Category 8 - Engineered Timber

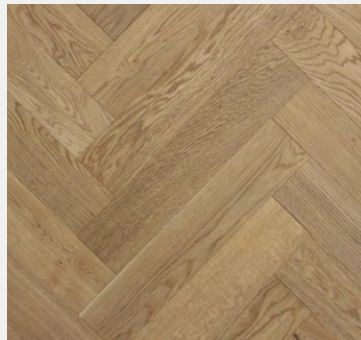
Upgrade



Ember Oak

Category 8 - Engineered Timber

Upgrade



Parquetry
(Herringbone) Range

Category 9 - Engineered Timber

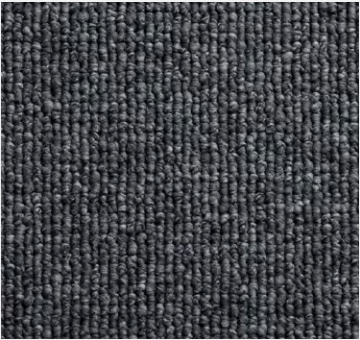
Upgrade



For more information
about the Surfaces by
Hynes range, click [here](#)



18. Flooring
Carpet



Drifting Ash

Category 5 - Matai Bay
Included



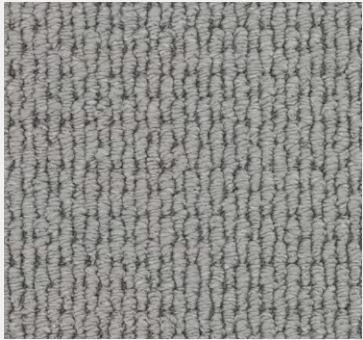
Atlantis Sky

Category 5 - Matai Bay
Included



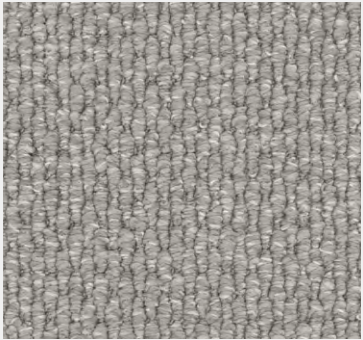
Lone Rock

Category 5 - Matai Bay
Included



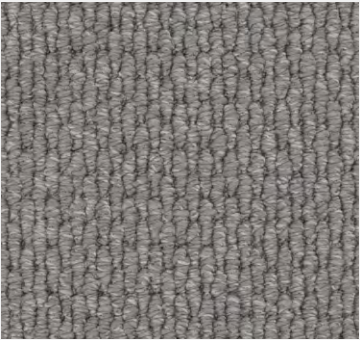
Deep Gorge

Category 5 - Three Rivers
Included



Clark River

Category 5 - Three Rivers
Included



Nickel Mine

Category 5 - Three Rivers
Included



Mojave City

Category 5 - Sedona
Included



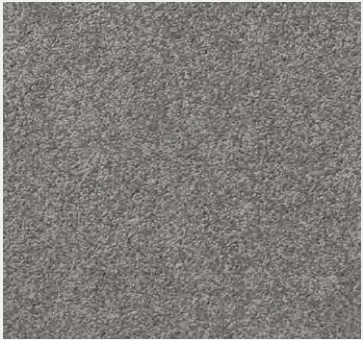
Grand View

Category 5 - Sedona
Included



Canyon City

Category 5 - Sedona
Included



Chino Valley

Category 5 - Sedona
Included



Dove Wing

Category 6 - City Coast
Upgrade



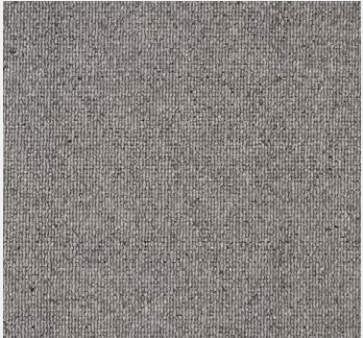
Albatross

Category 7 - Meadow Gait
Upgrade



Willowra

Category 8 - Helen Springs
Upgrade



Grey Moon

Category 9 - Lyneham
Upgrade



Winter Sky

Category 10 - East Hampton
Upgrade

For more information
about the Carpet Call
range, click [here](#)



18. Flooring Tiles

We will have an online meeting with a National Tiles consultant, who will assist you in your tile selection and walk you through a 3D program to ensure you are happy with the layouts.

For more information about the National Tiles range, click [here](#)

Included

- ✓ Floor Tiles - Laid in stack bond to Ensuite, Bathroom, Powder Room and Laundry.
- ✓ Wall tiles - Full height (floor to ceiling) laid horizontally in stack bond to Bathroom and Ensuite.
- ✓ 100mm high skirting tiles to Laundry & Powder room (if applicable).
- ✓ 600mm high laid in stack bond to Laundry & Butlers splashback.
- ✓ 700mm high laid in stack bond to Kitchen splashback.



Orion Charcoal Matt

Category 1 - 600x600mm

Included



Orion Light Grey Matt

Category 1 - 600x600mm

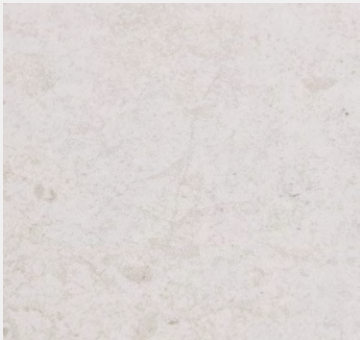
Included



Ivory

Alpine - 600x600mm

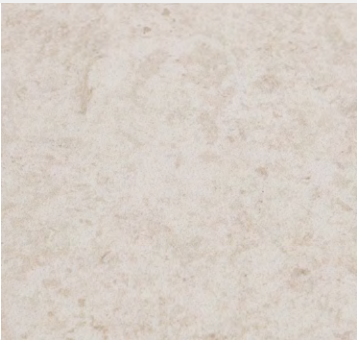
Included



Orion Chalk Matt

Category 1 - 600x600mm

Included



Orion Sand Matt

Category 1 - 600x600mm

Included



Latte

Regina - 600x600mm

Included



Charcoal

Regina - 600x600mm

Included



Stone

Alpine - 600x600mm

Included



White

Regina - 600x600mm

Included



Grey

Regina - 600x600mm

Included



Bianco Crosscut

Ascoli Travertino - 600x600mm

Upgrade



Classico

Mystone Travertino - 600x600mm

Upgrade



Highland

Canyon Stone - 600x600mm

Upgrade



19. Staircase

Included

- ✓ Full timber staircase with KD hardwood treads and risers and stained finish (house specific)
- ✓ Balustrade with 15mm diameter stainless steel rods and 38mm diameter stainless steel stanchion (post)
- ✓ Handrail 70mm x 45mm square KD hardwood (HR07)
- ✓ Plaster lined dwarf wall with painted MDF capping to top of stairs



Standard full timber staircase

The standard stairs included in the design of the house may vary depending on the specific layout. Stain finish, stainless steel balustrade.

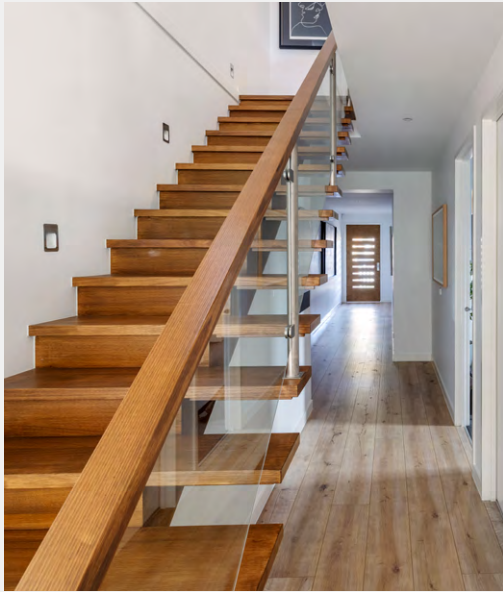
Included

For more information about the S&A Stairs range, click [here](#)



Black steel balustrade

Upgrade



Glass balustrade

Upgrade



Open staircase

Upgrade



Curved balustrade

Upgrade

20. Paint,
Plaster & Fixing

Included

- ✓ Ultra premium matt acrylic to external timber work
- ✓ Flat acrylic to ceilings
- ✓ Enamel satin finish to internal woodwork
- ✓ Enamel gloss finish to front entry and enamel satin to internal doors
- ✓ Walls, woodwork and ceiling to be one colour throughout (white ceilings optional)
- ✓ Square set ceilings to ground & first floor of the dwelling including Garage
- ✓ 75mm cove cornice to all built in robes
- ✓ **Optional - Bevelled skirting boards to match architraves at no additional cost**



Square dressed skirtings

92mm x 18mm MDF

Included



Single bevelled architraves

67mm x 18mm MDF

Included



For more information
about the Haymes Paint
range, click [here](#)



21. Wardrobes

Included

Bed 2 & 3

- ✓ Flush doors with Gainsborough G4 dummy handles
- ✓ 1 x 500mm wide white melamine tower unit
 - 4 x soft close drawers
 - 25mm finger pull handles
 - 3 x adjustable shelves
 - 2 x sections of full height hanging rail

Master WIR

- ✓ 2 x 500mm wide white melamine tower units
 - 4 x soft closing drawers per unit
 - 25mm finger pull handles per unit
 - 3 x adjustable shelves per unit
 - Combination of full height and half height hanging rails per unit

Guest WIR

- ✓ 1 x 500mm wide white melamine tower unit
 - 4 x soft closing drawers
 - 25mm finger pull handles
 - 3 x adjustable shelves
 - Full height hanging rails



For more information
about the Stegbar range,
click [here](#)



21. Wardrobes

Upgrades

Options

- ✓ Built-in Colour Board Fitout
 - Coastal Oak, Ligurian Walnut, Notaio Walnut, Prime Oak, Mercurio Grey, Cinder, Havana Oak, Perugian Walnut, Estella Oak, Aston White, Verdelho, Topairy, Silk, or Bespoke
- ✓ Cabinetry Hardware
- ✓ Vinyl Sliding Robe Door Frame Edge
 - White, Black, Polished Silver, or Satin Silver
- ✓ Mirror Finish Sliding Robe Door
 - Silver or Grey



Framed sliding doors with vinyl finish

Upgrade



Framed sliding doors with mirror finish

Upgrade



Laminate hinged doors with feature handle

Upgrade



Black hanging rail

Included Option



Colour board laminate fitout

Includes chrome or black hanging rail

Upgrade

For more information about the Stegbar range, click [here](#)



22. Additional

External

- Fly screens / fly doors
- Capped hot & cold water points /waste point
- Capped gas point
- Additional garden tap

Internal

Kitchen

- 2 X waterfall end panels to island bench
- Additional pot drawers

Pantry

- Water point to fridge
- Extend standard shelves
- Additional shelving
- Overhead cupboards in lieu of shelves
- Overhead cupboards above fridge space
- Tall pantry cupboard adjacent fridge space

Laundry

- Overheads cupboards
- Tall broom cupboard
- Noggings for clothes dryer (2x)

Wet areas

- Frameless enclosed shower screens
- Recessed shaving mirrors
- Special shaped mirrors
- Increase shower screen heights
- Additional hand towel rails or robe hooks
- Redesign powder room with half mirror
- Redesign powder room with shelf
- L-finger pull (no handles to base cabinetry)
- Niche or shelf in shower

Fixing

- Additional noggings for light fittings / artwork
- Linen to first floor
- Additional privacy locks
- Floating TV cabinet
- Desk / shelves
- Double hanging to robes
- Skylight above stairs/ master ensuite
- Black hinges / striker plates
- Flush jamb cavity sliding doors in lieu of standard hinged doors
- Laminate wardrobe doors
- Vinyl sliding robe doors
- Smartrobe sliding doors
- Framed mirror sliding robe doors

Electrical

- Downlights & power points layout / any additional
- Led strip lighting kitchen
- Led strip lighting vanities
- Lighting over island bench
- Feature lighting
- External lighting
- Electric vacuum charge power point
- Ceiling fans
- EV charge provision
- CCTV provision

Other

- Fireplace or provision for fireplace
- Feature shelving adjacent fireplace
- Pool requirements (please check with your pool supplier and advise us what they need (capped water / waste, electrical)



MASTERPIECE 

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