Home & Land Package

Lot 362 Ridgeline Way, Keperra QLD 4054

OWNIT HOMES
EST.1972

Capri

$2,149,842

Contemporary Living

The Capri combines contemporary style and practical family living with a grand entry, expansive open-plan spaces, multiple living areas, a luxurious master retreat, and plenty of room for every member of the family to thrive.

Capri Home Design

Width: 11.27m **Length:** 19.03m **Total:** 300m^2

4 2.5 3 2

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*Image includes additional upgrades not included in the package.

DREAM INCLUSIONS TURNKEY	INCLUDED
ROOFING	
Colorbond steel roof in a wide range of colours OR optional tiled roof at no extra cost	✓
Colorbond fascia and gutter in a range of colours	✓
FRAME	
90mm timber frame	✓
FACADE	
Upgraded facade as seen in brochure	✓
Rendered aerated concrete to lower level of double storey homes, single storey homes and option of lightweight cladding, EPS or aerated concrete to upper level	✓
FC external sheeting (design specific)	✓
Clear glass windows with powder coated frame in a range of colours	✓
Flyscreens to all sliding windows	✓
GARAGE DOOR	
Stoddart Colorbond steel sectional double garage door in a range of colours and styles	✓
Remote control operation with two (2) handpieces	✓
FRONT DOOR	
Hume Savoy 1200mm wide with clear glass, Gainsborough Trilock door handle, painted finish	✓
PAINT (EXTERIOR)	
Two (2) coat external paint system to external trim using Wattyl paints (two colours)	✓
BALCONY	
Semi-frameless glass with powder coated posts and offset handrails	✓
ALFRESCO	
Plain concrete engineered floor with lined ceiling and supported brick column	✓
One (1) ceiling fan to alfresco area	✓
GARDEN TAPS	
Two (2) garden taps	✓
KITCHEN SINK & TAPWARE	
Afa Flow stainless steel double bowl above-counter sink in chrome finish	✓
Mizu chrome kitchen mixer from a range of profiles	✓
KITCHEN SPLASHBACK	
700mm high tiled splashback (Beaumonts Builder's Gold Range)	✓
BUTLERS PANTRY	
Premium 40mm fascia mineral stone benchtop (butler's pantry)	✓
Posh Solus round above-counter sink	✓
Mizu kitchen mixer for butler's pantry	✓
KITCHEN BENCHTOPS	
Premium 40mm fascia mineral stone benchtop, wide range of colours	✓
SMEG APPLIANCES	
Smeg 900mm multi-function electric oven (stainless steel, cool touch triple glazed glass door, digital timer)	✓
Smeg 900mm ceramic cooktop (black glass, touch control, 9 heating levels, child lock)	✓
Smeg 900mm undermount rangehood (stainless steel, LED, twin turbine, externally ducted)	✓
LOCALLY MADE CUSTOM CABINETRY	
Melamine soft close European drawers on steel runners	✓
Choice of colours in matte, sheen or textured finish	✓
Choice of designer handles	✓
Provision for client's microwave and dishwasher	✓
Melamine cupboards with PVC edge	✓
One set of pot drawers and one set of cutlery drawers	✓
Drawer under oven or melamine kickboard	✓
Overhead cupboard above fridge space	✓
Plasterboard bulkhead with infill panel above overhead kitchen cupboards	✓
Cabinetry carcasses made in highly moisture resistant particle board (HMR)	✓
ELEGANT TAPWARE	
Afa Flow stainless steel kitchen sink supplied by Reece	✓

Choice of profiles and finishes from the Mizu range	✓
BATHROOM VANITIES	
20mm fascia mineral stone benchtops, choice of colours	✓
Selection of Reece tapware in a range of profiles	✓
Melamine doors with soft close drawers to wall hung vanities	✓
Vitreous china inset basin (white) from a range of profiles	✓
BATHROOM TAPWARE & ACCESSORIES	
Mizu chrome mixer to vanity basins	✓
Mizu chrome wall mixer to shower	✓
Mizu chrome mixer to bath	✓
Shower rail from a choice of brands	✓
Mizu chrome double towel rail and toilet roll holders	✓
BATH	
Base freestanding bath either 1560mm or 1760mm wide	✓
TILES	
Beaumonts Builder's Gold Range rectified tiles to bathrooms, ensuite, powder room, shower recess and toilets, including 150mm skirting tiles	✓
TOILET SUITE	
Posh Solus square close coupled back-to-wall toilet suite (dual flush) with soft close seat	✓
SHOWER SCREENS	
2m high semi-framed shower screen with clear laminate glass and pivot door	✓
MIRRORS	
Frameless polished edged mirrors above bathroom vanities (custom length)	✓
LAUNDRY	
Beaumonts Builder's Gold Range rectified tiles to laundry areas, including skirting tiles	✓
20mm fascia mineral stone benchtops (one colour throughout)	✓
Melamine laundry cabinet with Everhard 45L stainless steel single drop-in tub	✓
Tiled splashback over tub up to 700mm high	✓
Hot and cold washing machine taps	✓
Mizu chrome mixer from a range of profiles	✓
External lockable laundry door	✓
CEILINGS & WALLS	
2740mm high ceilings to ground floor (double storey) OR 2440mm to upper level	✓
90mm cove cornice and 50mm to robes	✓
42mm architraves	✓
68mm skirting	✓
Walls and ceilings plaster lined	✓
Paint (Interior)Ownit	✓
Three (3) coat premium internal paint system using Wattyl Luxe Colour Palette paints (one colour throughout)	✓
INTERIOR DOORS	
Hume Accent Panel Collection internal doors to upper and lower floor	✓
Gainsborough G4 series lever internal door handles	✓
Door stops throughout	✓
WARDROBES & SHELVING	
Vinyl aluminium framed sliding robe doors in a range of colours	✓
White satin melamine drawers and shelving with hanging rails to walk-in robe, hanging rail to remaining robes	✓
White melamine board to linen and pantry	✓
WINDOWS	
Powder coated aluminium windows with locks in a range of colours, choice of clear or translucent glass	✓
STAIRS & INTERIOR BALUSTRADE	
Mono stringer staircase hardwood	✓
Frameless clear glass balustrades with Durian timber cap or offset rail	✓
Clear lacquered or painted Durian timber handrails	✓
HOME SAFETY INCLUSIONS	
Home security pack with video intercom and security system with four detectors, siren, external light and code pad	✓
Home hub with 2 TV points, 2 data points and 2 phone points	✓

Hardwired smoke detectors to comply with current regulations	✓
ENERGY EFFICIENCY INCLUSIONS	
Anticon Blanket to roof	✓
Ceiling fans to all habitable rooms	✓
R3.0 ceiling batts, including external alfresco area (if applicable)	✓
R2.0 insulation batts to all external walls	✓
Wall wrapping to external walls	✓
Water pressure limiting valve for Sustainable Housing Requirements	✓
ELECTRICAL, PRE-CONSTRUCTION & SITE INCLUSIONS	
Electrical connections to house (6 lineal metres) and circuit breakers for single phase power	✓
Design specific light points, location appointed at Clipsal electrical appointment	✓
Standard working drawings including plans and specifications	✓
Building application for standard private certifier	✓
Standard plumbing application fees	✓
Builders insurance during construction	✓
Contour survey of site	✓
Soil test including engineers inspections of footing and slab to an 'S' classification	✓
Site works up to 1m fall (over house pad)	✓
Sewerage, water and drainage connection (allowance for 6m setback, services to street, up to 700m2)	✓
Use of one concrete pump to pour slab	✓
Environmental requirements during construction - gravel driveway and silt barrier	✓
Termite protection to meet Australian Standard Code 3660	✓
12-month maintenance service	✓
20-year structural guarantee (conditions apply)	✓
FLOOR TILES	
Floor tiles to main living areas (Beaumonts Builder's Gold Range)	✓
600mm x 600mm floor tiles to alfresco and balcony	✓
Tiles to wet areas (Beaumonts Builder's Gold Range)	✓
CARPETS	
Andersons Builder's Range gold level carpets	✓
LIGHT FITTINGS	
LED light fittings throughout the home	✓
DRIVEWAY	
Salt and pepper exposed aggregate driveway (max 60m2)	✓
Includes path to front door and clothesline pad	✓
TURF	
200m2 of A Grade turf including preparation and initial watering	✓
'M' Class Soil ClassificationOwnit	✓
Includes M Class soil classification and 1 metre of fall over house pad area	✓
OTHER	
Wall hung clothesline	✓
TV antenna	✓
TOTAL	**$2,149,842**

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