



**Devine**<sup>TM</sup>

**Lifestyle Inclusions**

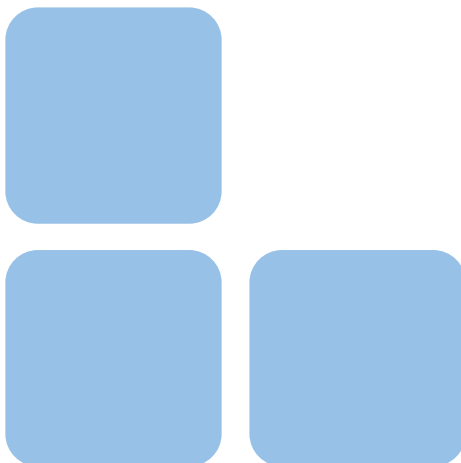
Townsville - January 2013

# Devine Premium Inclusions Offer



- ✓ Queensland lifestyle under cover alfresco (design specific)
- ✓ Grand living ceiling heights throughout
- ✓ Chef's kitchen with island bench (design specific)
- ✓ Oversized 900mm European designed kitchen cooking appliances
- ✓ Stylish architectural stone kitchen bench tops
- ✓ Portrait overhead kitchen cupboards
- ✓ Range of kitchen mixer tapware
- ✓ Stainless steel dishwasher
- ✓ Energy efficient downlights throughout
- ✓ Ceiling fans to living and alfresco areas to suit North Queensland's climate
- ✓ Split system cooling only air conditioning to all bedrooms & casual living areas

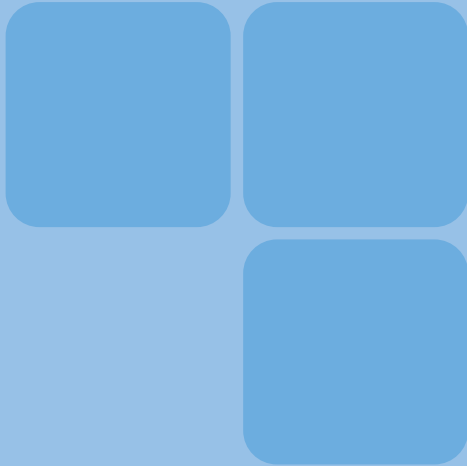
- ✓ Ultra efficient air source heat pump hot water system with electric booster
- ✓ Architectural lever style internal door furniture
- ✓ Luxury ensuite with his & hers double vanity with choice of basins & mixer tapware (design specific)
- ✓ Deep island bathtub
- ✓ Hand held shower to all bathrooms
- ✓ Choice of mixer tapware to all showers & vanities
- ✓ Large range of modern wall & floor tiles to select from for your bathroom, ensuite & laundry
- ✓ Rendered finish to external walls
- ✓ Remote control operated sectional garage door in a variety of colours
- ✓ Keyed window locks to all windows & sliding doors to protect your family
- ✓ Guaranteed minimum 6-star energy rating



*Items described as 'design specific' will be shown on the floor plan in the Devine Collection 2013 edition if applicable. Credits will not be given for deletion of any of the described premium inclusions.*



**Now building in your  
neighbourhood - ask a Devine  
consultant for more information**



## Your Inclusions

- 1 Chef's kitchen with 900mm stainless steel appliances
- 2 Mixer taps throughout
- 3 Architectural stone kitchen bench tops
- 4 Overhead kitchen cupboards with bulkhead
- 5 Choice of designer front doors
- 6 Remote garage door
- 7 Vitreous china basins and toilets to ensuite and bathrooms



## Kitchen

- ✓ 20mm architectural stone kitchen bench tops
- ✓ Laminated kitchen cabinets - choice of colours and designs from the Choose For Life builder's range of laminates
- ✓ Choice of designer cabinet handles
- ✓ Built-in pantry with melamine shelving
- ✓ Overhead kitchen cupboards with bulkhead to ceiling
- ✓ Microwave space with power point
- ✓ Stainless steel 1 3/4 bowl kitchen sink with basket wastes
- ✓ Chrome mixer tap to kitchen sink
- ✓ Tiled kitchen splashback from Choose For Life builder's range

## Kitchen Appliances

- ✓ European-styled Technika® 900mm 95HTSS-2 stainless steel ceramic 4 burner zone electric cook top with neon indicator
- ✓ European-styled Technika® T948 900mm stainless steel multi function electric fan forced under bench oven
- ✓ Technika® SL1/02/901-3 900mm stainless steel retractable range hood
- ✓ Technika® TBD4-4 stainless steel dishwasher with anti-flood protection, including all connections

## Bathrooms, Ensuites and Powder Rooms

- ✓ His & hers (design specific) fully laminated vanity unit with post formed benchtop from the Choose For Life builder's range of laminates
- ✓ Choice of round or square vitreous china semi recessed vanity basins with chrome pop-up wastes
- ✓ Frameless mirror over vanity
- ✓ Water efficient Wels rated tapware
- ✓ Mixer tapware to bathroom, ensuite, shower & bath
- ✓ Water efficient chrome hand held showerheads
- ✓ Dual flush AAA rated vitreous china toilet
- ✓ Island bathtub
- ✓ Silver-coloured pivot action shower screens with clear safety glass
- ✓ Ceramic tiled shower base
- ✓ Ceramic floor and wall tiles from the Choose For Life builder's range - showers to 2000mm high, 400mm over bath & balance skirting tile

- ✓ Chrome plated double towel rails to bathrooms & ensuites
- ✓ Chrome plated towel hook to powder rooms & chrome toilet roll holder to toilets
- ✓ Chrome floor wastes where required

## Laundry

- ✓ Laminated laundry cabinet with post formed benchtop from Choose For Life builder's range of laminates
- ✓ Stainless steel insert tub
- ✓ Mixer tapware
- ✓ Washing machine taps mounted under laundry cabinet
- ✓ Ceramic floor tiles to all wet areas from Choose For Life builder's range

## External Finishes

- ✓ Under cover alfresco
- ✓ Fully rendered finish block work construction to external walls with 2 coats of external paint to manufacturer's specification
- ✓ Certified 90mm prefabricated frame & trusses from structural grade treated pine timber
- ✓ Engineer designed roof trusses at a minimum pitch of 25° (design specific)
- ✓ House constructed up to C2 wind rating conditions
- ✓ Choice of designer front doors with translucent glazing from Choose For Life builder's range
- ✓ Tri lock to front door
- ✓ Entry door frame with sidelight glazing to match front door (design specific)
- ✓ Architectural styled powder-coated aluminium windows & sliding doors with tinted glass
- ✓ Keyed window locks to all opening sashes & sliding glass doors
- ✓ Obscure glass to bathroom, ensuite & toilet windows
- ✓ Corrugated Colorbond® roofing in choice of colours from Choose For Life builder's range
- ✓ "Quad" type Colorbond® fascia & gutters
- ✓ 90mm painted PVC downpipes
- ✓ Sectional overhead panel front garage door in an extensive range of Colorbond® colours
- ✓ Gloss paint to external timber doors
- ✓ Acrylic low sheen paint finish to exterior timber, eaves & trims
- ✓ 2 external garden taps

## Internal Finishes

- ✓ Raised 2500mm ceiling height
- ✓ 75mm cove cornice with square edges
- ✓ Single or double fully lined garage with internal access door (design specific)
- ✓ Remote controlled garage opener and 3 handheld transmitters
- ✓ Ready coat high grade flush panel internal doors with door stops
- ✓ Choice of internal lever door handles from Choose For Life builder's range
- ✓ Built-in robes with vinyl sliding doors with shelf & rail
- ✓ Built-in linen cupboard with shelving
- ✓ 67mm beveled edge skirting & architraves
- ✓ Square set external door and window reveals
- ✓ R3.5 insulation to all ceiling areas
- ✓ 2 coat washable paint system to all internal walls with final coat by roller
- ✓ Acrylic paint to ceilings
- ✓ Gloss paint to skirting, architraves and internal doors
- ✓ In Time For Life internal builder's house clean

## Electrical

- ✓ Electrical circuit breaker and earth leakage safety switch
- ✓ Smoke detectors - hardwired with back up battery as per council requirements
- ✓ 170L ultra efficient operation advanced air source heat pump hot water system with electric booster
- ✓ Downlights to all rooms, alfresco and porch
- ✓ Double power points as per plan
- ✓ Split system cooling only air conditioning to all bedrooms & casual living areas
- ✓ Ceiling fans to all living areas and alfresco as per plan
- ✓ Ceiling exhaust extractor fans to bathrooms & ensuite
- ✓ Exhaust fans to toilets where external ventilation is not available
- ✓ External weatherproof power points as per plan
- ✓ Television points to family, lounge, media room & master suite (design specific)
- ✓ Telephone points 2 including trenching ready for network connection by customer (NBN upgrade to 2 x phone and 1 x data if NBN estate)

## Site and Connection Costs

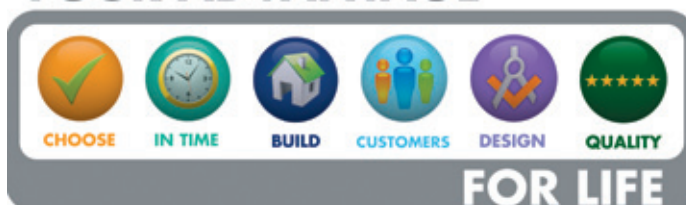
- ✓ Council building & plumbing permit application fees\* (based on Townsville City Council)
- ✓ Home energy assessment certificate - minimum 6 star rating
- ✓ BSA builder's warranty insurance
- ✓ Public liability insurance up to \$10 million
- ✓ Construction Industry Portable Long Service fees
- ✓ Underground power, water and sewer connection to existing supply and discharge points within 6m of the setback
- ✓ Erosion and sediment control
- ✓ Surveyors House Setout
- ✓ Engineer's Design and Inspection fees
- ✓ Class "S" slab to engineers design on flat site
- ✓ Concrete pump for slab and block work
- ✓ Kordon termite treatment to slab penetrations & visual perimeter barrier in accordance with local authority
- ✓ Connection of temporary builder's power
- ✓ Water connection to pre-tapped existing water main
- ✓ 500kpa water pressure limiting device
- ✓ Clear building site of building debris & rubbish for recycling at completion

The Customer is responsible for opening and payment of all consumer accounts including power and water usage during construction

## Guarantees and Warranties

- ✓ 6-Star Energy Efficiency Rating guarantee
- ✓ Six month maintenance warranty
- ✓ Build For Life - statutory structural warranty
- ✓ Manufacturer's warranties

## YOUR ADVANTAGE



# Devine 2013 Collection

## Brighton

Brighton 19.....\$193,900

## Caprice

Caprice 21.....\$204,900

Caprice 22.....\$213,500

Caprice 24.....\$222,500

Caprice 26.....\$235,900

Caprice 28.....\$249,900

## Elkington

Elkington 15.....\$181,500

Elkington 16.....\$189,900

Elkington 17.....\$177,900

Elkington 18.....\$189,500

Elkington 19.....\$199,500

## Emerald

Emerald 18.....\$187,500

Emerald 19.....\$198,900

## Glenelg

Glenelg 19.....\$192,500

Glenelg 20.....\$196,500

Glenelg 22.....\$209,900

Glenelg 23.....\$219,500

Glenelg 24.....\$222,900

Glenelg 25.....\$233,900

## Lincoln

Lincoln 21.....\$209,500

Lincoln 23.....\$223,900

## Macquarie

Macquarie 18.....\$185,900

Macquarie 19.....\$194,500

Macquarie 20.....\$203,500

Macquarie 21.....\$206,900

Macquarie 22.....\$214,500

Macquarie 25.....\$224,900

Macquarie 27.....\$235,500

## Maui

Maui 17.....\$187,500

Maui 19.....\$192,500

Maui 20.....\$198,900

Maui 21.....\$207,900

Maui 22.....\$214,900

Maui 24.....\$218,500

Maui 25.....\$228,500

*Prices effective at 18 December 2012 and subject to change without notice. Prices are based on No Charge façade option Traditional TI and 6m setback with pre-existing underground power, sewer, stormwater and water connections. Refer to your consultant for further details.*





**Devine**<sup>TM</sup>

River Parks Boulevard,  
Kelso QLD

13 24 66  
[www.devine.com.au](http://www.devine.com.au)

\*Photos & renders are for illustrative purposes only and should be used as a guide only. Devine reserves the right to alter or amend its designs, inclusions and to substitute items with products of a similar quality at any time.

Display Home Plans may vary from the Standard Plans. Display Homes items such as Furniture, Pool, Water Features, Feature Fencing, Landscaping, Paving, Decking & Concrete, Floor Coverings, Feature Walls, Feature Tiling, Wall Paper, Feature Lighting, Air-conditioning, Skylights, Spa Baths, Fireplaces & Window Coverings may not be included.

Possible extra cost not allowed for in the price may include but are not limited to retaining, rock excavation, spoil removal from site, slab & pier upgrades, tree removal, acoustic treatments, bushfire requirements, AHD requirements, Town Planning requirements, building relaxations or covenant requirements, floor coverings, window coverings, light fittings not already listed, decorator items, painted feature walls, feature lighting, waterfall gable benches, feature tiling, fencing, gates, driveway, alfresco and porch slabs, landscaping, paving, air-conditioning, security alarms, display extras and water tanks, to comply with State Government Legislation, unless specified by way of a variation document.

Discuss with your Sales Consultant should you require clarification on any items prior to making your decision to purchase. Devine QBSA21633. 11 December 2012. QLD672033.