

OUR HOME INCLUSIONS

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At Arkadian Homes we pride ourselves on our commitment to quality and a personalised approach to your home journey.

We understand that to make your house a home it's not just the design of your home, but also the quality of its finishes and features that help bring your home to life.

That's why our Home Inclusions have been hand selected from a collectior of partners known for their quality and design excellence. From soft close doors in the kitchen for that added level of sophistication, a large 1700mm freestanding bath to soak away the day, and ducted heating to ensure your family is comfortable and cozy, we have every detail covered.

Informed by leading design trends, quality assurance and durability assessments, our Home Inclusions allow you to elevate your home and add that next level of design finesse with peace of mind.

Looking to further elevate your home and really express your style? Talk to our Interior Styling team to discuss the optional upgrades available, because at Arkadian homes we always find a way.

Key Internal Features

20mm stone to Kitchen benchtop
Franke 900mm stainless steel freestanding oven
Franke 900mm stainless steel canopy rangehood
Franke rapid double bowl stainless steel sink
Franke stainless steel dishwasher
Soft close doors and drawers to all cabinetry
Tiled shower bases including wall niche
LED downlights to main living areas
Laminated Laundry cabinet with 45L drop in trough
Dulux Wash and Wear 3 coat paint system to walls

2mm Vinyl Plank flooring to main living areas (excludes wet areas)

Carpet to remainder of home (excludes wet areas)

Key External Features

Aluminium sliding single glazed windows with locks
Mesh flyscreens to all openable windows and doors
Colorbond panel lift garage door with 3 remote controls
Brickwork above doors and windows to front facade
Colorbond roof with Anticondensation blanket
Eaves to front facade
Range of facades
M-Class 25mpa concrete waffle pod slab
M-Class 25mpa concrete waffle pod slab Timber wall framing at 450mm centres

BAL 12.5 Bushfire requirements



Kitchen Inclusions

20mm stone benchtop Franke 900mm stainless steel freestanding oven Franke 900mm stainless steel canopy rangehood Franke stainless steel dishwasher Franke rapid double bowl stainless steel sink Designer Mizu pullout kitchen sink mixer chrome finish Ceramic wall tiling to kitchen splashback

Laminated doors and drawers

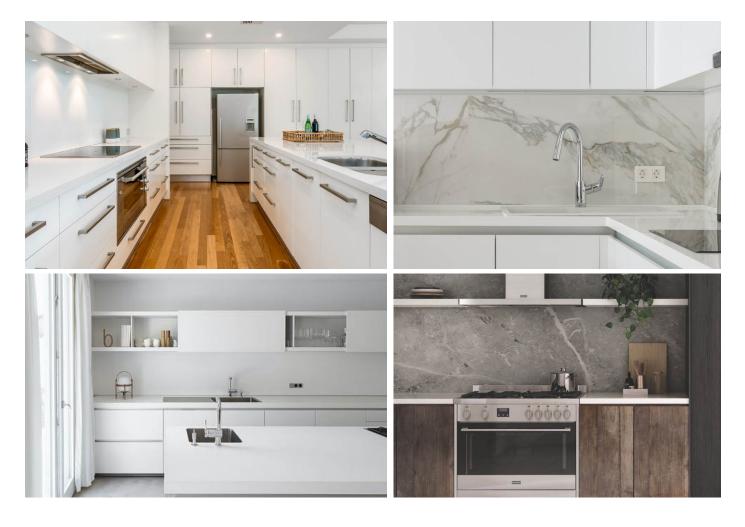
Laminated overhead to either side of rangehood

Laminated overhead above fridge space

Soft close to all doors and drawers

Dual 54L slide out bin

4 white melamine shelves to pantry



4 **Disclaimer:** All items in the K-Living inclusions are subject to change and are valid from 1st October 2021, and are subject to specific design chosen. All images contained within this document are for illustration purposes only and are not included in the K-Living Inclusions.

Ensuite, Bathroon and Powder Bath, Toilet and Accessories Inclusions

Laminated vanity with 32mm benchtop

Laminated soft close doors

Designer Posh inset basin

Mizu Soothe basin mixer chrome finish

Ceramic wall tiling to vanity splashback

Polished edge mirror above vanity

Tiled shower bases including wall niche

Tiled shower walls to 2m high

Semi-frameless shower screen chrome finish

Domaine twin shower rail with Mizu Soothe mixer chrome finish

Inclusions

Domaine 1700mm back to wall freestanding bath
Mizu Soothe wall bath mixer set chrome finish
Domaine wall faced toilet suite
Mizu Drift toilet roll holder chrome finish
Mizu Drift 600mm double towel rail chrome finish
Mizu Drift towel ring to powder room chrome finish
Solar skylight and exhaust fan to internal powder and bathrooms (design dependant)



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Other Inclusions

LAUNDRY AND MUD

Laminated cabinet with 32mm benchtop

Laminate soft close doors to cabinet

Posh Domaine 45L stainless steel trough

Posh Solus sink mixer chrome finish

Ceramic walls tile to laundry splashback

Broom cupboard with 1No. white Melamine shelf

40mm Laminate floating shelf to mud room

FLOORING

2mm Vinyl Plank flooring to main living areas (excludes wet areas)

Carpet to remainder of home (excludes wet areas)

TILING

Builders range ceramic walls tiles to wet areas

Builders range ceramic floor tiles to wet areas

ELECTRICAL

LED downlights to porch, entry, kitchen, dining & family

Clipsal white batten holder lights to remainder

1No. LED garage light

Self closing exhaust fans to showers

Clipsal white double power points thoughout

Clipsal white double power point to Alfresco

Hard wired Clipsal smoke alarms

NBN data box to garage

2No. pre-wired data points

2No. pre-wired TV points

Clipsal safety switches to meter box

HEATING

Brivis 3 star ducted heating to living areas and bedrooms

Draft seals to all external doors

SINGLE GLAZED WINDOWS AND EXTERNAL DOORS

Aluminium sliding windows and doors including locks

Aluminium mesh flyscreens to all sliding doors and windows

2040mm x 820mm entry door with clear glass

Lockwood Nexion lever entrance handle

Garage panel lift door with 3 remote controls

Garage PA Door solid redicote (design dependant)

INSULATION

R3.5 Gold Insulation batts to house ceilings

R1.5 Gold insulation batts to external walls

PLASTER AND PAINTING

Gyprock plasterboard to internal walls and ceilings

Vilaboard lining to bathroom and ensuites

75mm Cove cornice throughout

Dulux ceiling paint finish (2 coats)

Dulux Wash and Wear 3 coat paint system to internal walls

Dulux semigloss to doors, architraves and skirting

CEILING

2400mm high ceilings to all ground floor and first floor designs (design dependant)

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HOT WATER SERVICE

Rinnai gas 170ltr solar hot water service with 25 tube solar panel and 26L instantaneous

INTERNAL FIXINGS

Redicote 2040mm high flush panel doors throughout with door stops and chrome hinges

Lockwood 55mm Velocity Series Rose internal handles to all internal doors

67x18mm MDF skirtings and architraves throughout

100mm high tiled skirtings to wet areas

ROBES AND LINEN

Redicote 2040mm sliding doors to robes and linen cupboards

Bedroom robes include 1 single Melamine shelf with chrome hanging rail and 3x600mm wide white Melamine shelves

Linen cupboards include 4 Melamine shelves

Broom cupboard includes 1 Melamine shelf

FRONT FACADE

Builder range brickwork above windows and garage door

Lightweight cladding (design specific)

Eaves included to front facade

ROOFING

Colorbond iron roof with Anticondensation blanket - 60mm

Colorbond fascia, quad gutter and downpipes

SITE AND CONNECTIONS

House sitting on 650m² block with fall up to 300mm

All service connections up to 5 linear metres

BAL 12.5 Bushfire requirements

FOOTINGS

Engineered M-Class 25mpa waffle pod concrete slab

Part A and B physical barrier termite treatment

STRUCTURAL

Timber framed walls at 450mm centres

Roof trusses to manufacturers specifications

10 year structural guarantee



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