Ashlee Jones HOMES

– Quality Built with Pride –

INCLUSIONS

Everything you need to bring your dream home to life

www.ashleejoneshomes.com.au

About Us..

Ashlee Jones Homes is an innovator in home construction and design. We provide housing solutions which celebrate family life in all its wonderful variety.

Thoughtful designs all delivered at surprisingly affordable prices. Every Ashlee Jones Homes design is built and constructed by highly skilled tradesmen that deliver total commitment, hard work and integrity.

By consistently creating and delivering high quality standards, we believe we always offer superior value to our customers.

Personalising your home to suit your own style is one of the most exciting things about building a house. We've created our selection booklet to inspire and showcase our stylish and premium quality finishes that we include in all new homes. The items in this booklet have been selected by our in house interior designer, who is on hand every step of the way to help make selections a breeze and bring your dream home to life.

The items that have been selected are currently in style and would add value to your home. Your are not limited to these fixtures or fittings, they are simply just options that we highly recommend.

All lighting is energy efficient and plumbing items have great water ratings.

CAIRNS HARDWARE CONSIDER IT DONE

Colorbond®

reece™

CORINTHIAN DOORS

smeg

Laminex®
Inspire your space

QUANTUM
QUARTZ | WK
DESIGNER | STONE

smartstone

Dulux
let's colour

Ashlee Jones Homes reserves the copyright laws to this booklet. Items in this booklet may change without notices. Quantities and layouts as per each individual quotation based on working drawings. Some items in booklet may not apply to all new home designs. Furniture, landscaping & fencing not included.

General Inclusions

- ✓ Master Builders Residential Contract
- ✓ Full Set of Engineered Working Drawings
- ✓ Council Approval Fees
- ✓ Construction Insurance & QBCC Fees
- ✓ Soil Test & Waste Water Report
- ✓ Earthworks
- ✓ Underground power connection
- ✓ Water Connections
- ✓ Gas to Cooktop & Hot Water
- ✓ Termite Control to comply with AS3600.1
- ✓ Pine Timber Trusses
- ✓ Reflecta Guard Insulation Blanket to entire roof
- ✓ 200mm Masonry Block Walls
- ✓ Timber Wall Frames
- ✓ 10mm Plasterboards to walls & ceiling
- ✓ 70mm Step Down to shower Recess'
- ✓ Pointed up block work to garage
- ✓ Mastic Seal to all wet areas and skirtings
- ✓ 4 Garden Taps
- ✓ Clothes Line (wall mounted)
- ✓ Letter Box

Kitchen

Cabinets
Choose from 100 Laminex Colours
Soft close finishes
Designer handles

Pantry Shelving
5 Melamine Shelves
As per plan

Appliances
Smeg 60cm Package
Gas/ Electric cooktop, Range hood (slide out, under mount or wall mount), oven & dishwasher

Bench Tops
20mm, Square or Rolled Edge
Smart Stone, Quantum Quartz & Essa Stone

Plumbing/ Tap ware
Kitchen Sink - Clark Varese $1^{3/4}$ Bowl
Mixer - Mizu Drift Sink Mixer
Water Point to Fridge

Splash back
Feature Tiles

Design Tip:
An open plan kitchen makes the space feel larger

Bathrooms

Bench Tops & Cabinets

As per plan, 20mm Stone Bench Tops, Square Edge
Smart Stone, Quantum Quartz or Essa Stone

Tiles

2100mm High in
Shower Recess

Basins

with push plug

Semi-inset Basin

Inset Basin

Tap ware

Option 1: Mizu Drift Range

Basin Mixer

Shower & Bath
Mixer
/ with diverter

Bath Spout

Posh Solus MKII
Over head shower

Option 2: Mizu Soothe Range

Basin Mixer

Shower & Bath
Mixer
/ with diverter

Bath Spout

Posh Solus MKII
On rail shower arm

Toilet

Porcher Heron
Soft close Suite

Design Tip:
choose gentle cures to soothe the mind

Bath Tub

Novara Bath tub with Frame

Shower Screens & Mirrors

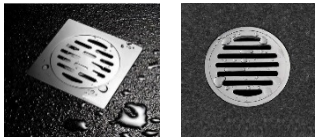
Framed Shower Screens with Pivot Door

Framed Mirrors full length of vanity

Accessories

Mizu Drift Towel Rail
Single or Double

Mizu Drift Toilet Roll Holder
Curved or Straight



100mm Floor Waste
Square/ Round

Glass Shelf/ Corner Shelf

Laundry

Bench Tops & Cabinets

As per plan, 20mm, Square Edge
100 Laminex Colours

Tiles

Splashback feature tiles
150mm high skirting tiles

Tub & Tapware

Posh Solus 45L Tub
Mizu Drift Sink Mixer
Acro Combi Valve

Internal Features

Internal Paint System
Dulux 3 Coats
Walls in Low Sheen Finish
Doors & Trims in Gloss
Ceiling in Flat Finish

Trims
90mm Curved Cornice
42mm Architraves
68mm Skirtings

Tiles
Floor tiles straight laid throughout

Design Tip:
Think of décor and furniture colours before deciding on a wall colour

Robes
Fit to each bedroom
5 x 500mm wide box shelves and handing rail

Walk in Robe
Fit to Main Bedroom
5 x 500mm wide box shelves to two locations
Hanging bar to remainder

Linen
5 x Shelves
Option to add broom cupboard with overhead shelf

Internal Doors
Choice of 3 Corinthian looks
Motive (MOTP 3D)
Impressions (CMB)
Impressions (ROC)

Internal Handles
Schlage Grande Series
Satin Chrome Finish
Alba, Stella , Mila, Diva

Internal Garage Handles
Schlage Regent Series
Satin Chrome Finish
Keyed-a-like to front door

Jupiter / Ruben

Electrical

Electrical Fittings

- ✓ Double Power Points throughout
- ✓ Single Power Points
- ✓ Television Points (2)
- ✓ Phone Points (2)
- ✓ Smoke Detectors (hard wired)
- ✓ Ceiling Fans throughout
- ✓ LED Down lights throughout
- ✓ Exhaust Fan & Light Combo to bathrooms
- ✓ Bare Batten Fluoro's to garage
- ✓ Para flood with sensor for rear external
- ✓ External Wall Lights (front of house)

Stainless steel down lights and fans used throughout. Quantities as per indivdual electrical layout

Design Tip:
Add drop ceiling pendants for a sophisticated look

Air-conditioning

Supply & Install of Panasonic Split Systems throughout.
Watts determined by room size

Energy Efficiency

Minimum 6 Star Energy Rating to ensure great comfort, reduce greenhouse gas emissions and savings on your energy bill.

6.0
ENERGY RATING

External Features

Windows & Doors

Powder coated aluminium windows and doors in standard builders range of colours with tinted glass as per construction plan. Windows are all gyprock revealed to 3 sides with a timber sill

Your choice of frame colour

Timber look aluminium or glass blade louvers

Security Screens

To all windows and external doors (excluding front door)

Your choice of screen colour

Front Entry Door

Choice of two Corinthian styles with Bar handle & deadbolt or Tri-lock
Clear or Frosted Glass. Pivot or Hinged
Timber or colour of your choice

1200mm Wide Pivot Door
(INFWS 6G)

820mm Wide Door (Single or Double Doors)
(WIN 52G)

Tri-lock

Schlage Trento or Corfu

Colorbond Roof

Iron, Fascia & Gutter
Choose

External Paint System

3 Coats on external rendered walls

Garage Door

Panel Lift Door with 3 remotes
Choice of 4 Styles and 25 Colorbond colour choices

Tiles

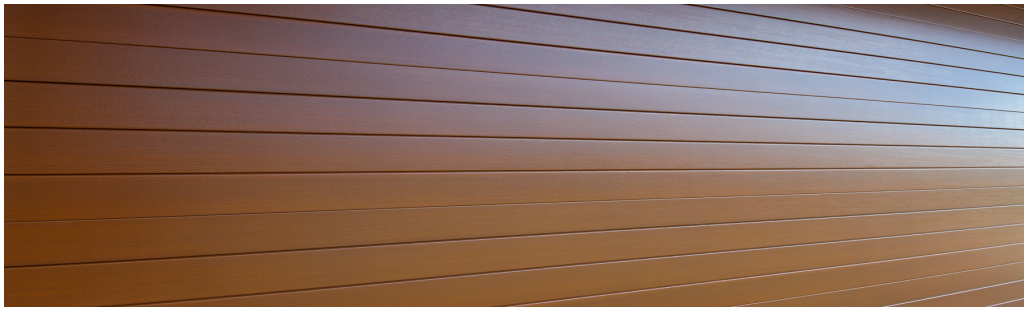
Straight laid to patio and porch

Driveway

Up to 60m2 of Exposed Concrete Driveway and path to front porch
Choose from 10 colours

Design Tip:
Slim line finishes will give amazing street appeal

Garage Door Styles



Tuscan

Madison

Oxford

Hampton

Colorbond®

Iron, Fascia, Gutter & Garage Door Colour Range

PLEASE NOTE: COLOURS MAY DIFFER WHEN PRINTED
SAMPLE COLOUR FAN DECKS ARE AVAILABLE TO HELP YOU MAKE YOUR SELECTION

Optional Extras

Kitchen Bench Tops
Caesar Stone 20mm

Waterfall Edge

Kitchen Sink
Under mount Double Bowl
Goose Neck Mixer

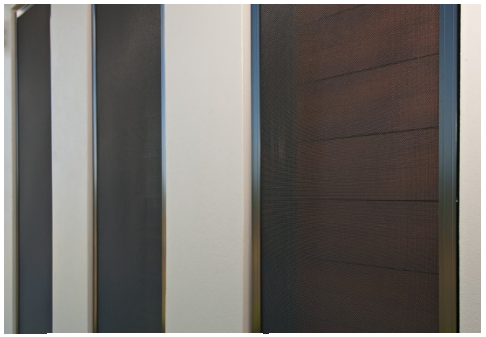
Bathroom Tap ware
Phoenix Overhead shower

Or your choice of fixtures

Bathroom Accessories
Robe Hook
Smart Tile Floor Waste

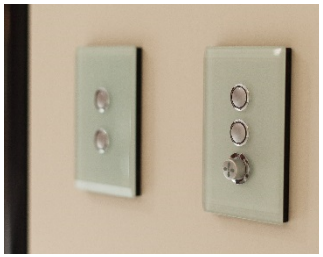
Appliances
Smeg 90cm Package
- Freestanding gas cooker
- Wall mount Range hood

Security Screens
Clear shield Stainless Steel Screens or Crimsafe



Garage Door
Colours; Caoba/ Classic Cedar
Timber grain

Switches
Saturn Glass Finish



Options on this page or alternative selections are additional cost*.
If you wish to have these fittings in your new home please advise before quotation to avoid variation costing's later on.