

Parker Madden  
HOMES

# BESPOKE RANGE

Designer Inclusions



A perfect blend of inspiration and creative freedom. That's Parker Madden Homes. With a multitude of options and boutique designer inclusions, you're free from the confines of traditional build spec sheets. In fact, a Parker Madden home is a canvas for you to express your individuality, and the qualities that make you a family. And to us, that's the greatest luxury. You'll find the entire process is one to be thoroughly enjoyed. Together, we'll build a home where you can leave a mark that's all your own. A home with character, that reflects yours.

## BESPOKE RANGE Designer Inclusions



### Site Costs

- Land size up to 700sqm, with fall of land up to 350mm across the building area.
- House setback of up to 10 metres.
- Engineer designed M class conventional stiffened raft slab.
- Single phase underground power up to 13 metres from existing electrical pit.
- Water connection up to 13 metres (dry tap connection on same side of street).
- Gas connection based on house setback of up to 10 metres.
- Sewer & storm water connection up to 13 metres.
- Termite treatment including part A penetration flanges & part B perimeter reticulation system.
- Drainage design completed by civil engineer.
- Excludes retaining walls, piling, additional reinforced steel or slab requirements, rock removal, bushfire regulation requirements or coastal zone requirements.

### Energy Efficiency

- All homes satisfy the 6-star energy rating requirements.
- Solar hot water system with extra-large roof mounted panel & ground mounted 215 litre storage unit with upgraded natural gas booster.
- Foil wrap & fibreglass batts to all external walls of dwelling, including garage walls where possible.
- Fibreglass batts to ceiling throughout entire dwelling (beneath roof areas), including garage ceiling.
- Weather seals to all windows & external doors, including internal & external timber garage access doors.
- Self-sealing exhaust fans to showers, laundry & unventilated water closets.

### Ceiling Heights

- 2740mm nominal ceiling heights to single storey homes & ground floor of double storey homes.
- 2590mm nominal ceiling heights to first floor of double storey homes.

### Framing

- 90mm MGP10 pine wall frames, engineer designed timber trusses & roof beams, bracing & floor joists (where required), complying to Australian Standards.

### Roofing

- 22.5 degree roof pitch, unless specified otherwise (design dependant).
- Selection of premium concrete roof tiles from our bespoke range.
- Sarking to entire roof or A-line ridge cappings.
- Colorbond roofing to flat roof sections in our standard designs.
- Colorbond fascia, slotted quad gutter & rectangular downpipes.

### External Doors

- 2340mm high x 1200mm wide entry pivot door selected from our bespoke range, including single clear glazed sidelight to timber frame.
- 2340mm high aluminium door to rear of garage & to laundry (laundry door to be fully glazed).
- 2365mm high aluminium stacker doors to Alfresco.

### Windows

- Semi-commercial powder coated aluminium fixed & awning windows throughout.
- Window locks (keyed alike) to all openable windows.
- Fly screens to all openable windows (non-bushfire areas).
- Double glazed windows to all bedrooms & living

rooms (excludes doors, corner windows, wet areas & additional windows).

### External Cladding

- Fully rendered hebel power wall panel system, including above windows, doors & garage door. Colour through render to be used & includes one additional colour option for facade. Rendered harditex to outdoor living roof beams & garage returns. Note: Alternative building products may be used dependent on house design, as specified on standard plans.
- Bespoke designed façade with additional materials to specified areas.

### External Plumbing

- Two garden taps provided (one at water meter & one attached to rear of home).

### Garage

- Double garage with plaster lined ceiling, plaster lined walls (rear & sides) & 75mm cove cornice.
- Solid internal & external access doors.
- Motorised sectional panel lift door with two handsets or motorised tilt panel door with two handsets (facade dependant).

### Alfresco

- Undercover alfresco area with cement sheet lined ceiling.
- Engineer designed M class conventional stiffened raft slab.

### Balcony (design specific)

- Choice of premium quality external tiles up to 600mm x 600mm from our bespoke range.
- Balustrading as nominated on our standard plans.

### Kitchen & Butler's Pantry (design specific)

- Functional designer kitchen with premium quality inclusions.



## BESPOKE RANGE

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- Choice of laminate cupboards with ABS edging, soft close feature & premium quality designer handles from our bespoke range.
- Painted glass splashback or designer feature tiles selected from our bespoke range.
- Choice of premium quality double undermount designer sink & sink mixer from our bespoke range.
- Choice of premium quality 40mm stone benchtops to island bench from our bespoke range.
- Choice of premium quality 20mm stone benchtops to remaining bench space from our bespoke range.
- Slide out rubbish bin drawer.

#### Pantry

- Four white melamine shelves.

#### Ensuite & Bathroom

- Choice of premium quality vitreous china designer basin & mixer from our bespoke range (two basins & two mixers for master ensuite).
- Polished edge mirror above vanity tiles to full width of vanity.
- Fully recessed tiled shower base, with stainless steel linear waste grate.
- Oversized shower as drawn on standard plans (double shower to master ensuite – design specific).
- 2000mm high full frameless glass shower screen with pivot door.
- Choice of laminate cupboards with ABS edging, soft close feature & premium quality designer handles from our bespoke range.
- Choice of premium quality 20mm stone benchtops from our bespoke range.
- Choice of premium quality designer shower rail & mixer from our bespoke range (two shower rails & two mixers for master ensuite – design specific).

- Premium quality acrylic bath (design specific) with choice of premium quality designer mixer & outlet.
- Premium quality vitreous china toilet (design specific) with soft closing lid from our bespoke range.
- Choice of premium quality shower shelf & double towel rail from our bespoke range.

#### Laundry

- Choice of laminate cupboards with ABS edging, soft close feature & premium quality designer handles from our bespoke range.
- Choice of premium quality 20mm stone benchtops from our bespoke range.
- Premium quality stainless steel designer trough & sink mixer from our bespoke range.

#### Powder Room (design specific)

- Choice of premium quality vitreous china designer basin & mixer from our bespoke range.
- Polished edge mirror above vanity tiles to full width of vanity.
- Premium quality vitreous china toilet with soft closing lid from our bespoke range.
- Stone benchtop with 300mm dropped front & 60mm laminate shelf below.

#### Water Closets

- Premium quality vitreous china toilet with soft closing lid from our bespoke range.
- Toilet roll holder.

#### Robes

- Bedroom robes fitted out with one white melamine top shelf at 2000mm high with double chrome hanging rails below (one directly below top shelf & one at approximately 1000mm high). One tower unit also included, positioned below top shelf & consisting of four drawers with adjustable shelves above.
- Master WIR fitted out with one laminate top

shelf at 2000mm high with two laminate tower units below, each consisting of four drawers with adjustable shelves above. Combination of single & double chrome hanging rails below top shelf. Choice of colours from the laminate range.

#### Linen Cupboard

- Four white melamine shelves.

#### Broom Cupboard (design specific)

- One white melamine top shelf.

#### Plaster & Cornice

- Plasterboard throughout home direct fixed to walls & ceiling.
- Water resistant cement sheet to outdoor ceilings fixed to battens.
- Water resistant cement sheet to bathroom & ensuite walls.
- 75mm cove cornice throughout (excludes outdoor areas).
- Square set finish to ensuites & bathrooms.

#### Staircase

- Straight flight stained hardwood staircase with 64mm semi-cantilevered treads & partially open risers with cut stringers.
- Glass balustrading to stairs & around stair void, with stained hardwood handrail.  
Note: These options may differ between standard home designs.  
OR
- U shaped stained hardwood staircase with closed risers, closed stringers & midway landing.
- Stained hardwood handrail on wall brackets with 1000mm high plaster wall in between flights & around stair void (where applicable).  
Note: These options may differ between standard home designs.

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### Designer Inclusions



#### Internal Doors

- Premium 2340mm high flush panel doors throughout entire dwelling, including to robes & internal garage access door.

#### Architraves & Skirting

- Plaster reveal door frames & windows throughout.
- 92mm x 12mm single bevelled skirting throughout (excluding wet areas).
- 185mm x 18mm LOSP skirting boards to garage.

#### Wall Tiles

- Choice of premium quality porcelain tiles up to 600mm x 600mm from our bespoke range.
- Floor to ceiling tiles in showers.
- 600mm above bath hobs, or to line up with adjacent vanity tiling.
- 300mm above vanities.
- 700mm above kitchen benchtop, or to beneath overhead cupboards. Choice of premium quality feature tiles from our bespoke range.
- 700mm above butler's pantry benchtop, or to beneath overhead cupboards (design specific). Choice of premium quality feature tiles from our bespoke range.
- 700mm above laundry benchtop, or to beneath overhead cupboards.
- 100mm high tiled skirts to all wet areas.

#### Electrical

- White LED downlights throughout entire dwelling as nominated on our standard plans.
- Double power points throughout entire dwelling as nominated on our standard plans.
- Hardwired smoke detectors with battery backup installed as per building regulations.
- Self-sealing exhaust fans to showers & unventilated water closets.

- Two paraflood lights mounted externally with motion sensors. One located near laundry & one located to front of garage.
- Two fluorescent lights to garage ceiling.
- Three white square wall mounted lights adjacent to staircase on double storey homes
- NBN fibre optic package including up to: five data points, two phone points & four television points. Data & phone points to be terminated in garage with wall plates. Includes the installation of aerial to roof. Includes up to 13m of underground conduit with drawstring from boundary to adjacent to electrical meter box.

#### Heating & Cooling

- Gas ducted heating unit with ceiling vents and programmable thermostat.
- Evaporative cooling unit with ceiling vents.
- Two zone control on all double storey homes (including additional programmable thermostat).

#### Door Furniture

- Choice of premium quality designer trilock lever handles to all external hinged doors from our bespoke range, including internal garage access door.
- Choice of premium quality designer lever handles to all internal hinged doors from our bespoke range, including to robe & linen cupboards.
- Choice of premium quality designer flush pulls to all internal cavity sliding doors from our bespoke range.
- Premium quality architectural door stops to all hinged doors (where required).
- Premium quality architectural hinges & striker plates to all doors.

#### Floor Coverings

- Choice of premium quality carpet from our bespoke range to areas as nominated on our standard plans, including premium quality 10mm Luxplus underlay.
- Choice of premium quality commercial grade laminate flooring from our bespoke range to areas as nominated on our standard plans.
- Choice of premium quality porcelain tiles up to 600mm x 600mm from our bespoke range to all wet areas.

#### Paintwork

- Haymes ultra premium three coat system to all internal walls finished in low sheen.
- Haymes ultra premium two coat system to all internal ceilings finished in ceiling white.
- Haymes ultra trim three coat system to all internal woodwork finished in high gloss enamel.
- Haymes solashield three coat system to all external areas.
- One internal feature wall painted in alternative colour.

#### Appliances

- Premium quality european appliances from our bespoke range with choice of freestanding or built-in package.
- Freestanding package consists of 900mm upright cooker with five burner hotplate, 900mm canopy rangehood & fully integrated dishwasher.
- Built-in package consists of 900mm electric oven, 900mm cooktop with five burners, concealed undermount rangehood & semi integrated dishwasher.
- Rangehood to be ducted through external walls.