LIFESTYLE SERIES SPECIFICATIONS | NORTH QUEENSLAND

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These are the standard features that earn Fresh Homes a reputation for outstanding value and quality. With award winning designs & specifications to suit your busy lifestyle and the environment in which we live.

At Fresh Homes we build your new home to suit your needs not ours. Of course, we offer friendly advice on design aspects along with ways to save time and money to achieve your desired look & feel and to keep your dream home affordable.

GENERAL:
- Fixed price HIA Building Contract.
- QBCC Home Warranty Insurance.
- Contractors All Risk Insurance.
- Portable Long Service Levy fee.
- Soil test and site classification.
- Preparation of fully Engineered "Standard" Building Plans to C1 and Engineers inspections.
- Standard Building and Drainage applications – Townsville City Council. Incl. Water Application.
- Standard Certification & Inspections.
- Water, Sewer & Electrical connection to existing service connection points – up to: - 6m set back and 700m2 Lot.
- Price based on site specific soil test result up to a Max. "H1 Class" and based on a clear and level site.

TERMITE TREATMENT:
- Termite treatment to AS3660 including monolithic slab, metal internal frames and fully treated "Non-Susceptible" Primary Building Elements. Minimum 25 year manufacturers guarantee against termite attack of structural elements.

EXTERNAL WALLS & FINISHES:
- 200 series masonry block to 2500mm nominal wall height.
- 3mm "Swirl" render.
- Painted Hardie Plank or F.C. as shown on plans (if applicable).
- Fibre Cement sheeting to soffits; patio and alfresco ceilings.

INTERNAL WALLS AND CEILINGS:
- Metal frame partition walls; fully treated timber load bearing walls (where applicable).
- Metal ceiling battens.
- 10mm plasterboard linings to internal walls and ceiling; W.R. board and Villa board to wet areas; pointed masonry block to garage (where applicable).
- 90mm cove cornice.

ROOF, FASCIA & GUTTERS: (Std selection range applies)
- Colorbond™ custom orb roof.
- Colorbond™ fascia and quad gutters.
- Metal ceiling battens.
- Fully treated Engineered timber trusses.

INSULATION:
- R2.5 Glass wool batts to ceilings (excludes garage, patio and alfresco).

CAR ACCOMMODATION:
- 2 CAR: - 4800mm wide cyclone rated auto operated sectional door.
- 1 CAR: - 2400mm wide cyclone rated auto operated sectional door.

WINDOWS AND SCREENS:
- Aluminium sliding windows and doors Obscure glass to bathroom, ensuite (if applicable) & W.C. windows. Aluminium grill safety barrier insect screens to window and sliding glass door openings; and hung laundry door if applicable. No allowance for screens to front entry door or hung door to garage/laundry external access. Key locks to windows.

DOORS & DOOR HARDWARE
- Gainsborough Lockset Range to front and back door (design specific, if shown on the Master Plans) keyed alike. Internal doors... Gainsborough lever set on a round rosette with choice of finish and style from the Fresh Homes Persona Range. Privacy sets to Bathroom, WC and Main Bedroom.

SKIRTING AND ARCHITRAVES (painted finish)
- Architraves – 42 x 12 splayed finger jointed pine fully treated against termite attack.
- Skirting – 68 x 12 splayed finger jointed pine fully treated against termite attack.

WARDROBES AND LINEN
- Wardrobes as per design with single melamine shelf and hanging rail. Linen cupboard with 4 melamine shelves. 2400 mm high sliding vinyl doors to robes and linen as per design.

KITCHEN AND VANITIES
- Kitchen – Custom made laminate floor and overhead cupboards (as per the master plan) with stone bench tops. 1 x bank of cutlery drawers and dishwasher space provided. Builder made pantry with 4 shelves.
- Vanities – Arto Mars 2-pac finish, full china top with pop up chrome waste.

APPLIANCES
- Technika HNTB64CE 600mm ceramic cooktop.
- Technika HNTB65XL 600mm Multi function oven.
- Technika FHEE61A9S 900mm Flat Glass Canopy Rangehood externally ducted.

PLUMBING
- Sewer connection to council mains.
- Water meter & connection to existing service.
- Hot water system: Rinnai Hotflo 250litre electric storage system.
- Kitchen sink - Otus 1&3/4 bowl.
- Kitchen mixer - ACL Ruby mixer.
- Tapware - ACL Ruby.
- Shower Rose - ACL Ruby shower on rail.
- Bath Spout – Ikon Hali 175mm bath spout.
- Bath Tub :1500mm Decina White Bambino.
- Toilets : White close coupled pan with a dual flush china cistern and a luxurious soft close seat.
- Towel Rails – ACL Ruby 600mm double.
- Toilet Roll Holder – ACL Ruby.
- Shower Niche to each shower.
- Laundry Tub –Everhard Project 45 litre SS Bowl White cabinet.
- Washing Machine Taps –Concealed turn.
- Chrome plated square floor grates as required. 2 external garden taps wth vacuum breakers as per the standard plan.

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ELECTRICAL (as per Standard Plans)

- Up to 34 total light fittings for 200 Series designs, Up to 29 total light fittings for 185 Series designs; Up to 26 total light fittings for 165 Series designs and Up to 24 total light fittings for 145 Series designs.
- LEDlux Express Mini LED White Down-light. 200 + Series designs = 27. 185 Series designs=22. 165 Series designs =19; 145 Series designs = 17
- 5 x SEGA 350mm LED flush mount lights fittings.
- 2 x single LED Blade light fittings.
- Quality white ceiling fans *Design Specific 200m2 + Series = Up to 8*; 185m2 Series = Up to 7*; 165m2 Series = Up to 7*; 145m2 Series = Up to 6*.
- Quality exhaust fan to Bathroom and Ensuite.
- Double power points - 200+ Series = 21; 185 Series = 19; 165 Series = 17 and 145 Series = 15
- 1 x Weatherproof double power to Alfresco.
- 1 x T.V. Point for 145 Series; and 2 x T.V. points to 165 Series and above
- NBN Ready - Rough In; 2 x Data points & lead in included if available in street.
- 1 x RCD Safety Switch installed to meter box for your protection.

AIR-CONDITIONING

- Fully Air-Conditioned (cool only units) with 5 years parts and labour warranty.

FLOOR COVERINGS AND TILING

- Tiles and carpets as per the Master Plan with selections from our Lifestyle Series selection range.
- Bathroom walls – Up to 2000 mm high in shower and approx. 600 mm high above the bath tub.
- Ensuite walls – Up to 2000 mm high in shower.
- Laundry tub – Up to 2 tiles high above tub.
- Kitchen Splash back – Up to 700 mm high.
- Vanity Splash back – Approx. 200 mm high.
- Tiled skirting – Up to 200 mm high to Bathroom, Ensuite, W.C. and Laundry (excludes laundry in garage).

SHOWER SCREENS

- Aluminium framed pivot door, aluminium framed screen (with return design specific) in clear glass.

MIRRORS

- 900mm high polished edge mirrors to width of vanity.

PAINTING

- External – 2 coat professional system 1 colour to all walls, downpipes, linings and soffits and 1 colour to front door.
- Internal – 3 coat professional system with 1 colour allowed to walls and woodwork. Flat ceiling white to ceilings and cornice. Gloss to internal doors and architrave faces only.

EXTERNAL FLOOR FINISH:

- Front Patio – Tiled (Lifestyle Series selection range).
- Rear Alfresco – Plain concrete broom finish.
- Garage – Plain concrete trowel finish.

EXTERNAL WORKS

- Exposed aggregate driveway and path 50 m2 allowance (2 car); 35 m2 for single. Driveway Permit Included.
- Clothes line – DUO single folding wall mounted unit.
- Letterbox – 300mm x 300mm pillar style rendered and painted to match home.

LANDSCAPING

- Not included – Landscaping packs available at additional investment. Why not ask your Fresh Homes Design Consultant for the "Garden Guru" landscape pack of your choice to be added to your favourite Lifestyle Design.

First, last and foremost, our clients remain our priority. Fresh Homes offers peace of mind with our 25 Year "Lifetime" Structural Guarantee, which amounts to a massive four times the industry requirement.

All Fresh Homes are built for the individual and to the same high standards. We make building your new home worthwhile. Fresh Homes "Built New Just For You".

*NB. Prices, inclusions and specifications may be altered or withdrawn without notice. Images are for illustration purposes only and do not form part of any offer or inclusion. *Design alteration fees apply for alterations to standard Lifestyle Series designs in addition to the cost of the requested variation. Client connection fees (and usage charges during construction) for water, power; NBN, gas and telephone are not included.*

Current Specifications as at January 2026 (*Some inclusions are design specific and the Builder may change the inclusions without notice)

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