

Standard Inclusions

Aston
HOMES



While many builders offer a lower initial cost then inflate the final price when necessary features are added, Aston Homes believes in transparency and well built homes. Below is a list of the key inclusions in your new home, included in the quoted price and fixed from the start.

Move into your new home and have the comfort and lifestyle you have worked hard to afford from day one.

Choice of Quality
Floor Coverings

Stone Benchtops
Throughout*
inc. Laundry

3 Coat Paint
Application to Walls

Higher 2.55m
Ceilings

Ducting heating
inc bathroom
& Evap cooling

Independent quality
inspection on every
home

Front Landscaping
& Coloured Concrete
Driveway

Flyscreens on
Operable Windows

900mm Appliances
& stainless steel
dishwasher

Soft closing
drawers & doors
to all cabinets

Porcelain tiled
shower bases

NBN
or Opticom
included

Glass Splash
Back to Kitchen

High quality
downlights
throughout*

Letter Box
& Clothes Line

Brick Infills
above Windows

Water Point
to Fridge

TV Antenna &
multiple TV & data
points installed

Deepened edge
rib/footing
for peace of mind

Site cost included
up to H2 soil
conditions &
5m2 of rock

Visit our display locations to see exactly what we include. What you see is what you get!

*Conditions may apply, please confirm details with your new home consultant

Standard Inclusions.

Expect to find the below features in your new home.

Internal

- > **Ceiling Height: 2550mm**
- > **Heating: Gas heating unit ducted to acrylic ceiling registers with a manual thermostat including bathrooms**
- > **Evaporative cooling with ceiling registers to bedrooms and living areas**
- > Robes: Single shelf with hanging rail *Conditions apply
- > Master suite: WIR has 1 double hanging rail *Conditions apply
- > **Paint: 3 coats of washable flat acrylic to internal walls. 2 coats flat plastic to ceilings. Gloss enamel finish to doors stairs & interior woodwork**
- > Skirting/Architrave: Contemporary skirting boards & architrave

Kitchen

- > Cabinetry: Fully laminated doors, drawer fronts and end panels to floor level with recessed kicker below doors only. Gloss laminate door fronts to overhead or below cupboards (dependant on colour palette)
- > White melamine lined interior to cupboards & drawers
- > **Benchtop: Reconstituted Stone**
- > **Splashback: Glass as per drawings**
- > **Soft close doors**
- > **Soft close drawers**
- > Sink: double bowl stainless steel (as per house design)
- > Tapware: Sink Mixer
- > Butler's Pantry – 3 melamine shelves & woodgrain Benchtop *Conditions apply
- > **Stainless steel dishwasher**
- > **900mm stainless steel appliances *Conditions apply**
- > **Capped cold water point to fridge space**

Powder Room, Bathroom & Ensuite

- > Vanity: Fully lined interior, laminated exterior
- > **Benchtop: Reconstituted Stone**
- > Vitreous china basins
- > Designer acrylic bath
- > Mirror: Aris edged frameless mirror over vanity
- > **Shower Screens: 2 metre high - Chrome with clear laminated safety glass**
- > **Tiles shower recess with tiled shower base**
- > Towel rails and toilet roll holders - chrome
- > **Heat fan light to bathroom and ensuite**
- > WC: Toilet suite, dual flush ultra-low level acrylic cistern & white vitreous pan with soft close lid

Laundry

- > **Benchtop: Reconstituted Stone**
- > **Laminate cabinetry**
- > Stainless steel 45 litre insert trough with sink mixer
- > Washing machine mini stop cocks with screw hose fitting-Chrome

Ceramic Tiles & Floor Coverings

- > **Porcelain wall & floor tiles**
- > Colour selection from builders range
- > **Woodgrain look flooring as per builders selection**
- > Carpet as per builders selection

External

- > 2 external brass garden taps with screw hose fittings provided one to front & rear
- > Colorbond gutters, downpipes & fascia: As per Aston Homes colour palette
- > Garage: Colorbond sectional door with remote control to front, with a hinged painted flush panel door to rear
- > **Brick infills above windows**

Internal & External Colours

- > Selected from Aston Homes designer colour palettes

Doors

- > Front entry door: Stained feature front door with translucent glazing and timber doorframe
- > **Laundry door: Fully glazed hinged, stained finish with timber doorframe (clear glass)**
- > **Butler pantry door: Fully glazed hinged, stained door (translucent glass) - if applicable**
- > Other internal: Hinged flush panel painted finish
- > Weather seals to all external door frames where required

Door Furniture

- > External: Front door lever door handle with deadbolt and backing plate remainder to have Terrace set in polished chrome
- > Internal: Lever door handles with cushion doorstops where applicable

Electrical

- > Layout as per detailed drawings with 1 RCD safety switch & smoke detectors wired direct
- > Telephone points as marked on plans including pre-wire, fit off & trenching
- > **TV antenna and points as marked on plans**
- > External feature light to façade
- > **NBN or Opticom**
- > **Tri Colour LED downlights to all areas, batten holders to garage**

Hot Water Service

- > Solar hot water system with gas booster

Foundation

- > **Engineer designed concrete slab to suit soil conditions up to H2 slab**
- > Up to 500mm fall

Landscaping

- > **Formed garden beds to front with levelled surface to balance with drought resistance cover**
- > **Driveway: Coloured concrete driveway to garage and path to front door**
- > **Letter box > Clothesline**

Additional Inclusions

- > 6 Star energy efficiency rating
- > Insulation: External walls - insulation batts excluding garage
Ceiling - insulation batts excluding garage
- > **Fly screens on all open-able windows**
- > **Fixed site cost option available**

Effective May 2019

Disclaimer: This inclusions list states our current standard specifications. These inclusions are subject to change without notice and Aston Homes reserves the right to substitute items with equivalent products at any time or use alternative suppliers. For detailed home pricing please consult with the Aston Homes sales consultant.

Conditions apply: The following features are not applicable in all floor plan designs:

- 900mm stainless steel appliances
- Butlers pantry
- Master Suite WIR

Please confirm details with your new home consultant.