



# South Beach Executive Inclusions

Experience the difference: where luxury is not an upgrade, but an essential standard in every home we build.

- Ducted reverse cycle heating and cooling system with manual controller in lieu of Gas Ducted heating and Evaporative cooling unit. Up to 19.5KW cool 22KW heat as required by design assessment. up to 6 zones and 10 outlets based on design assessment.
- Solar HWS (2 x panels)
- Double glazed windows included to all Living Areas and Bedrooms, as per the master plan
- Keyed locks to all windows and external doors
- Choice of designer façade, including render feature or portico
- Executive Range brick selection
- Sectional garage door with 2 hand held remotes
- Metal fascia, gutters and downpipes
- Brick infills above windows, doors and garage door, in lieu of painted cement sheet
- Executive Range construction pack – including 450 stud centres and MGP 10 timber, 3 coats paint
- 2740mm ceiling heights to ground floor and 2590mm to first floor of double storey
- Executive Range internal door furniture, 2340mm high doors to downstairs (house specific)
- Butlers pantry, one wall base cabinetry included up to 2.4 metres with 20mm reconstituted stone benchtop
- 900mm Whirlpool oven, rangehood, cooktop
- 600mm Whirlpool dishwasher
- Under bench bin to kitchen
- Overhangs to kitchen overheads
- 2340x820mm front door
- Soft closers to kitchen drawers – up to 10 drawers, 2 x nests of pot drawers
- Executive Range tapwares
- Executive Range basins
- Dual shower head to master ensuite only
- Wall faced toilets to ensuite 1/ powder room
- Hybrid timber flooring to ground floor – excluding lounge, theatre, living, study/ bedroom 1/guest bedroom (house specific)
- Executive Range Carpet
- 600 x 600mm porcelain floor tiles to master ensuite, bathroom, powder room and laundry
- Executive Range undermount double bowl to kitchen
- Executive Range 40mm reconstituted stone to kitchen benchtop
- Executive Range splashback to rear wall of cooktop
- Executive Range cabinet handles to all cabinetry
- Executive Range tiled shower bases
- Executive Range 20mm reconstituted stone with 16mm shadowline edge to bathroom, ensuites, powder room and butlers
- Executive Range floor to ceiling tiles to master bedroom ensuite only
- designer staircase including stained handrail with black, chrom or matt finish to balustrade, stained timber stairs