



# Eagle Quality Inclusions

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At Eagle homes we are dedicated to creating and building a stunning liveable home, for your family's lifestyle.

We are known for our attention to detail, creative design ideas along with quality finishes and fittings. We pride ourselves on creating homes that suit the individual.

At each step of the building process, our homes are checked from top to bottom – regularly overseen by your site supervisor and the owner of Eagle Homes himself. Not only do we want your Eagle Home to stand out from the crowd, we ensure that every home we build is of a high quality and standard.

The Eagle Quality Inclusions (Eagle Essentials), which is standard throughout all our designs, will make your home stylish at an affordable price.

Eagle Homes has helped thousands of families over many years build their new homes, a testament to the demand for our exceptional service and workmanship.

\*Photography in this brochure should be used as a guide only and may also show furniture and finishes not offered by Eagle Homes. Additional cost fixtures and fittings may also be shown as not part of the Eagle Essentials, standard inclusions. Eagle Homes has the right to change or subtitle the make, range, model &/or type of any product. Please see page 22 for a full list of standard inclusions.\*











All images are for illustrational purposes only.

## The Eagle Home Difference

Unique floor plans, quality workmanship and finishes throughout each of our homes set us apart. Eagle Homes dedication to create and build stunning, liveable homes for your family's lifestyle is second to none. Known for our attention to detail, creative design ideas and quality finishes and fittings, we pride ourselves on creating homes that suit your individual lifestyle.



# Eagle Homes Choice

As builders of single, double storey and duplex houses, Eagle Homes has a range of designs for you to truly make it your home. Designs from Eagle Homes can suit all blocks, from very narrow city blocks to homestead rural properties. We can also build off your custom plans.







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Personalise your home

# First Impressions

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Taking the step to build a new home is exciting and at Eagle Homes we understand that you want that first impression to be welcoming and striking. Our range of standard finishes and fittings give you the opportunity to personalise your new home and give that first impression that reflects you and your family.

# A great range of external inclusions for your new home



1 Large selection of bricks



2 Instantaneous HWS



3 Key locks



4 Eaves



5 Patios are standard



6 Ceiling and Wall Insulation

## External inclusions

- 1 Large selection of bricks from Australia's leading brick companies
- 2 26 Lt Instantaneous HWS (if gas is available)
- 3 Keyed locks to windows and aluminium sliding doors for your security
- 4 Eaves are 450mm as standard
- 5 Patios are standard on every Eagle Homes Design
- 6 R3.5 Ceiling Insulation / R1.5 Wall Insulation
  - Quality 'Panel Carved' front entry door
  - Pest treatment to perimeter of slab & internal drainage
  - Garden taps to the front and rear









Modern Kitchens



All images are for illustrational purposes only.

Stylish and Functional

## Dream Kitchens

The kitchen is undoubtedly the heart of the home. At Eagle Homes, all of our designs feature stylish and functional kitchens as standard to ensure whether you're a gourmet cook or looking to prepare a quick meal you'll have everything you need at your fingertips.



# Your dream kitchen is a standard at Eagle Homes.



20mm Stone kitchen bench



Freestanding oven gas cooktop



Square sink mixer



Metal drawer runners



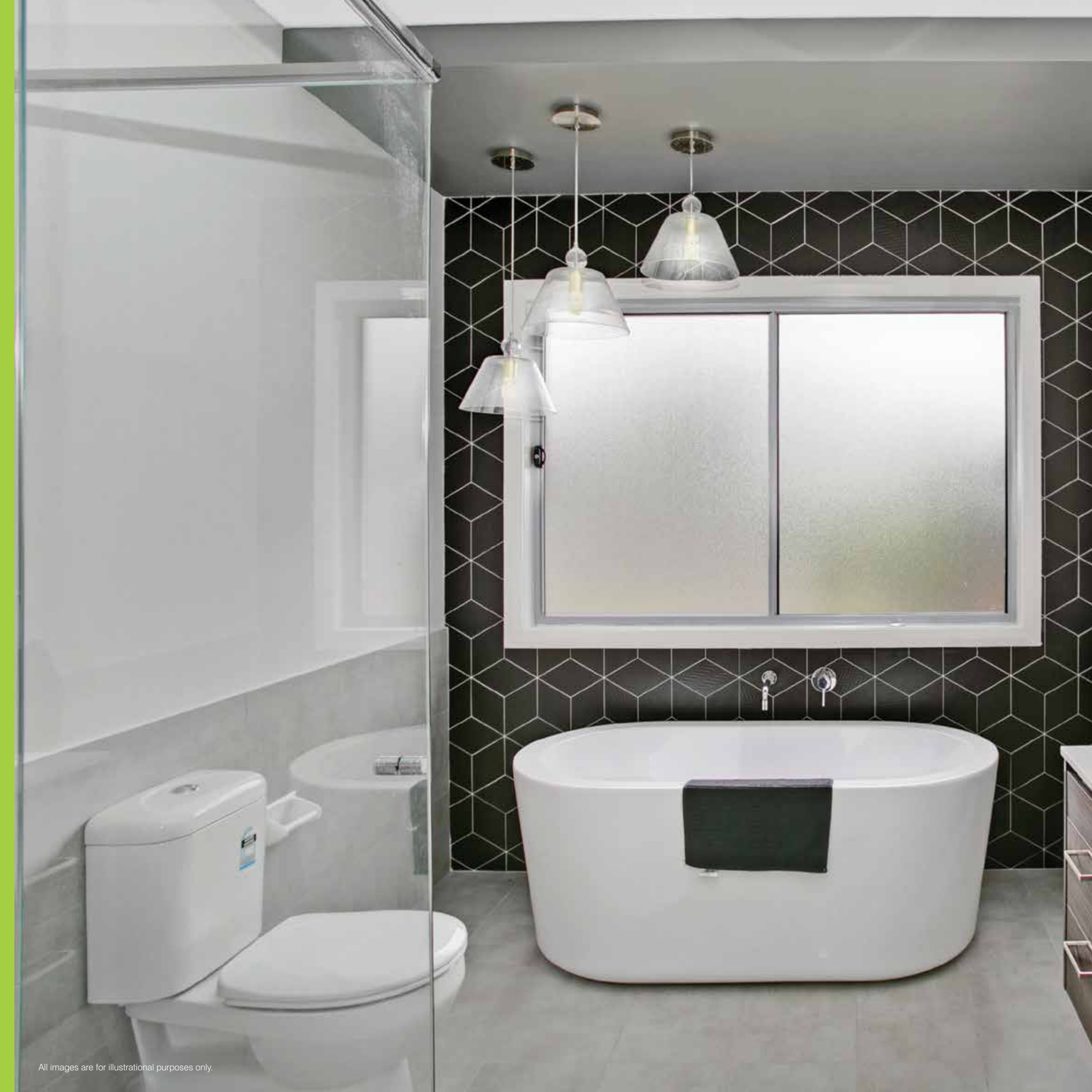
Tiled splashback



Overhead cupboards

## Inclusions

- 1 20mm stone kitchen bench top
- 2 900mm stainless steel freestanding electric oven and gas cooktop
- 3 Stylish square sink mixer in chrome finish
- 4 Metal drawer runners
- 5 Tiled splash backs
- 6 700mm Overhead cupboards
  - 1  $\frac{3}{4}$  or double bowl stainless steel sink, depending on design
  - Quality full laminated melamine end and front panels to kitchen cupboards
  - Dishwasher space including water connection and power point
  - 900mm stainless steel canopy rangehood
  - Microwave space including power point







Bathroom Bliss



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Relaxing at home

# Beautiful Bathrooms

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Your new bathroom design oozes contemporary elegance and sophistication so that you can have your favourite hotel bathroom experience at home.

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1



Freestanding oval bathtub

2



Square polymer marble basin

3



Reconstituted stone top

4



Ceramic toilet suite

5



Showerhead

# Bathroom inclusions

- 1 Stylish oval style freestanding bathtub
- 2 Square polymer marble basin
- 3 Polyurethane cupboards with drawers (finger pull handles)
- 3 Reconstituted stone top
- 4 Ceramic toilet suite. Close coupled soft close with dual flush
- 5 Stylish 26cm circular raindrop showerhead
  - Designer flick mixers located on vanities
  - Shower screen with pivot or sliding doors (subject to house design) with clear laminated safety glass
  - 2 metre high tiling to shower/showers
  - Waterproofing to bathrooms
  - 3 star water devices
  - Designer flick mixer shower handles







Love the Lifestyle



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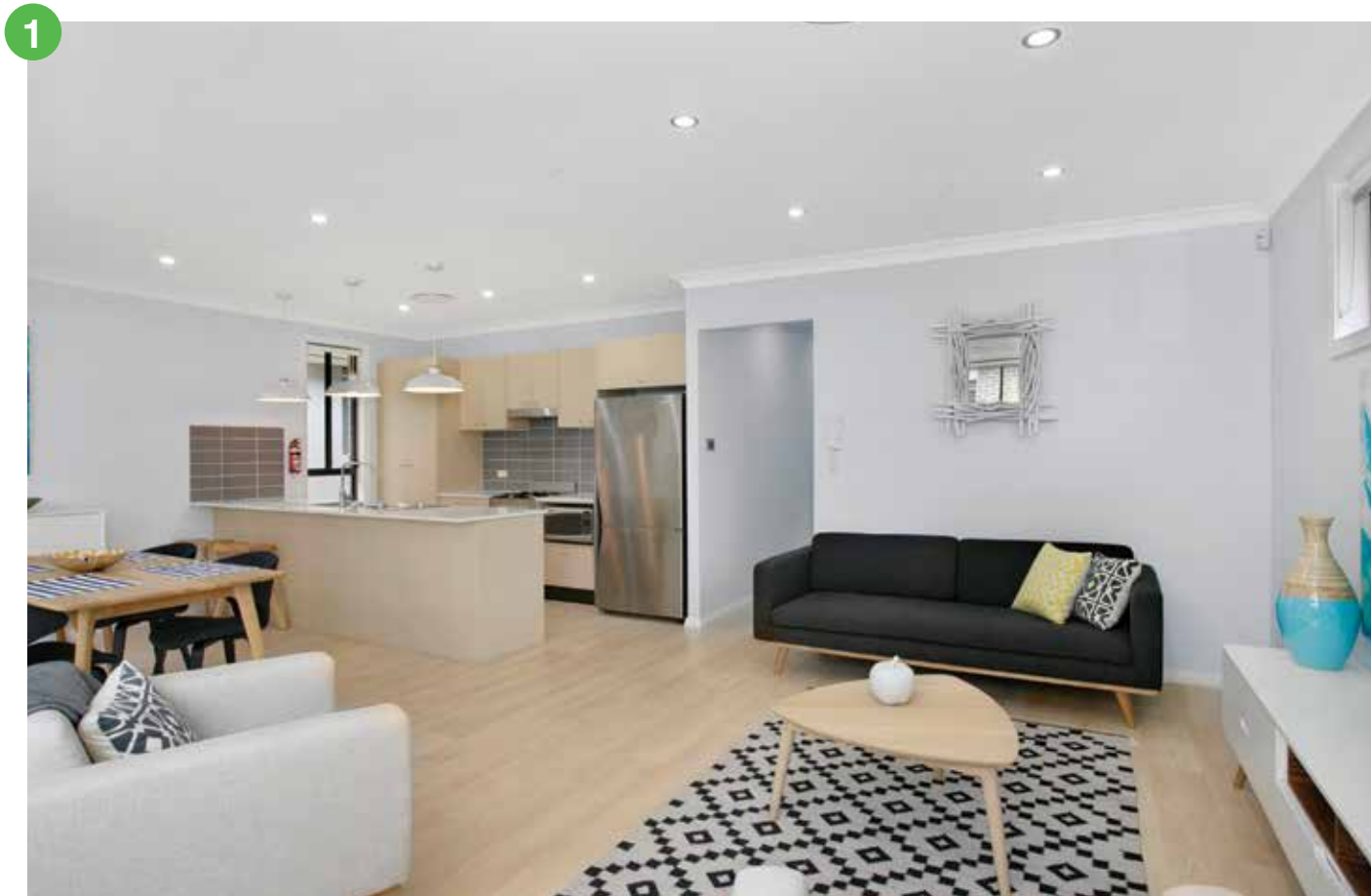
Spacious and Contemporary

## Living Room Lifestyle

Whether you're after an open plan living space or an area to retreat into, Eagle Homes will have a design to suit your needs.



# Simply relax in this modern and spacious living space



1 Sheen kitchen cupboard doors



2 Lever door handle



3 2440mm high ceiling

## Living room inclusions

- 1 90mm Cornice
- 2 Lever door handle standard
- 3 Quality paint from Wattyl throughout home 
- 3 Painted finish to skirtings, doors and architraves to match your wall colour
- 3 2440mm ceiling height
  - Flush internal doors with paint finish to match walls
  - Quality 67mm skirting & architrave 1/2 splayed profile with high moisture resistance
  - Built in wardrobes with swing doors to bedrooms
  - Double power points throughout
  - Telephone point
  - Gas point
  - TV point

Luxury Upgrade  
for just **\$7,980**







## Want more?

Found most of what you're after but looking for a little more? Speak to our consultants about our extensive Luxury Living Upgrade Package available for just \$7,980.

# THE EAGLE PROCESS

Eagle Homes understands the process of building your new home can be overwhelming, so we have simplified the process from helping you choose your home design right through to moving in.



## Design and Location

Our creative and experienced designers will work with you to choose a home design that will meet your budget, your land location and your lifestyle.



## Budget

Eagle Homes has a clear and concise quotation process that is easy to read. One of our friendly consultants will go through the costs with you to ensure they meet your budget.



## Development Approvals

Eagle Homes takes care of the development process to ensure there is no delay to you moving into your new home.



## Building your Home

As well as having a team of building professionals working on your new home, you will have a site co-ordinator who is responsible for co-ordinating all trades and keeping you up-to-date with the building progress. Upon construction completion, you will have a final inspection where you will complete a walk-through of your home, to ensure that all inclusions, fixtures and fittings meet your expectations.

Once you are satisfied with your final inspection, a formal handover is conducted. You will receive all instruction manuals, warranties, certificates and most importantly a welcome gift and your keys.

## No. 1 – LEADING INDUSTRY SITE COST INCLUSIONS

- ✓ **DROP EDGE BEAMS** **VALUE \$7,000**  
(up to 7m<sup>2</sup>)  
required for sloping sites – can save you \$\$\$ on retaining works
- ✓ **SALINE SOIL REQUIREMENTS** **VALUE \$4,700**  
(up to 200m<sup>2</sup> footprint)  
Includes better, stronger concrete, better grade bricks to ensure longevity
- ✓ **M or H1 CLASS SLAB** **VALUE \$5,000**  
(up to 200m<sup>2</sup> footprint)  
Structural Engineer designed thicker, stronger, concrete slab
- ✓ **EXTENDED DRILLED PIERING ALLOWANCE** **VALUE \$3,600**  
(up to 80 l/m)  
Takes the unknown out of your site costs & creates peace of mind (Most builders only give you an allowance up to 50 l/m)
- ✓ **SERVICE RUNS** **VALUE \$1,375**  
(up to 15 l/m)  
le; Power, Water, Gas, Sewer, Stormwater. Takes the unknown out of your site costs & creates peace of mind
- ✓ **TELSTRA/NBN CONDUIT** **VALUE \$825**  
(up to 15 l/m)  
Future proofing your home – you won't need to dig your yard up to lay conduits – they'll be done for you
- ✓ **SITE BENCHING/LEVELLING** **VALUE \$1,500**  
(up to 1m)  
Most builders only allow for land up to 600mm fall – Eagle Homes provide peace of mind by allowing for standard benching of your site with up to 1m fall

**\$24,000 of value for Free.**

**Other builders may surprise you with these costs after YOU'VE ENTERED INTO THEIR BUILDING AGREEMENT.**

**All Inclusions are Subject to Standard House Designs. All designs, plans & specifications are protected by copyright & cannot be copied in whole or in part or used without written authority, Ultra Modern Developments Pty Ltd t/as Eagle Homes reserves the right to make necessary alterations to designs, specifications, pricing, inclusions & suppliers without notice to the Owner/s. Ultra Modern Developments Pty Ltd t/as Eagle Homes can change brands and suppliers without any notice being given. Errors & Omissions excepted. Inclusions for 1.1.17**

Eagle Homes

1984



## Industry Leading Site Cost Inclusions

- Machine hire and site preparation up to 1m
- Underground electricity cables within 15Lm of proposed dwelling and within property boundaries
- External sewer and connection within 15Lm of proposed dwelling and within property boundaries
- Water service and connection within 15Lm of proposed dwelling and within property boundaries
- Provide Conduit Only with draw cord for Telstra or NBN, within 15Lm of proposed dwelling and within property boundaries
- Internal pathway conduit only with draw cord for Smartwiring (to the internal of dwelling only), and only for the following areas: Carnes Hill (Freemans Ridge), Gledswood Hills, Middleton Grange, Ropes Crossing, Gregory Hills, Minto, Twin Waters (South Nowra), Oran Park
- Stormwater drainage connection to outlet within 15Lm of proposed dwelling and within property boundaries
- Provide standard gas service within 15Lm of proposed Dwelling and within property boundaries (only if gas is available on site)
- Gas hot water system, gas cook top & 1 bayonet point (oven to remain electric) - includes connection fee within 15Lm of proposed dwelling and within property boundaries
- Up to 4 tonnes of gravel for stormwater (if required)
- Provide up to 80Lm of Eagle Homes Standard Piering to site includes up to 10.4m<sup>3</sup> of concrete) excludes screw piers, bucket piers, Pile Piers or any other methods of piering
- Up 7sqm of Drop Edge Beams
- Formwork survey
- Provide up to 90Lm of perimeter fencing to site including lock
- Guard rail as required by work cover
- Builders long service levy
- AHD Survey
- Site cage for rubbish
- All weather access (provide up to 5 tonnes of road base)
- Provide 1 x drilling rig service
- Siltation control for erosion (provide up to 30Lm of silt fencing)
- Provide 2 concrete pumps service
- Provide slab for "M or H1" Site Classification (up to 200sqm slab footprint area) - subject to Borehole report

- Saline Soil Requirements (up to 200sqm slab footprint area) - 300um vapour proof barrier, 32MPa Concrete to slab and piers in lieu of 20MPa
- Exposure grade mortar (iron joint only) & Exposure grade bricks from Eagle Homes' Standard Brick Collection
- Standard Basix requirements for R1.5 walls insulation to external walls only, excluding garage & R3.5 ceiling insulation, excluding garage
- Provide Eagle Homes standards in house Statement of Environmental Effects and Site Analysis Plan (should an external consultant report be required; no allowance has been made in this quote)
- Obtain Developers approval (If required)
- Provide an allowance of up to \$1000.00 for double handling
- Provide 3000L above ground round rain water tank to site (includes up to 25Lm Stormwater pipe for overflow)
- Scaffolding hire (up to 3m height)
- No credits are provided on any of the above items that are not used in part or full

## Laundry Features

- Stainless steel 45L rinse by-pass laundry tub
- Washing machine connections, hot and cold
- Chrome metal tap and spout
- Ceramic wall and floor tiles in an extensive range of colours
- 1/3 glazed external laundry door
- Waterproofing to laundry floor

## Warranty

- Please refer to Home Building Act 1989

## Included as Standard

- 120 Day Quotation period for Single Dwellings (210 Days for Duplex/Dual Occupancy)
- Construction Insurance
- ABSA Energy Assessment & BASIX Report
- A complimentary appointment with an experienced colour consultant
- Payment of warranty insurance premium
- Payment of engineer's fees for, standard concrete slab
- Payment of water authority, standard approval fee
- Payment of surveyor's fees for peg out and identification surveys
- Preparation for approval for building plans (Includes Standard DA fee)
- Long service levy payment
- Site security fencing up to 90 lineal metres
- All weather access provision
- HOW insurance
- Standard sediment control to comply with Council

## Kitchen Features

- 1 3/4 or double bowl stainless steel sink, depending on design
- Quality Melamine doors to kitchen cupboards (in a range of colours)
- Allowing up to 6m of 20mm Reconstituted stone within Eagle Homes builders range, 3 colours available (Bench top 600(w), for island bench (800w) x 3m (L) if applicable to design, excluding waterfall edges
- Millennium Cioso sink mixer (10111A)
- Tiled splashbacks - full height under overhead cupboards, single row used elsewhere
- 700 Overhead cupboards in all designs
- Dishwasher space including cold water connection and power point, subject to design
- Microwave space including power point, subject to design
- Metal drawer runners for strength and durability

## External Features

- Pest treatment to perimeter of slab & internal drainage
- Quality aluminum windows with extensive range of colours
- Keyed locks to windows and aluminum sliding doors for your security
- Maintenance free Colorbond metal fascia and gutter with extensive colour range
- Gardens taps provided front and rear
- Quality 'Panel Carved' front entry door
- Concrete roof tiles in extensive range of colours
- Extensive choice of bricks from the Eagle Standard range of Bricks
- Exposure grade bricks in Eagle Homes standard range
- 450mm Eaves subject to House Design
- Concrete front patio to all designs
- Off-white mortar to brickwork – Ironed joint
- Colorbond roller doors to garage with extensive range of colours
- R1.5 walls insulation to external walls only, excluding garage
- R3.5 ceiling insulation, excluding garage

## Electrical & Appliance Features

FOR GRANNY FLAT (if applicable):

- Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven & 600mm Gas Cooktop & 600mm slide-out Rangehood

FOR MAIN DWELLING & DUPLEX (is subject to space limitations):

- Stainless Steel Westinghouse Appliances - 900mm Freestanding Electric Oven & Gas Cooktop with a 900mm slide-out Rangehood

NOTE: IF GAS IS NOT AVAILABLE:

- Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven, & 600mm Electric Cooktop & 600mm slide-out Rangehood
- Instantaneous Hot Water System (Where gas available)
- Light batten holders and double power point as shown on plan

## Internal Features

- Built-in wardrobes with hinged doors to bedrooms as shown on brochure plan
- Flush internal doors in paint finish to match walls
- 70mm (nominal) MDF 1/2 splayed skirting and architraves
- 90mm cornice (Builders discretion)
- Square set finish to wall/ceiling junction to Bathroom/Ensuite/WC/ Powder
- Painted finish to skirting, doors, architraves to match wall colour
- Quality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white
- 5 star rated water devices\*
- Lever handle to all doors and robes
- 2440mm ceiling height
- Walk in wardrobe to master bedroom, (subject to design)
- Door stops to doors excludes linen, WIR and robes
- Linen cupboard includes 4 shelves, depending on design
- 1x Telephone point only (no connection)
- 1x Internal Gas Bayonet point
- 1x TV point only (no connection)

## Bathroom & Ensuite Features

- Easy-to-clean Reconstituted stone tops with polymarble basin, square bowl/bowls, polyurethane cupboards with soft close draws (Finger pull handles) to bathroom and ensuite
- White 1490mm Forme Oval freestanding bath with Millennium Waterpoint extended spout in chrome metal finish (ZWPEXTBSC)
- Vertical feature tile strip to showers
- Close Coupled Vitreous China Toilet Suite in white
- White bathroom accessories Soap holder, Toilet roll holder, Towel ring to bathroom and ensuite
- Shower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on design
- Waterproofing to bathrooms, ensuite, powder rooms & separate W/C – subject to design
- Millennium Cioso mixer complete in chrome metal finish to shower & baths (where applicable) (10158)
- Millennium Cioso Basin Mixer in chrome metal finish to all bathroom vanities (10155)
- Millennium Akemi round shower head (Rain drop) with Mina shower arm, wall mounted (10213) or (10215)
- 1 row high of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C and floor tiles in an extensive range of colours
- 2m high tiling to shower/s



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