

A modern kitchen and dining area featuring a high ceiling with three large skylights. The kitchen has white upper cabinets and a wooden lower section. A central island with a white marble countertop and a wooden base is equipped with a sink and a vase of white flowers. Two wooden bar stools are tucked under the island. To the right, a dining table with a glass top and wooden legs is surrounded by six black chairs. A large window with a dark frame provides a view of the outdoors. The floor is covered in light-colored, square tiles.

Evoked Homes

by Vogue

INCLUSIONS

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**FREE
UPGRADES**

- ✓ Ducted Air
- ✓ Appliances
- ✓ Lavish



VOGUE HOMES

25+

YEARS BUILDING
AUSTRALIA

100+

HOMES
A YEAR



WINNER 2019
HIA NSW Region
Bathroom in a
Display Home



FINALIST 2019
HIA NSW Region
Medium Kitchen
10 sqm to 20 sqm



FINALIST 2019
HIA NSW Region
Kitchen in a
Display Home

Our Display Home Locations

**Homeworld Emerald Hills
(Leppington)**
25 & 27 Coral Circuit,
Emerald Hills, Leppington
(Homeworld)

**Edmondson Park/Village
Square Display Homes**
20 & 22 Clement Road,
Village Square,
Edmondson Park 2174

**Oran Park Display
Home**
40 Webber Loop,
Oran Park 2570

02 9607 9554

www.vogue-homes.com.au
sales@vogue-homes.com.au

External Finishes

Front Door

- ✓ 820mm front entry door from our wide Urban Corinthian Range, as per design

Upgraded Brickwork Range

- ✓ Austral Bricks Face Finish (to be selected from the Austral Bricks Everyday Life and Wilderness Range)

Roof

- ✓ Concrete Tiled roof from our wide Elabana & Atura range

Termite System

- ✓ Reticulated termite protection system (Australian Standard AS3660114)

Quality Workmanship

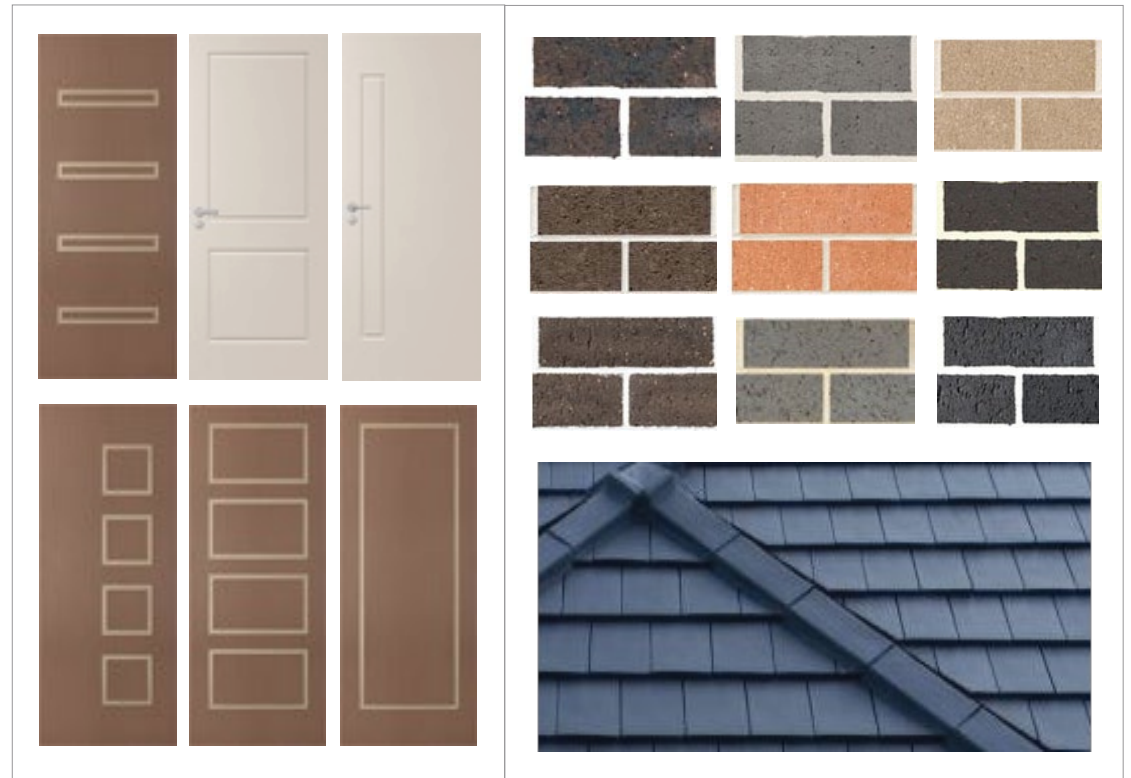
- ✓ 90mm treated framework
- ✓ 450mm wide eaves to perimeter of house, as per plan
- ✓ Colorbond Facia & Gutter

Garage

- ✓ Colorbond 2040 high garage door from the panelift range
- ✓ Two (2) remote garage door controls with one (1) wall mounted control
- ✓ Auto garage door provision including single powerpoint

Accessoires

- ✓ Powder coated aluminium windows and sliding doors with keyed alike locks
- ✓ 2 x external taps: 1 x rainwater tank and 1 potable connection
- ✓ Rheem 26L Instantaneous Hot Water System mounted in a recess box including electrical connection
- ✓ Roller Blinds to all operable windows (excluding wet areas)
- ✓ Flyscreens to all operable windows (excluding wet areas)
- ✓ Aluminium mesh screen doors to sliding doors
- ✓ 3000L Colorbond Rainwater tank and pump including electrical connection (as per BASIX)



Internal Finishes

Ceiling Heights

- ✓ 2600mm ceiling height to ground level and 2440mm to first floor

Skirting & Cornices

- ✓ 70mm x 19mm splayed pine architraves and skirting throughout
- ✓ Gyprock lining to internal walls with 90mm cove cornice

Doors

- ✓ Internal 2040mm high from our Corinthian painted flush panel doors
- ✓ Metal door stops to all doors
- ✓ Hinged doors to robes, linens, pantry and broom cupboards (as per design) from our Corinthian painted flush panel doors
- ✓ Lane lever door furniture from our wide Buckingham, Cambridge, Murano and Tovetto ranges

Shelving

- ✓ 4 melamine shelves to linen cupboards
- ✓ 1 melamine shelf to broom cupboards
- ✓ 1 melamine shelf to robes and a hanging rail

Paint System

- ✓ Taubmans Endure Paint system (one colour to walls throughout)

Insulation

- ✓ Batts to roof space over living areas under roof tiles, excluding garage
- ✓ R1.5 thermal insulation batts to external cavity walls of living areas, excluding external garage wall
- ✓ R2.5 thermal insulation to ceiling, excluding garage

Stairs

- ✓ Painted Pine Stringers, Posts and Handrails with Wrought Iron or Stainless Steel Balusters as per design

Accessories

- ✓ 1 x free to air TV point
- ✓ 1 x paid TV point
- ✓ 1 x internal Gas Point
- ✓ 1 x data point
- ✓ 1 x NBN provision (located in garage)
- ✓ Smoke detectors will be installed as per Australian standards
- ✓ External TV Antenna



Kitchen

Cabinetry

- ✓ Laminate Kitchen cupboards from our standard range
- ✓ Laminate Kitchen one full set of drawers from our standard range
- ✓ 4 Melamine shelves to pantry / walkin pantry (as per design)

Benchtops

- ✓ 20mm stone benchtop from our builder's range

Sink & Tapware

- ✓ Everhard Stainless steel 1 ¾ end bowl Kitchen Sink
- ✓ Alder chrome Kitchen mixer tap from our wide Classico or Star ranges

Appliances

- ✓ OMEGA stainless steel 600mm built-in Oven
- ✓ OMEGA stainless steel 600mm gas Cooktop
- ✓ OMEGA stainless steel 600mm rangehood

Splashback

- ✓ Tiled Kitchen Splashback or Window Splashback as per design

Accessories

- ✓ Dishwasher provision including single powerpoint and plumbing point
- ✓ Microwave single powerpoint provision
- ✓ Cooktop provision including single powerpoint
- ✓ Rangehood provision including single powerpoint
- ✓ Fridge provision including single powerpoint



Bathrooms, Ensuites Powder Rooms, WC's

Vanities

- ✔ Forme polymerable or porcelain vanity tops
- ✔ Forme laminate or polyurethane vanity cabinets finish

Tapware

- ✔ Alder chrome tapware throughout from our wide Classico or Star ranges
- ✔ Alder shower mixer to all shower heads our wide Classico or Star ranges

Tiles

- ✔ Ceramic Floor tiles to all wet areas
- ✔ Bathroom / Ensuites tiling to be done to floor, skirting (one row of tiles) and 2.1m to shower area
- ✔ Powder Room tiling to be done to floor and skirting (one row of tiles)

Toilets

- ✔ Forme Blade back to wall toilet suite with soft close seat

Accessories

- ✔ Contour semi frameless shower screens to bathrooms / ensuites
- ✔ Frameless mirror with polished edge
- ✔ 1500 built-in bath tub installed with white chrome waste
- ✔ Alder towel rails and rings in chrome from our Star range
- ✔ Alder toilet roll holders in chrome from our Star range
- ✔ Chrome floor wastes (where required)

Quality Workmanship

- ✔ Waterproofing to all wet areas (not just the shower recess areas)



Laundry

- ✓ Everhard 45Ltr Utility Tub and Cabinet
- ✓ Laundry tiling to be done to floor, skirting and splashback above laundry tub (one row of tiles)
- ✓ Corinthian external Laundry Doors
- ✓ Lane door furniture from our Calletta and Monte Bello range



Light Fixtures

- ✓ Up to 10 x double power point as per design
- ✓ Up to 6 x oyster lights as per design
- ✓ Up to 6 x LED downlights as per design
- ✓ 1 x fluorescent light to garage
- ✓ 1 x external double spotlight with sensor
- ✓ 2-in-1 exhaust fan, heater and light combination to bathrooms and Ensuites
- ✓ Exhaust fan installed to powder rooms and laundry (as required)



Flooring

- ✔ Laminate floors or tiles from our builder range to hallway, kitchen and main living area
- ✔ Carpet to all bedrooms
- ✔ Carpet to first floor for double storey as per design
- ✔ Carpet to stairs for double storey as per design
- ✔ Tiling to Entry Porch and Alfresco as per design



Everything Else

Plan Approvals

- ✓ Plans and detailed Drawings including compliant landscape plans
- ✓ Detailed Contour Plan
- ✓ BASIX Certificate to State Government Requirements
- ✓ Standard Certifier / Council application fees
- ✓ Standard statutory water authority approval fee
- ✓ Home Owners Warranty Insurance
- ✓ Power, water and gas connections including usage during construction stage

Fixed Site Costs

- ✓ Reinforced environmentally friendly plastic pod slab to engineering details (subject to site conditions)
- ✓ Fixed Piering and site costs including grading and levelling of site as per plans
- ✓ Peg out survey and formwork check
- ✓ Temporary construction fence and onsite chemical toilet
- ✓ Sediment control barriers (as required)
- ✓ Provide all weather access (as required)

Services

- ✓ Storm Water drains connected to legal discharge point
- ✓ Sewer Drain Connected to legal discharge point
- ✓ Water Connection including water tapping
- ✓ Natural gas connection (if available)
- ✓ Electrical metering to street mains
- ✓ 180 day maintenance period



Landscape Package

- ✔ Wall mounted Clothesline
- ✔ Letterbox from our builders' range
- ✔ Coloured Concrete Driveway
- ✔ Turf to frontyard and backyard
- ✔ Garden beds is not included
- ✔ Fencing & Pebbles to both sides of home are not included



LUXURY UPGRADES

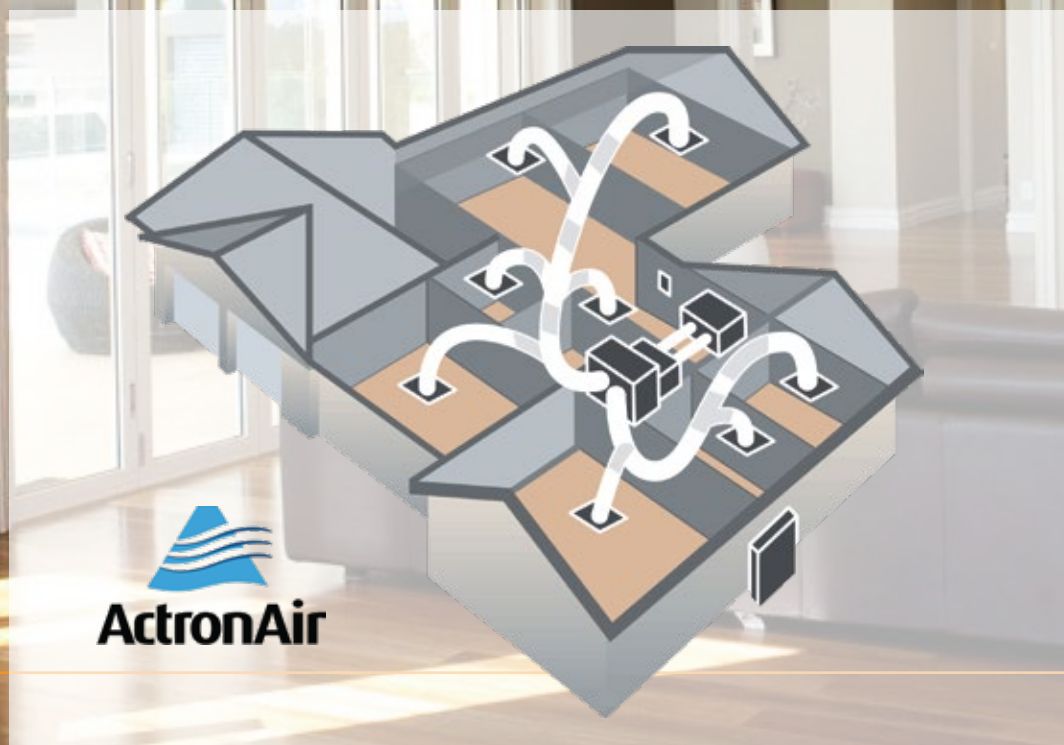
VALUED AT \$20,000

FREE

Ducted Air

FREE UPGRADE VALUED \$10,000

Actron Ducted Air Conditioning (to suit the size of the house) day / night zoning



Appliances

FREE UPGRADE VALUED \$4,000

- ✔ Upgrade to free standing 900mm OMEGA oven & cooktop
- ✔ Upgrade to concealed 700mm OMEGA concealed rangehood

OR

- ✔ Upgrade to free standing 900mm SMEG oven & cooktop
- ✔ Upgrade to concealed 700mm SMEG concealed rangehood



omega



smeg
tecnologia che arreda

Lavish Upgrades

FREE UPGRADE VALUED \$6,000

Front Door

- ✓ Upgrade to 920mm front entry door from our wide Urban Corinthian Range, as per design

Garage Door

- ✓ Upgrade your Colorbond 2040 high garage door to 2340 high garage door
- ✓ Choose from our wide panelift range with over 20 colour choices

Flyscreens

- ✓ Mesh screen doors to laundry doors

Insulation

- ✓ Batts to roof space over living areas under roof tiles, excluding garage
- ✓ R3.0 thermal insulation to ceiling, excluding garage

Bathtub

- ✓ Forme Oval FREE standing bathtub installed with white chrome waste

Kitchen

- ✓ Upgrade cabinets and drawers to soft close doors and drawers
- ✓ OMEGA 600mm Dishwasher

Light Fixtures

- ✓ 5 x double power point as per design
- ✓ 5 x oyster lights as per design
- ✓ 5 x LED downlights as per design

Niches

- ✓ 600H x 400W Niche to Ensuites
- ✓ 600H x 400W Niche to Bathrooms



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