

SIMONE
HOMES
QUALITY · DESIGN · TRUST

One

#PORTAL 5 STAR Inclusions

www.simonehomes.com.au

The Simone Homes Story

Simone Homes began with the simple desire to build families a place where they can create memories, set down their roots and enjoy many years of joy with family and friends. Joe, our founder adores his family and it is the centre of all he does.

Never having any brothers of his own to share the trade with, he was extremely excited the day his wife Rosemary shared her news of the upcoming arrival of their firstborn. Joe was convinced they were having a son.

Nine months on, Joe's predictions came true and eventually went on to have 3 more sons. Around the age of 14 their first son, Daniel started working on the sites and slowly, Mathew joined, closely followed by Nathan and Adrian. With Joe in his element, it truly felt like they had an empire and Joe realised he wanted to make something of it.

The four boys remember fondly when their Dad would take them to building sites where they got to tinker around, including a very treasured memory of visiting the one that would become their home. It was an exciting time and where much of the values that lie inside of Simone Homes today came from.

"He always told us to treat others the way we want to be treated", Daniel recalls. "Your word is your word". Being brought up the right way and instilling these types of values in his boys is the foundation of the Simone Homes business today. Growing up the boys watched the hard work that went into building a home and wanted to be a big part of it.

Years of experience has taught Joe that it's not always smooth sailing but with hard work and determination, you can achieve great results. It's a true testament to the business it is today.

A family unit works together, maneuvering through any roadblocks and adversity life throws their way, cementing the family unit. There is a great level of trust, security and unity and these same values carry through to your dream home.

This journey means a great deal to the Simone family, and if they weren't doing this together it wouldn't mean as much. It's a legacy Simone Homes strive to keep going.

Simone Homes





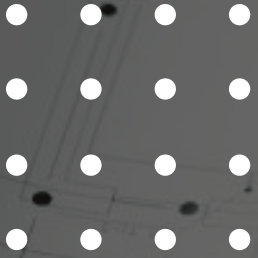
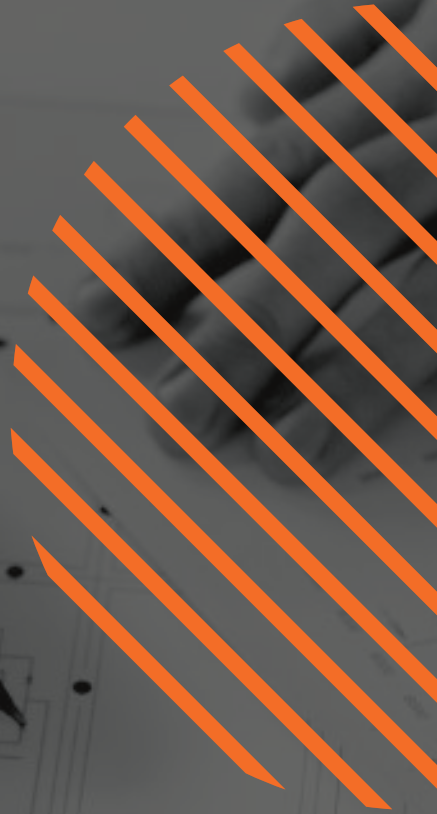


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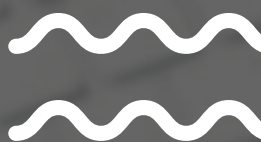
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One



Preliminaries



Preliminaries

- Site visit walkthrough with the supervisor
- Architectural Plans
- Electrical layout and legend
- Engineering Plans
- Inspections
- BASIX Certificates
- CDC Approval
- Connections to Sydney Water
- Insurances: , Public Liability, Workers Compensation, Long Service Levy
- 6-year Structural guarantee
- 3-month maintenance guarantee





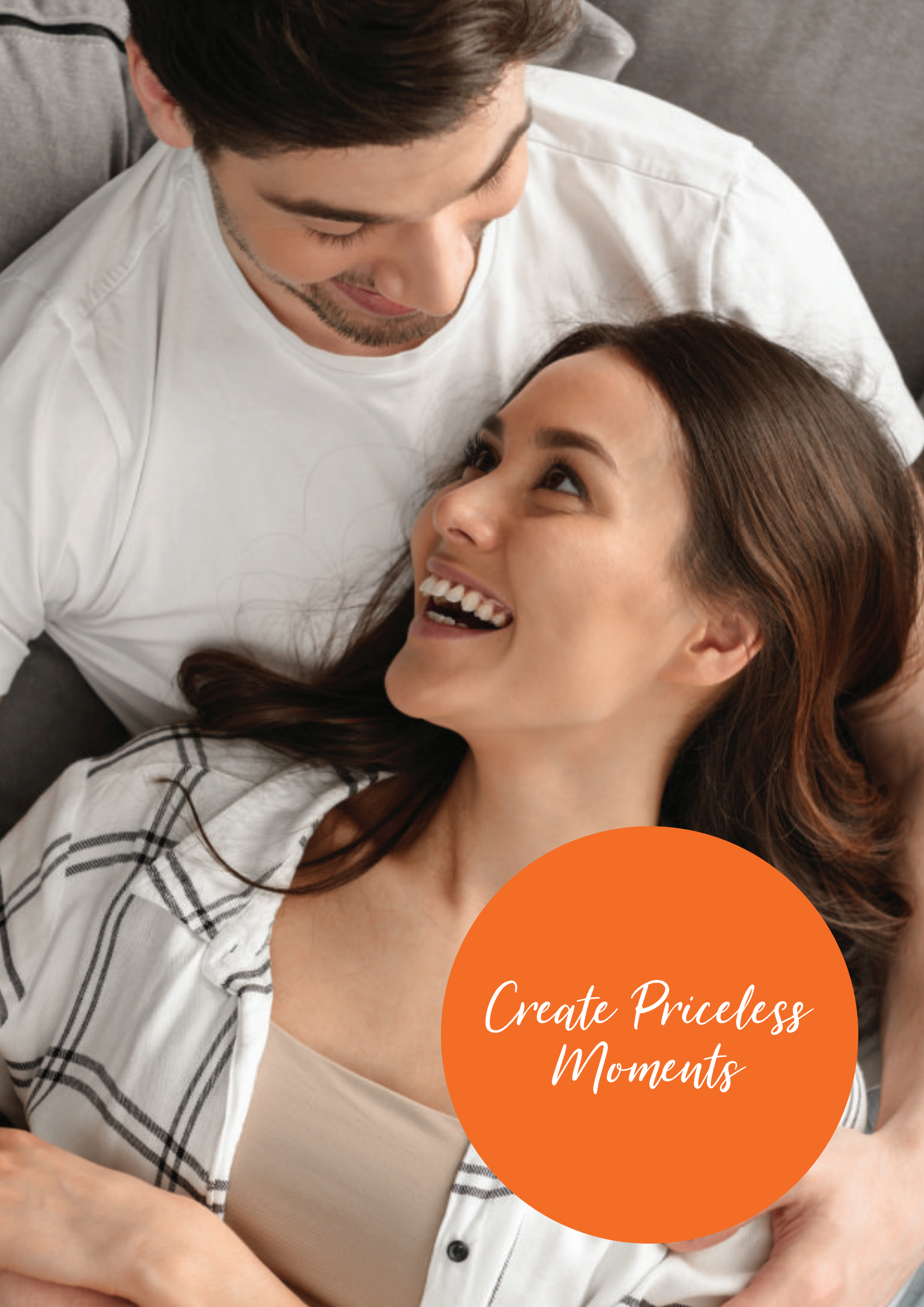
Site Cost/OH&S Requirements



Site Cost/OH&S Requirements

- M Class 32mpa Concrete Slab as per engineers detail
- 40LM @ 400 diameter concrete Piering
- Provide temporary all-weather access driveway
- Temporary Site Fence
- Sediment control
- Temporary toilet
- Signage to comply with OH&S requirements.
- Provide excavation up to 1000mm of fall.





*Create Priceless
Moments*



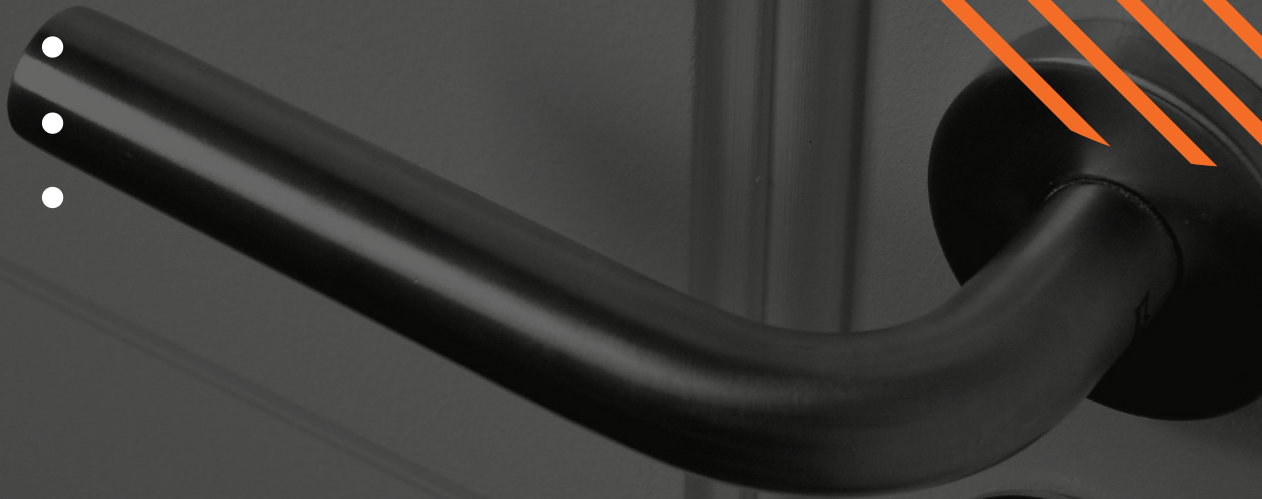
External



External

- 90mm internal and external frames
- Silicone Seal to expansion joints
- Brick veneer construction with a wide range of Austral brick Selection
- Weathertex self-lock eco groove cladding (selected designs)
- Colourbond or Concrete roof tiles from Builders Range
- Aluminium windows and sliding doors
- Metal Coloubond fascia and gutters
- Granit Gard Termite Protection
- 820mm wide (2040 high) front door with clear glass and paint finish
- Solid core external Laundry door
- 2000L Slimline water tank





Internal & Paint

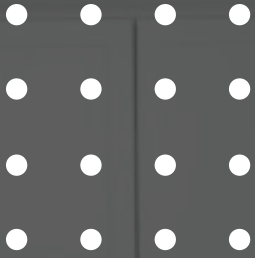


Internal

- Ceiling height—2700mm
- 90mm cornice throughout
- Architraves & Skirting, 66mm, half-splayed
- Timber sliding robe doors
- Roller Blinds & flyscreens to all windows
- Corinthian MOTIVE Design open hinged door
- Smoke detectors in accordance with Australian Standards
- Entrance Set to front and laundry doors
- A selection of Gainsborough internal levers to internal doors
- All wet areas are fully sealed and waterproofed with 2 coats of the membrane and copper trays to all showers for extra protection.

Paint

- Three Coats of low sheen acrylic paint to the internal walls (one colour).
- Flat acrylic paint to the ceilings in the one colour of your choice.
- Gloss enamel to any interior woodwork and doors in one colour of your choice.
- Acrylic finish to any exterior timber and metal work, downpipes, and infills in one colour to blend in with the brickwork.



Garage & Kitchen



Garage

- Colorbond Panel Lift Garage Door with two controllers and one wall set
- Brick Veneer Construction with internal plasterboard lining with paint finish
- Garage Door Recess to help prevent penetration of water

Kitchen

- Laminate kitchen cabinetry with soft close doors & draws
- 40mm Stone to Kitchen benchtop Stainless Steel Undermount sink
- Splashback tile from benchtop underside of overhead cupboards (or underside of rangehood if no overhead cupboards) Stainless Steel
- Westinghouse 900mm undermount externally ducted out. Stainless Steel
- Westinghouse 900mm Electric BuiltIn Oven
- Stainless Steel Westinghouse 900mm Gas Cooktop
- Phoenix Slimline Goose Neck Sink Mixer
- Four (4) drawers
- Dishwasher and included.





Bathroom / Ensuite



Bathroom/ Esnuite

- Silicone seal to internal wet areas
- Ceramic wall tiles— Full Hight
- Freestanding bath
- PHOENIX V685CHR Vivid single shower on rail
- Fully Framed shower screen
- Polished Edged mirrors
- Wall hung Vanity Units
- Chrome Finish Basin Mixers
- Wall niches to all showers
- Soft close toilet suite
- Chrome Finish Floor waste & Bathroom accessories

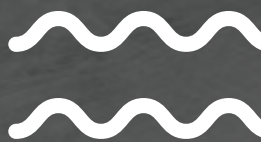




*Relax in the Comfort
of your own home*



Laundry & Floor Coverings



Laundry

- 45L flush line tub with cabinet
- Tile Skirting
- Chrome Finish single lever sink mixer.
- 600mm high Splashback
- Hot & Cold washing machine Connections

Floor Coverings

- 600x600 Ceramic Floor Tiles throughout Meals, Kitchen Living
- Laminated or Carpet to All bedrooms and robes
- Concrete Porch and alfresco with 600x600 Ceramic Floor tiles





Electrical/ Airconditioning



Electrical/Airconditioning

- 12 x LED Down lights (Light Points to remainder)
- 3 Light points over island beanch
- 10 x Double GPO
- 6 x Single GPO
- 1 x Pay TV point
- 1 x Data Module
- 3 Phase Power
- NBN Ready
- Fully Ducted Air conditioning 2 zones
- 26L Rianai Hot Water System

Driveway/Landscape

- Wall mounted Clothesline
- Letter box from builders range
- Coloured concrete driveway
- Soft landscaping - Including turf to front & back yard with pebbles to both sides
- Garden beds & Fencing NOT included

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