



EVOKE LIVING  
HOMES

— CREATING LIFESTYLES —

# Modular & Steel Framed Home Designs

PRICE LIST & INCLUSIONS

# Price List

DESIGN	SIZE	BED	BATH	# OF MODULES	PRICE <sup>^</sup>
The Seaview	50.40m <sup>2</sup>	1	1	1	\$201,006
The Farmstay	60.48m <sup>2</sup>	2	1	1	\$220,783
The Oakhill	60.48m <sup>2</sup>	2	2	1	\$235,900
The Saltbox	63.36m <sup>2</sup>	2	1	1	\$214,207
The Hut	63.36m <sup>2</sup>	2	1	1	\$232,750
The Ocean Retreat	63.36m <sup>2</sup>	2	2	1	\$252,877
Presto 21*	69.12m <sup>2</sup>	2	1	1	\$255,000
Presto 22*	69.12m <sup>2</sup>	2	2	1	\$260,000
The Rocklea	99.36m <sup>2</sup>	3	1	2	\$314,344
The Tuart	105.84m <sup>2</sup>	3	1	2	\$308,558
The Preston	119.18m <sup>2</sup>	3	2	2	\$356,030
The Adair	120.28m <sup>2</sup>	3	2	2	\$354,780
The Avon	120.96m <sup>2</sup>	3	2	2	\$360,065
The Willow	120.96m <sup>2</sup>	3	2	2	\$348,376
The Meadows	120.96m <sup>2</sup>	3	2	2	\$355,324
The Oakdale	120.96m <sup>2</sup>	4	1	2	\$329,096
Presto 32*	124.16m <sup>2</sup>	3	2	2	\$360,000
The Northwood	156.72m <sup>2</sup>	4	1	3	\$428,927
The Acadia	161.28m <sup>2</sup>	4 + study	2	3	\$449,556
The Hamelin	174.24m <sup>2</sup>	4 + study	2	3	\$438,866
The Melaleuca	174.24m <sup>2</sup>	3 + theatre	2	3	\$427,645
The Akora	174.24m <sup>2</sup>	3 + study	2	3	\$442,477
The Karana	176.40m <sup>2</sup>	4 + study	2	3	\$435,341
The Glades	181.44m <sup>2</sup>	4 + study	2	3	\$456,082
The Belvoir	201.60m <sup>2</sup>	4	2	3	\$518,756
The Four Winds	237.60m <sup>2</sup>	4 + study	2	4	\$530,155

\*Pricing for the Presto range is based on standard Presto specifications. Variations or customisations may incur additional costs.

<sup>^</sup>Prices correct as at 18/09/2025.

# SPECIFICATIONS

## Modular Home Inclusions

### Preliminaries

- Soil classification
- Site inspection
- Site survey
- Site-specific structural engineering
- HIA Home Building Contract
- Building and Water Corporation application and permits

### External

- Engineered pre-stressed concrete slab
- 90mm engineered steel wall frames and roof trusses
- Colorbond® corrugated roofing
- Colorbond® slotted gutters, fascia, bargeboards and downpipes
- Vapour permeable wrap beneath roofing
- Insulated external walls, roof, and ceiling
- Colorbond® external cladding
- Powder-coated aluminium windows and sliding doors with flyscreens
- Powder-coated aluminium entry and rear doors with quality locksets and deadlocks
- Full external painting
- Heat pump hot water unit
- Two external garden taps
- Two weatherproof external power points
- Bunker light to each external door

### Internal

- 10mm plasterboard to all internal walls and ceilings
- 75mm coved cornices
- 2400mm ceiling height throughout
- 67mm skirting boards (excluding wet areas and cabinetry)
- Metal door frames
- Flush panel internal doors
- Modern chrome door hardware
- Full internal painting to walls, ceilings, doors, skirting and frames
- Light fittings to each room
- Double power points to all habitable rooms (additional points for appliances as needed)
- Two digital TV points and one phone point
- Externally flumed exhaust fans to ensuite, bathroom, and WC
- Mirrored bi-pass robe doors to bedrooms
- Walk-in robes with shelf and chrome hanging rail
- Vinyl bi-pass linen doors (if included in plan)

### Kitchen

- EURO stainless steel oven, cooktop and rangehood

(600mm or 900mm if included in plan)

- 1¾ stainless steel sink with chrome flick-mixer tap
- Dishwasher provision
- Soft-close laminated cabinetry with modern handles
- Four-shelf pantry (if included in plan)
- 400mm ceramic splashback tiling (up to bottom of rangehood)

### Ensuite / Bathrooms / Laundry

- Water-resistant plasterboard to wet areas
- Hobless showers with semi-frameless pivot doors
- Frameless vanity mirrors
- 1500mm white bath (if included in plan)
- White dual flush toilet suites
- Privacy locks to bathroom, ensuite, and WC
- Laminated bathroom cabinetry with soft-close doors and drawers
- Modern basins and tapware
- Matching bathroom accessories including double towel rails, soap holders and washing machine taps
- Inset stainless steel laundry trough with cabinet (or combo, if included in plan)
- Generous floor and wall tiling allowance
- 2m high ceramic tiling to shower recesses
- 400mm tiling over bath and laundry trough
- 200mm tiling over vanities
- 200mm skirting tiles to all wet areas
- Floor tiling to ensuite, bathroom, laundry, and WC

# SPECIFICATIONS

## Presto Range Inclusions

### Preliminaries

- Soil classification
- Site inspection
- Site survey
- Site-specific structural engineering
- HIA Home Building Contract
- Building and Water Corporation application and permits

### External

- Engineered pre-stressed concrete slab
- 90mm engineered steel wall frames and roof trusses
- Colorbond® Shale Grey corrugated roofing
- Colorbond® Monument slotted gutters, fascia, bargeboards and downpipes
- Vapour permeable wrap beneath roofing
- Insulated external walls, roof, and ceiling
- Painted eaves in Colorbond® Surmist
- Colorbond® external cladding in Monument and Shale Grey
- Charcoal Lustre aluminium windows and sliding doors with flyscreens
- Charcoal Lustre 4-lite aluminium Sentry front door and single-lite rear door with black Lockwood Paladium handles
- Heat pump hot water unit
- Two external garden taps
- Two weatherproof external power points
- Bunker light to each external door
- Full external painting

### Internal

- 10mm plasterboard to all internal walls and ceilings
- 75mm coved cornices
- 2400mm ceiling height (raked ceiling to living area, if included in plan)
- 67mm skirting boards (excluding wet areas and cabinetry)
- Metal door frames (timber cavity sliders used where included in plan)
- Flush panel internal doors
- Gainsborough Lianna satin chrome door hardware (circular hardware for cavity sliders if included in plan)
- Dulux Lexicon Quarter paint to walls, ceilings, doors, skirting and frames
- LED downlight to each room
- Double power points to all habitable rooms (additional points for appliances as needed)
- Two digital TV points and one phone point
- Mirrored bi-pass robe doors to bedrooms
- Externally flumed exhaust fans to ensuite, bathroom, and WC
- Glacier vinyl bi-pass linen doors (if included in plan)

### Kitchen

- EURO 60cm electric multifunction oven
- EURO 60cm electric cooktop
- EURO 60cm stainless steel canopy rangehood
- Everhard single or 1¾ bowl sink with drainer (as per plan)
- Milano sink mixer
- Dishwasher provision
- Laminated cabinetry with Polytec Alicante Stone benchtops and Classic White Matt doors, including soft-close doors and cutlery drawer
- Artia Lucca brushed nickel cabinet handles
- Freestanding pantry with central microwave box
- 200x600 Soul White Gloss splashback tiling (400mm high, up to underside of rangehood)

### Ensuite / Bathrooms / Laundry

- Water-resistant plasterboard to wet areas
- Hobless showers with semi-frameless pivot doors (Matt Silver finish)
- Frameless vanity mirrors
- 1500mm white bath (if included in plan)
- Caroma Stylus back-to-wall toilet suites
- Caroma Cosmo white vanity basins
- Soho CP wall-mounted tapware with 220mm spout
- 45L Everhard utility sink in laundry
- Laminated cabinetry with Polytec Classic White Matt benchtops and Maison Oak Matt doors
- Washed Stone Dark Grey 300x600 floor and wall tiles
- Caroma Cosmo accessories including towel rails, rings, hooks, toilet roll holders and chrome soap holder

### Floor Coverings

- Armstrong Luxury Vinyl Planks – Natural Elements in Barnside Ashen throughout (excluding wet areas)

### Air-Conditioning

- Split systems to Living/Kitchen and Bedroom 1

### Window Coverings

- Blockout roller blinds – Unline Sunset in Snow colour

### Optional External Structures (Verandah, Carport & Alfresco)

- Colorbond® Shale Grey corrugated roofing
- Colorbond® Monument slotted gutters, fascia, bargeboards and downpipes
- Colorbond® Monument powder-coated beams and columns
- Note: Ceiling lining and flooring are not included

## Additional Cost Considerations

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### Managed by Evoke (if required):

- Transport beyond 200km from Northam
- Design modifications or upgrades
- BAL (Bushfire Attack Level) compliance
- Wind region compliance
- Crane hire

### Client or Evoke (by arrangement):

- Power, water, sewer connections
- Stormwater management / water tanks
- Septic systems and leach drains
- Site earthworks
- Extra flooring beyond wet areas
- Air conditioning or wood fire heating
- Carports and verandahs



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