



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	\$180,902.29
The Farmstay	60.48m <sup>2</sup>	2	1	1	\$198,021.23
The Oakhill	60.48m <sup>2</sup>	2	2	1	\$211,664.98
The Saltbox	63.36m <sup>2</sup>	2	1	1	\$203,024.95
The Hut	63.36m <sup>2</sup>	2	1	1	
The Ocean Retreat	63.36m <sup>2</sup>	2	2	1	\$224,905.19
Presto 21*	69.12m <sup>2</sup>	2	1	1	\$255,000.00
Presto 22*	69.12m <sup>2</sup>	2	2	1	\$260,000.00
The Rocklea	99.36m <sup>2</sup>	3	1	2	\$290,091.89
The Tuart	105.84m <sup>2</sup>	3	1	2	\$289,300.51
The Preston	119.18m <sup>2</sup>	3	2	2	\$329,188.62
The Adair	120.28m <sup>2</sup>	3	2	2	\$344,610.37
The Avon	120.96m <sup>2</sup>	3	2	2	\$340,097.91
The Willow	120.96m <sup>2</sup>	3	2	2	\$322,920.64
The Meadows	120.96m <sup>2</sup>	3	2	2	\$320,644.50
The Oakdale	120.96m <sup>2</sup>	4	1	2	\$304,070.20
Presto 32*	123.48m <sup>2</sup>	3	2	2	\$360,000.00
The Northwood	156.72m <sup>2</sup>	4	1	3	
The Acadia	161.28m <sup>2</sup>	4 + study	2	3	
The Hamelin	174.24m <sup>2</sup>	4 + study	2	3	\$413,703.43
The Melaleuca	174.24m <sup>2</sup>	3 + theatre	2	3	\$404,176.93
The Akora	174.24m <sup>2</sup>	3 + study	2	3	\$421,787.27
The Karana	176.40m <sup>2</sup>	4 + study	2	3	\$409,638.18
The Glades	181.44m <sup>2</sup>	4 + study	2	3	\$410,539.52
The Belvoir	201.60m <sup>2</sup>	4	2	3	\$489,384.78
The Four Winds	237.60m <sup>2</sup>	4 + study	2	4	\$504,859.93

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

<sup>^</sup>Prices correct as at 26/11/2024.

# Standard Inclusions

## Preliminaries

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

## External

- Full painting to all external surfaces
- Engineered steel wall frames (90mm) and roof trusses
- Engineered Pre-stressed concrete slab
- Colorbond® corrugated roofing
- Colorbond® slotted gutters, fascia, barge and downpipes
- Colorbond® external wall cladding
- Powdercoated aluminium windows & sliding doors with fly screens
- Powdercoated aluminium entry and rear door
- Quality external lock sets including deadlock
- Insulated external walls, roof and ceiling
- Thermal wrap beneath corrugated sheeting
- 1 bayonet light point to all external doors
- 2 external garden taps
- 2 weather proof external power points
- Gas instantaneous hot water unit

## Internal

- Full internal painting to walls, ceilings, doors, skirting and door frames
- 2400mm ceiling height
- 67mm skirting throughout (excluding wet areas and cabinetry)
- 10mm plasterboard internal walls and ceilings with 75mm coved cornice
- 1 bayonet light point to each room
- 1 double general power outlet (DGPO) to all

habitable rooms. (Extra DGPO to living room with additional

GPO's as per appliance positions.

- 2 digital TV points and 1 phone point
- Mirrored bi-pass robes doors to bedrooms
- Vinyl bi-pass doors to linen \*where shown
- Walk in robes to bedrooms with shelf and chrome hanging rail
- Metal door frames
- Flush panel internal doors
- Modern chrome door hardware
- Externally flumed exhaust fans to ensuite, bathroom & WC

## Kitchen

- 600mm or 900mm stainless steel European electric oven, electric hotplate and canopy range hood (as per plan)
- 3/41 bowl sink drainer with chrome flick mixer
- Dishwasher provision
- Kitchen cabinets with laminated benchtops and doors with soft closing doors and drawers
- Modern range of cabinetry handles
- 4 shelf pantry (as shown in plan)
- 400mm quality ceramic tiling over kitchen benches (up to bottom of range hood)

## Ensuite/Bathrooms/Laundry

- Water resistant plasterboard to bathroom and ensuite
- Inset stainless steel trough with cabinet or trough and cabinet as per plan to laundry
- Hobless shower recess with semi-frameless pivot shower door
- Generous floor and wall tiling allowance
- Frameless mirrors to vanities
- 1500mm white bath to bathroom (as per plan)
- White dual flush toilet suites
- Privacy locks to ensuite, bathroom & WC
- Exhaust fans to ensuite, bathroom & WC

# Standard Inclusions (cont.)

- Bathroom cabinets with laminated benchtops and doors with soft closing doors and drawers
- Modern choice of basins
- Modern range of tapware with matching accessories including washing machine taps, and double towel rails to ensuite and bathroom
- 2m high ceramic tiling to shower recess
- 200mm skirting tile to ensuite, bathroom, laundry & WC's
- 400mm tiling over bath
- 200mm tiling over bathroom vanities
- 400mm of tiling over laundry trough
- Floor tiles to ensuite, bathroom, laundry & WC's
- Ceramic tile soap holder to showers

**Note:** All items are from the builder's selection. Custom or customer supplied items will be priced on application. Quotation takes precedence over the specification. Correct as at 26/11/2024 and can be changed without notice.

# Presto, Standard Specifications

## Preliminaries

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

## External

- Engineered steel wall frames
- (90mm) and roof trusses
- Pre-stressed concrete slab
- Colorbond® Shale Gray corrugated roofing
- Colorbond® Monument slotted gutters, fascia, barge and downpipes
- Colorbond® Monument and Shale Gray external wall cladding
- Surf-mist painted eaves
- Charcoal Lustre aluminum windows & sliding doors with fly screens
- Charcoal Lustre 4-lite aluminum Sentry door to entry and Single-lite Sentry rear door, with black Lockwood Paladium handle
- Insulated external walls, roof and ceiling
- Thermal wrap beneath corrugated sheeting
- 1 bayonet light to all external doors
- 2 external garden taps
- 2 weather proof external GPOs
- Gas instantaneous hot water unit

## Internal

- Dulux Lexicon Quarter paint to walls, ceilings, doors, skirting and door frames
- 2400mm ceiling height. Raked ceilings to living area, as shown on plans
- 67mm half-splay skirting throughout (excluding wet areas and cabinetry)
- 10mm plasterboard internal walls and ceilings with 75mm coved cornice

- 1 LED downlight to each room
- 1 double general power outlet
- (DGPO) to all habitable rooms.
- (Extra DGPO to living room with additional GPO's as per appliance positions.
- 2 digital TV points and 1 phone point
- Mirrored bi-pass robes doors to bedrooms, with shelf and chrome hanging rail
- Glacier vinyl bi-pass doors to linen \*where shown
- Metal door frames (timber cavity slider system used where shown on plans)
- Flush panel internal doors
- Gainsborough Lianna satin chrome door hardware
- (Gainsborough Circular cavity slider hardware used where required)
- Externally flumed exhaust fans to ensuite, bathroom & WC

## Kitchen

- EURO 60cm Electric Multifunction Oven
- EURO 60cm Electric Cooktop
- EURO 60cm Stainless Steel Canopy Rangehood
- Everhard Single or 1 3/4 bowl sink & drainer (shown on plans)
- Estilo Chrome Side Lever Sink Mixer
- Dishwasher provision
- Kitchen cabinets with laminated benchtops (Polytec Alicante Stone Smooth) and doors (Polytec Classic White Matt) with soft closing doors and cutlery drawer
- Artia Lucca brushed nickel cabinet handles
- Freestanding pantry cupboard, with Microwave box in centre
- Soul White Gloss 200x600 tiling to splashback (400mm high and up to bottom of rangehood)

## Ensuite/Bathrooms/Laundry

- Water resistant plasterboard to bathroom and ensuite
- Laundry & bathroom cabinets with laminated benchtop (Polytec Classic White Matt) and door (Polytec Maison Oak Matt)

# Presto, Standard Specifications (cont.)

- 45L Everhard Utility Sink to Laundry
- Hobless shower recess with semi-frameless (Matt Silver frame) pivot shower door
- Washed Stone Dark Grey 300x600 floor and wall tiling (standard heights)
- Frameless mirrors to vanities
- 1500mm white bath to bathroom (shown on plan)
- Alpine Charli white toilet suites
- Gainsborough Lianna satin chrome door hardware with privacy locks to ensuite, bathroom & WC (Gainsborough Circular cavity slider hardware used where required)
- Exhaust fans to ensuite, bathroom & WC
- Caroma Cosmo white vanity basins
- Estilo Chrome Basin & Sink Mixer
- Caroma Cosmo chrome 600mm towel rail or hook
- (shown on plan), and matching towel ring and toilet roll holder.
- Dorf Enix Chrome Soap holder

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

- Colorbond® Shale Gray corrugated roofing
- Colorbond® Monument slotted gutters, fascia, barge and downpipes
- Monument powdercoated beams & columns
- Note: ceiling lining and flooring are excluded

## Floor Coverings

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

## Air Conditioning

- Actron 5kW split air-conditioner to Living room

## Window Coverings

- Blockout roller blinds – Online Sunset in Snow colour



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