

LUXE

INCLUSIONS

Book your tour

Experience the
award winning
Stylemaster
Skyline Design
Studio

Enduring style
and premium
quality

A carefully selected range
of LUXE inclusions from the
industry's leading brands

Stylemaster

Stylemaster Homes **LIVING LUXE**

At Stylemaster, we believe your home should be beautiful, comfortable and affordable... always. The inclusions must be high quality, tried and tested – made to last.

Our long established relationships with the industry's best manufacturers, suppliers and trades enable us to deliver a premium standard of excellence in every home we build. Each product is carefully selected to be strong, functional and offer enduring style that will stand the test of time.

Stylemaster homes are like no other. They include all the design features and dream finishes you expect as standard. That's why we believe our standard of luxury living is the best you'll find.

Our Luxe Specification features an extensive range of inclusions – all of the highest quality – ensuring we will complete your new home with the perfect products to complement your personality and lifestyle. As a Stylemaster customer, you will meet with a member of our award winning design team in our state-of-the-art Skyline Design Studio to see and touch the actual finishes that will become part of your new home.

It's the innovation and service you can expect from Queensland's most awarded builder.

Queensland's Most Awarded Builder 2009-2017

***Queensland's Professional Major Builder
Finalist – 2015 & 2017***

***Queensland's Professional Medium Builder
For Three Consecutive Years - 2012, 2013 & 2014***





stylemaster

Book your tour to
discover the award winning

STYLEMASTER SKYLINE DESIGN STUDIO



At Stylemaster Homes we believe choosing the interior and exterior finishes for your new home should be easy and enjoyable.

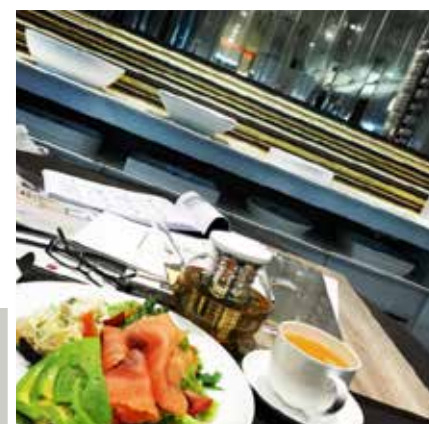
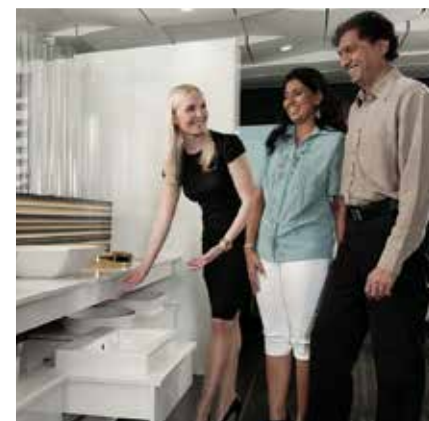
That's why our multi award winning Design Studio Team works exclusively with you, one-on-one to help you discover stylish solutions that best suit your personality, lifestyle and budget.

Fun and informative, Stylemaster runs regular scheduled guided tours of our state-of-the-art selection centre. Here you can learn about the full inclusion ranges on offer, discover the Stylemaster difference first hand and explore everything available for your new home.

We invite you to call or email our office to secure your place in our next tour.

**To book your tour of the Skyline Design Studio
call (07) 3368 9700 or visit
stylemasterhomes.com.au/design-studio**

Visit Stylemaster Homes on Instagram, Facebook and Pinterest to stay up to date with the latest news, offers and design inspiration.



LUXE KITCHENS





SLEEK KITCHEN CABINETRY AND SPLASHBACKS

Kitchen under bench cabinetry including pot drawers, cupboards and wall tower as per design.

Overhead cabinets with finger-pulls.

Extensive range of laminate colours to choose from. One (1) colour to be selected throughout. Laminex – Natural, Silk & Impressions finishes; Formica – Gloss finish; Polytec – Matt, Sheen and Finegrain finishes.

Fully-lined white melamine cabinet interiors with an intermediate shelf.

Choose from an extensive range of cabinetry handle styles in chrome, bright chrome stainless steel, matt black and other finishes. Various sizes available.

Ceramic wall tile splashbacks behind cooktops. Choose from an extensive range of colours and styles in our Builder’s Range.

Site built plasterboard pantry with hinged door and four (4) white melamine shelves as per design.

CAESARSTONE BENCHTOPS

20mm Caesarstone benchtops with arris edge throughout the kitchen. Choose from ten (10) designer colours in our Builder’s Range. One (1) colour to be selected.

900mm wide island bench (design specific).

QUALITY FINISHES AND FITTINGS

Abey double bowl stainless steel sink with drain tray included —top-mounted.

Space for dishwasher with single power point and tap (no connection provided).

Space for microwave with single power point.

Choice of mixer tap designs— “square” or “goose neck” style with side lever mixer.

BUTLER’S PANTRY (DESIGN SPECIFIC)

20mm Caesarstone benchtop with arris edge.

Choose from ten (10) Caesarstone designer colours in our Builder’s Range. One (1) colour to be selected throughout.

Designer laminate cabinets under bench. Colour selection to be the same as kitchen cabinetry.

16mm white melamine open box/shelf unit over base cabinets with four (4) 16mm white melamine storage shelves.

Ceramic wall tile splashbacks.

Ask us about optional butler’s pantry upgrades including sinks, appliances, etc.



All photographs are for illustrative purposes and should only be used as a guide. They may depict kitchen upgrade items, lights, floor coverings and wall finishes that are not included in our standard pricing. Additional items such as decorative finishes, fixtures, fittings and window coverings are not included.

**Enjoy your stylish and well considered kitchen as is,
or personalise to better suit your individual taste and needs.**



**Speak with your New Home Consultant about
simple changes you can make to take your
cooking experience to the next level!**

 **caesarstone**
Quartz Surfaces

polytec

Laminex
Inspire your space

 **FORMICA**

BLANCO

 **abey**

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Choose your appliances from the following options

RANGEHOOD

Choose from 700mm under-mounted rangehood (externally ducted) or 900mm canopy rangehood (recirculated).



WALL OVEN WITH SEPARATE COOKTOP

OPTION 1

600mm 66L multi-function wall oven with 900mm gas cooktop.

****Double storey homes include two wall ovens.**



OPTION 2

600mm 66L multi-function wall oven with 600mm ceramic electric cooktop (no frame).

****Double storey homes include two wall ovens.**



OPTION 3

900mm freestanding electric oven with gas cooktop featuring 6 burners.

150L capacity oven with 8 cooking functions.

Anti-tip shelves with telescopic runners.

Stainless steel kick plate.



LUXE BATHROOMS



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LUXE BATHROOM VANITIES & BENCHTOPS

BATHROOM VANITY OPTIONS

Choose from 3 stylish included cabinetry design options.



OPTION 1
Built to floor unit



OPTION 2
Vanity design with recessed kick



OPTION 3
Wall hung cabinetry with separate wall hung vertical storage

CAESARSTONE VANITY BENCHTOPS

All Luxe bathrooms include 20mm Caesarstone benchtops with arris edge.
Choose from ten (10) designer colours.
One (1) colour to be selected throughout.



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LUXE BATHROOM SHOWERS, BATHS & TILES

RESORT STYLE BATHS + TAPWARE

1675mm long white podium mounted bath in main bathroom.

Free standing bath in ensuite (design specific).

Choose from two (2) mixer tapware styles.



SEMI-FRAMELESS SHOWERS

Standard semi framed pivot shower screen with clear safety glass (design specific).

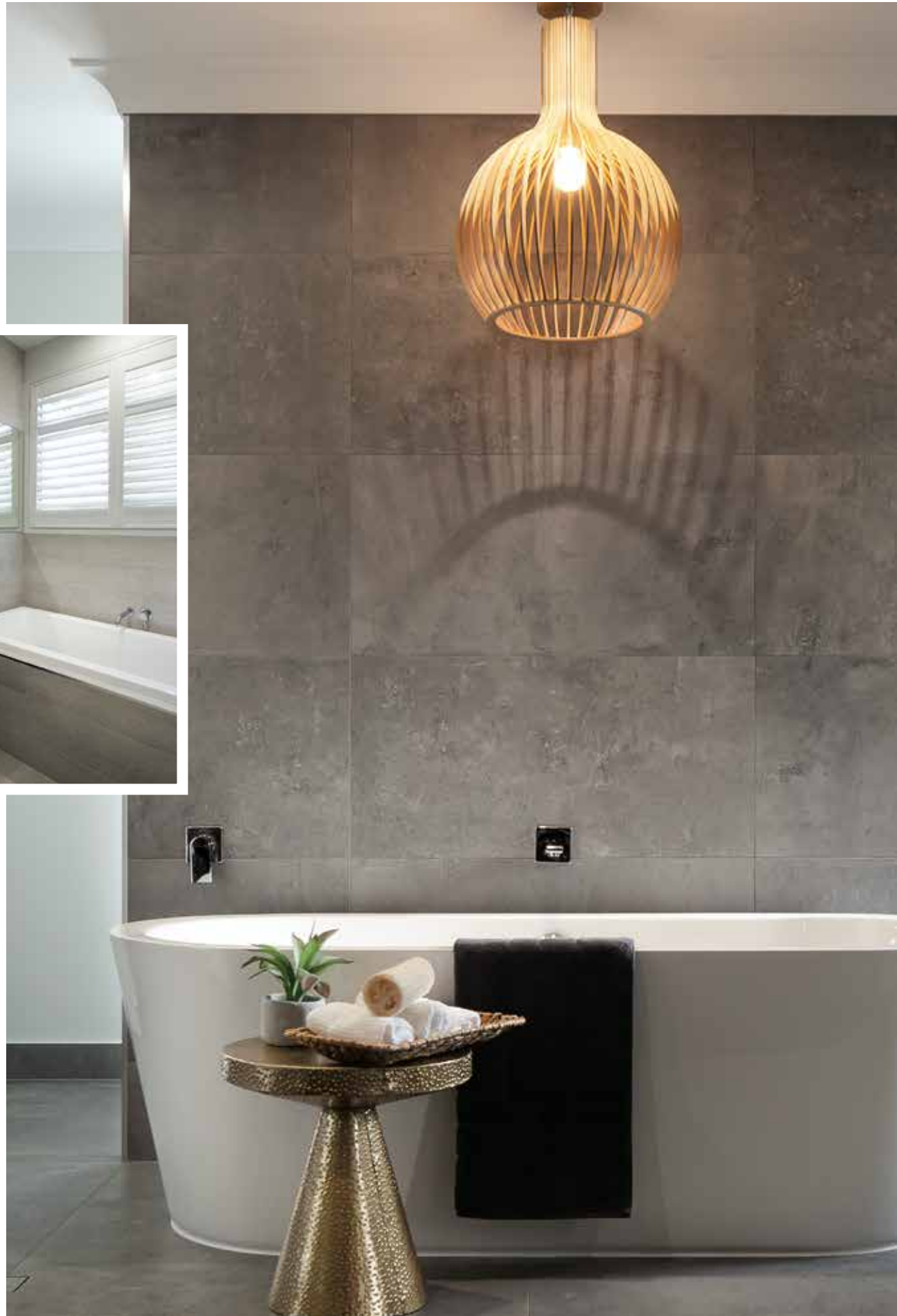
Choose from two (2) shower head options – square or round design rail shower.

DESIGNER FLOOR & WALL TILES

Ceramic wall tiles – 2000mm high shower walls, 600mm high around bath, 280mm high above vanity, 1100mm high (nominal) behind toilet suite and 100mm high skirting tile to remainder (Builder's Range).

Ceramic tiled floor and shower base (Builder's Range).

Square 100mm bermuda tile insert wastes.





LUXE BATHROOM FIXTURES, BASINS & TAPWARE

MIXER TAPWARE OPTIONS (CHOOSE ONE STYLE)

Choose your mixer tapware from two (2) styles with a round or square look with optional included backplate.

BASIN OPTIONS (CHOOSE ONE STYLE)

Choose your preferred basin style from five (5) options. Powder Room option (design specific).



OPTION 1 | Round style tapware



OPTION 2 | Square style tapware

LUXE LAUNDRIES, STORAGE & WARDROBES



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LAUNDRY

20mm Caesarstone benchtop with arris edge from Builder’s Range – one (1) colour throughout.

800mm laminated base cabinet with 45L stainless steel drop-in tub and mixer tap.

Washing machine stops in chrome.

Ceramic wall tiles – 400mm high over bench , 1300mm high in washing machine space and 100mm high skirting tile to remainder (Builder’s Range).

Choose from an extensive range of ceramic floor tiles (Builder’s Range).

Ask your Stylemaster consultant about our optional laundry upgrades.



STORAGE

Linen cupboard with four (4) melamine shelves.



WARDROBES

Built-in wardrobes with aluminium framed (satin chrome or bright chrome) sliding doors with coloured vinyl fronts.

Choose from nine (9) vinyl colours for your wardrobe doors.

One (1) white melamine shelf with hanging rail to all bedroom wardrobes.

Walk-in-robos to have one (1) white melamine shelf with hanging rail.



LUXE STAIRCASES, INTERIORS & FINISHES



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INTERNAL DOORS

Corinthian internal hinged doors (MOTIVE 2V, MOTIVE 3D or Flush Primed) paint grade satin finish.

Quality internal lever passage sets with privacy latches to Bedroom 1, Bathroom and WC (Choose from Gainsborough Contractor Fiora, Amelia, Bailey, Olive, Florence & Carla). Governor handle to internal garage door.

CEILINGS

2440mm ceiling height to single storey homes.

2570mm (nominal) ceiling height to ground floor and 2440mm (nominal) ceiling height to first floor of two storey homes.



SUPERIOR INTERNAL AND EXTERNAL PAINT

Taubmans Endure 3 coat system Matt Acrylic paint to all internal walls (Builder's Range).

Flat acrylic paint 2 coat system to all ceilings (Builder's Ceiling White).

Taubmans Water-based 3 coat system Satin paint to all internal doors and woodwork (Builder's Range).

Taubmans All Weather paint to all external walls (where applicable) (Builder's Range).

Choose paint colour from an extensive range of options for walls, architraves, skirting boards and doors. One (1) colour throughout.

MOULDINGS

67mm x 12mm splayed skirting painted finish.

42mm x 12mm splayed architrave painted finish.

STAIRCASE (design specific)

Closed cover grade internal treads and risers (stairs) with stained timber stringers, posts, handrail and powder coated tubular balustrade or plaster built balustrade.

Choose from a large range of stylish timber stain colours.

Choose from three (3) powder coated tubular balustrade colours.

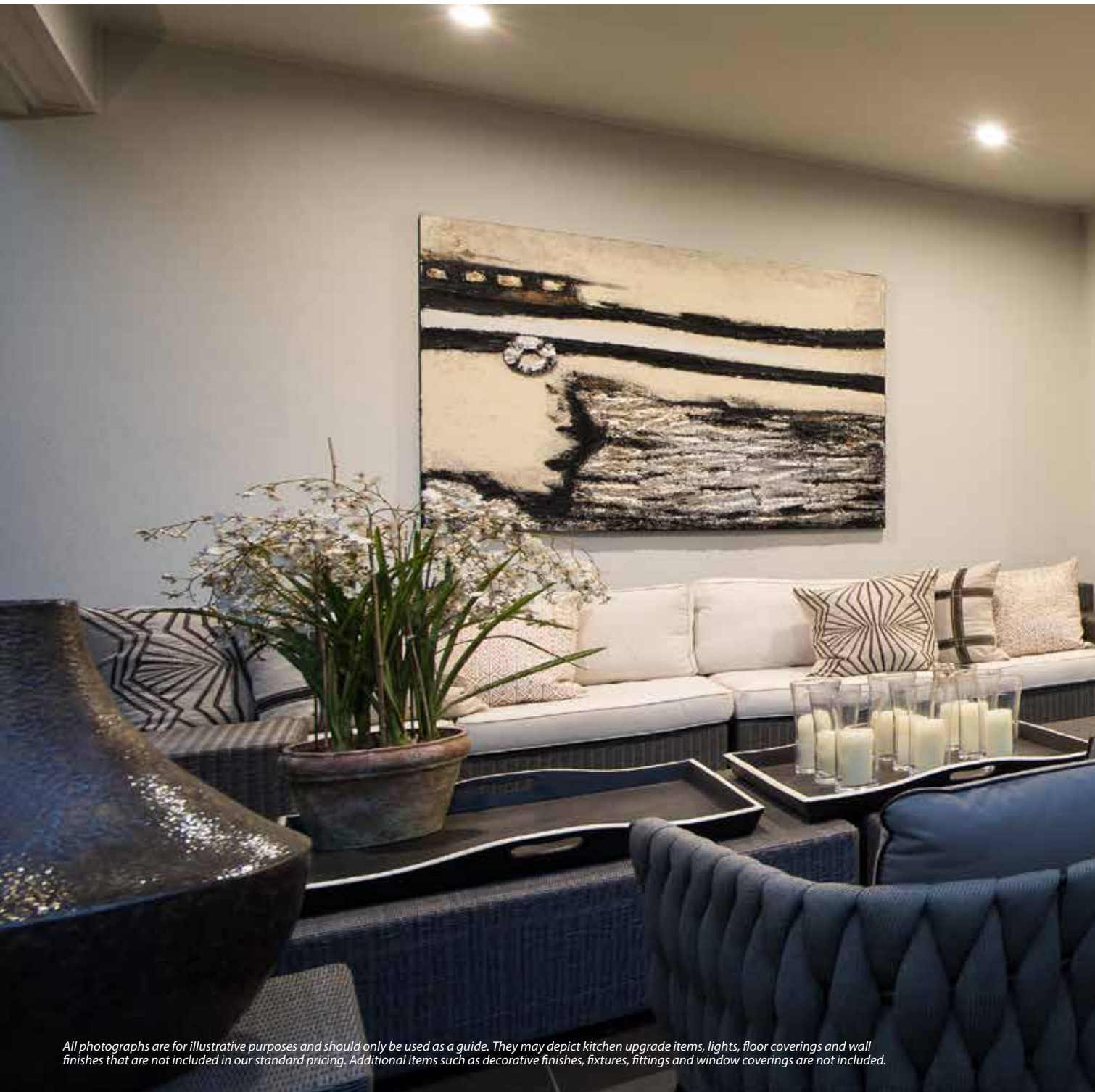
LUXE EXTERIORS & OUTDOOR LIVING

OUTDOOR LIVING

Spacious under-roof outdoor living areas (design specific).

Sliding aluminium framed glass doors to seamlessly connect with indoor living areas.

Speak with your Stylemaster Consultant about enhancing your outdoor living space with quality upgrades.



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DOORS & WINDOWS

Feature front entry door 2040mm high x 820mm wide. Choice of Corinthian WIN 5G, WIN 52G or WIN 21 (Glazed clear with clear glazed sidelight - design specific)

Gainsborough Trilock Angular Lever Entry Set - bright chrome or satin chrome.

Quality aluminium windows and sliding doors (Builder's Range).

Locks to windows, sliding doors and internal garage door.



REGENCY

MEDITERRANEAN

GEORGIAN

COSMOPOLITAN

GARAGE DOOR

Colorbond sectional garage door with remote control operation including two (2) remotes and one (1) wall button.

Choose from an extensive range of colours for your garage door (Builders Range). Choice of four (4) profiles.

SOLAR

2.1kW system.



ROOF & STRUCTURE

Concrete roof tiles (Builder's Range).

COLORBOND® steel roof to Two Storey Homes where applicable.

Hip roof (25 degrees) with 450mm eaves.

Quality pine framing lined with 10mm plasterboard walls and ceiling with 90mm cover cornice throughout.

**Quality TRUECORE® steel frame to double storey homes only

Thermotuff wall wrap to external walls.

R2.5 glasswool insulation batts to Living, Garage and Alfresco ceiling areas only (excludes Porch/ Portico ceilings).



BRICKS, RENDER, CLADDING & PAINT

Brick Veneer construction where applicable with single height face bricks, natural mortar and round ironed joints.

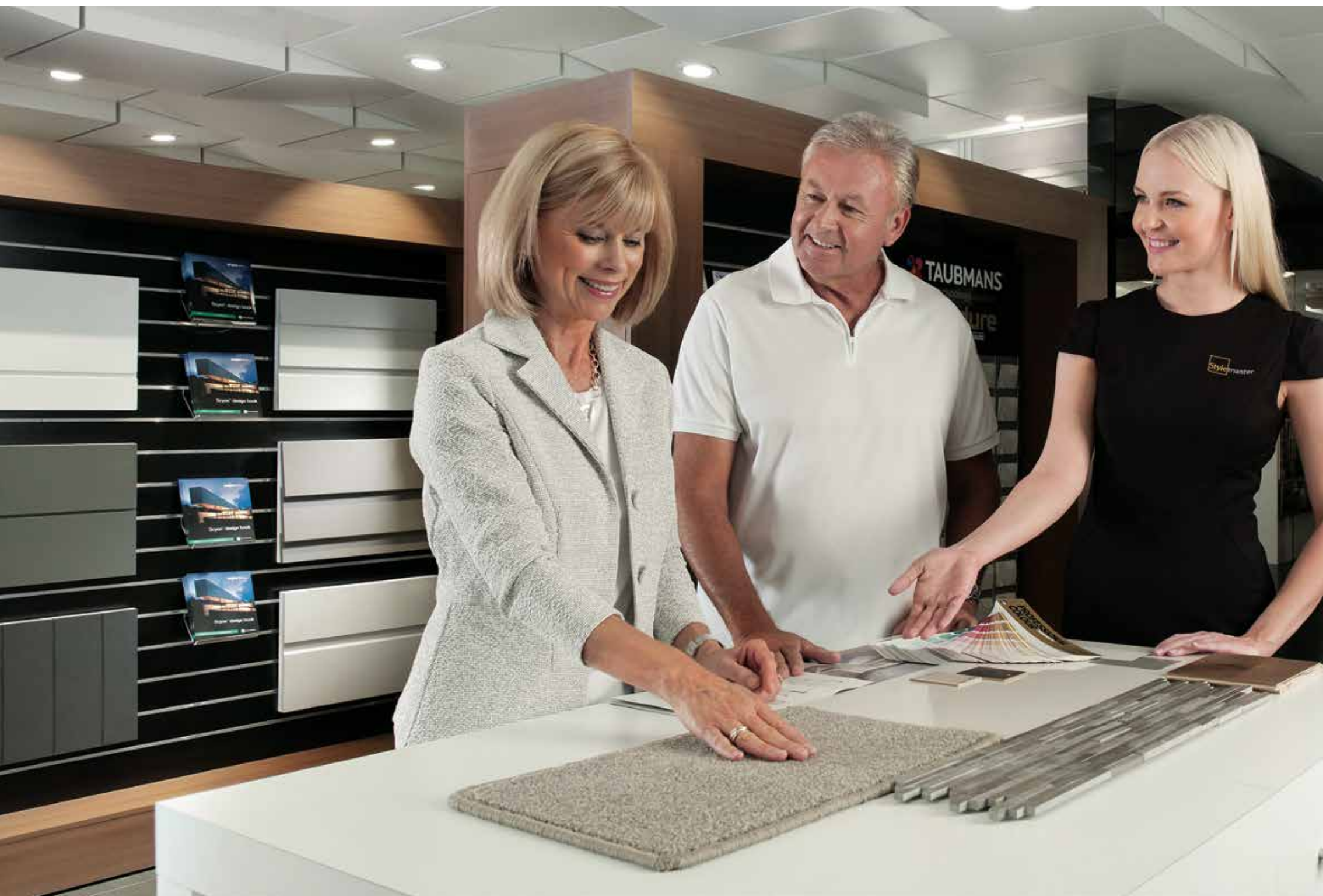
Choose from an extensive range of brick colours. One (1) colour to be selected (Builder's Range).

Hebel with coloured rendered finish where applicable (design specific).

Feature brick, Hebel, render and cladding included in some Designs. See consultant for details.

Balustrade to balcony of two storey homes (design specific).

LUXE INCLUSIONS





PRE-CONSTRUCTION INCLUSIONS

GENERAL

- Fixed price contract.
- Contour survey.
- Engineers soil test and concrete foundation design.
- Engineers certification of concrete slab.
- Working drawings and specifications prepared by Builder.
- Building certification fees, plumbing and drainage fees, including inspections based on Brisbane City Council (connections are based on water meter existing on site).
- PLSLA levy fee, QBCC Insurance on base price and contractors all-risk insurance.
- Appointment with Colour Consultant in the Skyline Studio.
- Builder’s house clean - external and internal. Builder’s debris only removed from site (excludes excess soil).
- 12 months maintenance period.

SITE WORKS

- Nil earthworks included (no import or export of fill is included).
- Slab to suit Class ‘S’ classification on level site (no piercing).
- Concrete pump for slab.
- Connections including sewer, two (2) storm water drains, up to 10Lm of single phase underground power from main supply to meterbox and up to 10Lm of water from meter to house all same side of road.
- N2 wind loading as per Building Code of Australia.
- Rock excavation/removal excluded.
- Sediment control for up to 18m wide lot, one (1) street frontage only.

ACCESS

- Access to building site is the responsibility of the Owner.
- Any cost incurred by Builder due to difficult site access including crane hire and hand carting of materials is to be borne by the Owner.

CONSTRUCTION INCLUSIONS

ELECTRICAL

- Bosch 26L instantaneous gas hot water service with recess box (connection to supply by Client).
- Generous light and power points as per electrical plan.
- Smoke detectors hardwired to main supply with battery backup.
- One (1) television point to Single Storey Homes.
- Two (2) television points to Two Storey Homes.
- With coaxial cable in ceiling (antenna not included).
- One (1) pre-wired telephone point to Single Storey Homes.
- Two (2) pre-wired telephone points to Two Storey Homes.
- (final connection by Client).
- Automatic circuit breakers with earth leakage safety switch in single phase meter box.
- Painted meterbox.

TERMITE TREATMENT

- Termite system to slab penetrations and physical barrier to perimeter.

ENERGY EFFICIENCY

- Standard Designs sited with the best orientation, within Brisbane City Council boundaries, meet the minimum Energy Efficiency Ratings as per the Building Code of Australia. Note: Variations to standard plans +/- specifications and non-favourable siting/house orientation will require re-assessment and may result in additional inclusions/ upgrades (at additional cost) to maintain the minimum requirement.

STYLEMASTER HOMES PROUD INDUSTRY PARTNERS



WHY BUILD WITH STYLEMASTER

Queensland's most awarded builder from 2009-2017.

Winner - Queensland's Professional Medium Builder for 2012, 2013 and 2014.

Finalists - Queensland's Professional Major Builder for 2015, 2016 and 2017.

Award winning customer service.

State-of-the-art colour selection studio.

Knowledgeable consultants help you find the perfect home.

Transparent processes from start to finish.

South East Queensland specialists.

No hidden costs with a fixed price contract.

Personalised interior design service.

Our specifications are second to none.

We are genuine, reliable and passionate.

Flexible design options to suit everybody.

Stunning facades with architectural elegance.

Leaders in kitchen, bathroom and interior design.

We welcome you to be involved.

Exceptional quality control.

Dedicated point of contact throughout your build.

Exceptional workmanship.

Our clients recommend us and return for future builds.

We are committed to sustainability.

Highly experienced construction team.



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“There is a culture of quality permeating down from Jeff and Sharon, throughout the organisation. The accuracy and quality of the build has always been our highest priority and your team is to be commended for their efforts in this regard.”



“

“Thank you for making us feel very special. We can see your fantastic philosophy is flowing right from top to the bottom - we are simply impressed.”

- Manish and Parul, North Lakes



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