



- Quality Built with Pride -

INCLUSIONS

Everything you need to bring your dream home to life...



www.ashleejoneshomes.com.au

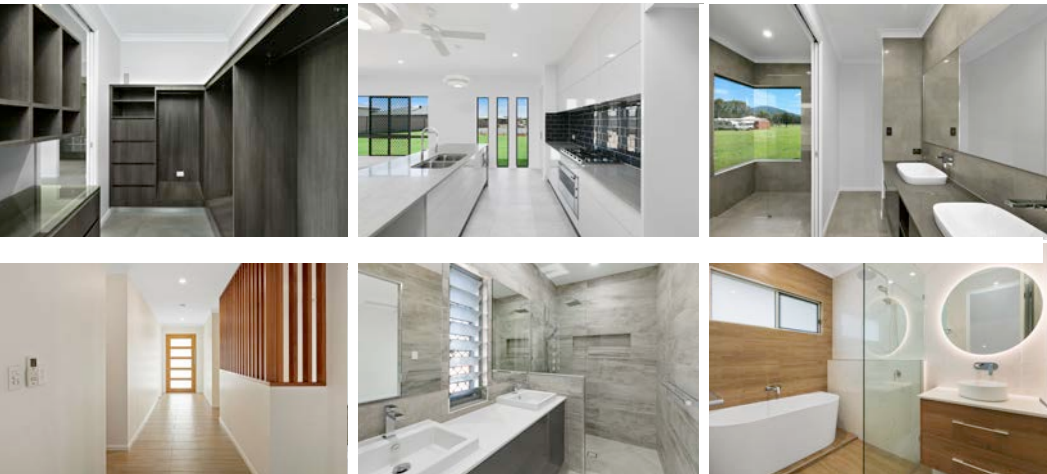
About us...

Ashlee Jones Homes has been providing Central & Northern Queenslanders with quality, high-end yet affordable homes for over a decade. We have numerous designs to choose from ensuring something to suit every style and budget as well as offering outstanding custom builds and affordable house and land packages in Queensland's top end.

The Ashlee Jones Homes name is synonymous with stunning homes and superior workmanship. Our customer service is second to none and our team of highly skilled design and construction professionals are committed to bringing your dream home to life.

At Ashlee Jones Homes, we understand that creating and designing your new home can be an exciting, though often arduous task. Structural layout is one thing, but when you start looking into the interior design and décor, it can become quite overwhelming. We have an Award Winning Interior Design specialist in-house to assist with selections and make the process as enjoyable and less stressful as possible.

Personalising your home to suit your own style is one of the most exciting things about building a house. We've created our selection booklet to inspire and showcase our stylish and premium quality finishes that we include in all new homes. The items that have been selected are currently in style and would add value to your home. You are not limited to these fixtures or fittings, they are simply just options that we highly recommend.



Awards



FNQ Master Builders Awards

2011 – Individual home up to \$250,000
2013 – Individual Home \$276,000 - \$375,000
2016 – Individual Home \$351,000 - \$450,000
2016 – Individual Home \$651,000 - \$750,000
2018 – Individual Home \$251,000 - \$350,000
2018 – Individual Home \$351,000 - \$450,000
2018 – Presidents Award
2019 – Individual Home \$751,000 - \$950,000

FNQ HIA Awards

2019 – Display Home over \$450,000
2019 – Display Home of the Year
2019 – Residential Interior Design

State HIA Awards

2019 – Display Home of the Year
2019 – Residential Interior Design

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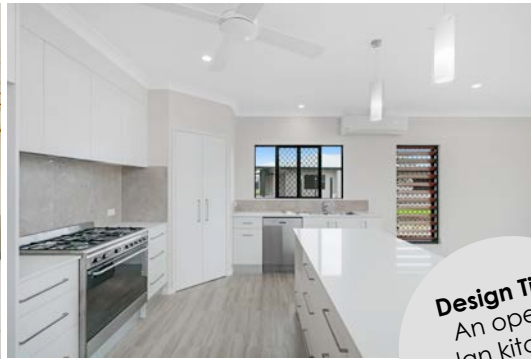
General Inclusions

- ✓ Master Builders Residential Contract
- ✓ Full Set of Engineered Working Drawings
- ✓ Building Approval Fees
- ✓ Construction Insurance
- ✓ Soil Test & Waste Water Report (if required)
- ✓ Earthworks (Allowance for standard cut and fill, based on S class soil)
- ✓ Underground power connection (up to 20m)
- ✓ Water Connections
- ✓ Gas to Cooktop & Hot Water
- ✓ Termite Control to comply with AS3600.1
- ✓ Pine Timber Trusses (as per plan)
- ✓ Reflecta Guard Insulation Blanket to entire roof
- ✓ 200mm Masonry Block Walls
- ✓ Timber Wall Frames
- ✓ 10mm Plasterboards to walls & ceiling
- ✓ 70mm Step Down to shower Recess'
- ✓ Pointed up block work to garage
- ✓ Mastic Seal to all wet areas and skirtings
- ✓ 4 Garden Taps
- ✓ Clothes Line (wall mounted)
- ✓ Letter Box
- ✓ TV Antenna



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Kitchen



Bench Tops

20mm, Square or Rolled Edge
Smart Stone, Quantum Quartz & Essa Stone
Standard Colour Range



Design Tip:
An open
plan kitchen
makes the
space feel
larger

Cabinets

Laminated Doors and Draws
Soft close finishes
Designer handles

Splash back

Feature Tiles to 600mm high

Pantry Shelving

5 Melamine Shelves
As per plan



Appliances

Smeg 60cm Package Including:
Gas/ Electric cooktop, Range hood (undermount), oven & dishwasher



Plumbing/ Tap ware

Kitchen Sink - Franke Rapid Double Bowl Sink
Mixer - Mizu Stream Sink Mixer
Water Point to Fridge Space

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Bathrooms



Bench Tops & Cabinets

As per plan, 20mm Stone Bench Tops, Square Edge Smart Stone, Quantum Quartz or Essa Stone Standard Colour Ranges

Tiles

2100mm High in Shower Recess

Tapware



Mizu Stream Basin Mixer



Mizu Stream Shower & Bath Mixer with diverter



Mizu Drift Hi-Rise Shower Chrome



Mizu Drift wall drop arm With Drift 200 rose or Bloc 200 Rose



Domaine Brass 3F Rail Shower

Basins

with push plug



Roca Easy Semi-inset Basin 550mm x 450mm



Posh Solus Inset Basin 425mm x 450mm

Toilet

Posh Domaine Rimless CCBTW Toilet Suite



Bathrooms



Shower Screens & Mirrors

Framed Shower Screens with Pivot Door

Framed Mirrors full length of vanity

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Bath

Posh Solus 1500 Freestanding Bath
Roca Bath Outlet 200mm
Mizu Stream Bath Mixer



Accessories

Posh Solus Towel Rail
Single or Double (750)



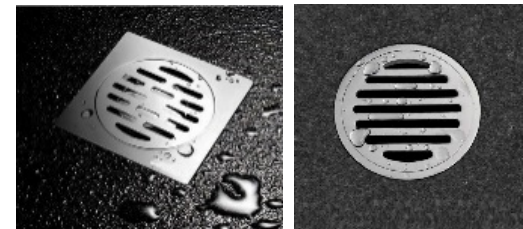
Mizu Drift Toilet Roll Holder
Curved or Straight



Mizu Drift Glass Shelf



100mm Floor Waste
Square/ Round



Laundry



Tiles

Splashback feature
Tiles up to 600mm High
150mm high skirting
tiles



Bench Tops & Cabinets

As per plan, 20mm Laminated
Square or round edge with
Laminated Doors

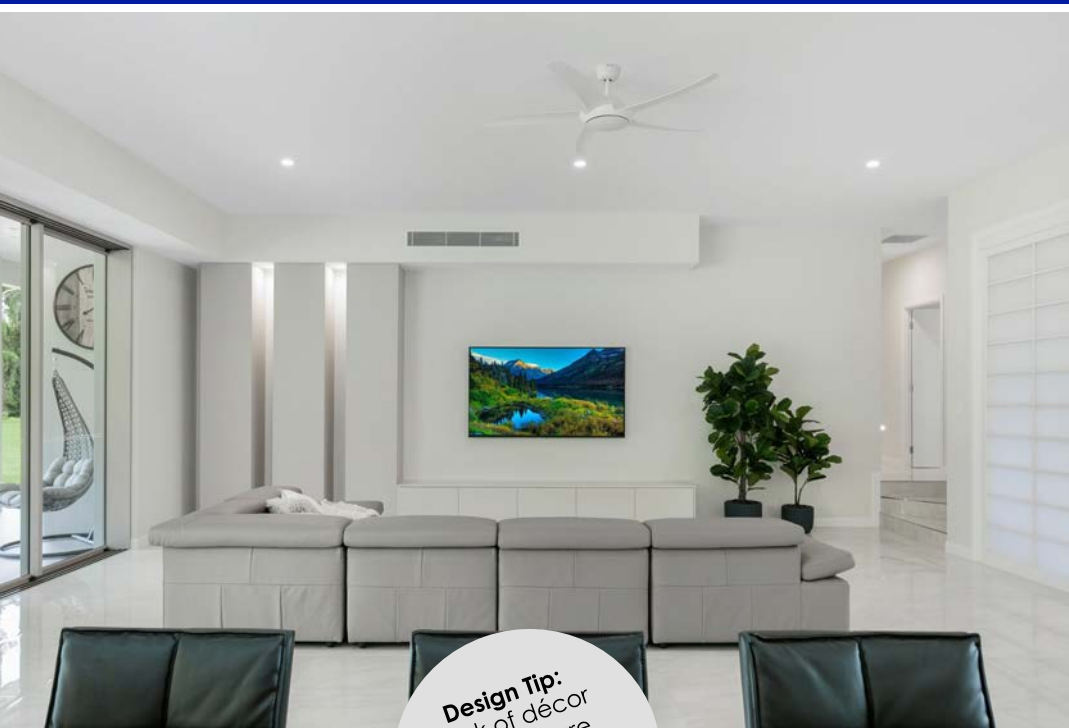


Tub & Tapware

Tub: Posh Solus 45L Tub
Mixer: Mizu Drift Sink Mixer
Acro Combi Valve &
Washing Machine taps



Internal Features



Design Tip:
Think of décor
and furniture
colours before
deciding on a
wall colour



Internal Paint System

Rockcote 3 Coats
Walls in Low Sheen Finish
Doors & Trims in Gloss
Ceiling in Flat Finish

Trims

90mm Curved Cornice
42mm Architraves
68mm Skirtings

Walk in Robe

Fit to Main Bedroom
5 x 500mm wide box shelves to
two locations
Hanging bar to remainder



Robes

Fit to each bedroom
5 x 500mm wide box shelves
and hanging rail



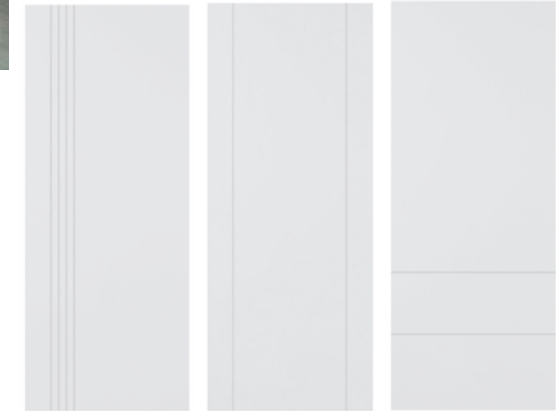
Linen

5 x HMR Shelves
Option to add broom cupboard
with overhead shelf



Tiles

Ceramic Floor tiles straight laid throughout



Internal Doors

Choice of 3 Corinthian looks
Motive MOTP 3D
Motive MOTP 2V
Motive MOTP 2

Internal Handles

Tradespro Gainsborough Series
Satin Chrome Finish
Tristan, Laurent, Tanner, Braxton



Internal Garage Handles

Schlage Regent Series
Satin Chrome Finish
Keyed-a-like to front door
Jupiter / Ruben



External Features



Design Tip:
Slim line
finishes will
give amazing
street appeal



Colorbond Roof

Iron, Fascia & Gutter
With roof vent

Garage Door

Panel Lift Door with 3 remotes
Choice of 4 Styles and 25 Colorbond colour choices

External Paint System

3 Coats on external rendered walls

Tiles

Straight laid to patio and porch



Windows & Doors

Powder coated aluminium windows and Doors in standard builders range of colours
With grey glass as per construction plan.
Your choice of frame colour.



Security Screens

To all windows and external doors
(excluding front door & internal garage door)



Front Entry Door

Choice of two Corinthian styles with Bar handle & deadbolt
Clear Glass, Hinged door, 1200mm W or 820mm W Timber or colour of your choice



Schlage Trento or Corfu
Bar Handle with deadbolt



Driveway

Up to 60m2 of Exposed Concrete
Driveway and path to front porch



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Electrical



Design Tip:
Add drop
ceiling
pendants for a
sophisticated
look



Electrical Fittings

- ✓ Double Power Points throughout
- ✓ Single Power Points
- ✓ Television Points
- ✓ Phone Point
- ✓ Smoke Detectors (hard wired)
- ✓ Ceiling Fans throughout
- ✓ LED Down lights throughout
- ✓ Exhaust Fan & Light Combo to bathrooms
- ✓ Bare Batten Fluro's to garage
- ✓ Para flood with sensor for rear external
- ✓ External Wall Lights (front of house)

White down lights and fans used throughout. Quantities as per individual electrical layout.



Air-conditioning

Supply & Install of Panasonic Split Systems throughout.
Watts determined by room size



Energy Efficiency

Minimum 6 Star Energy Rating to ensure great comfort, reduce greenhouse gas emissions and savings on your energy bill.



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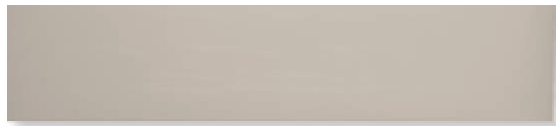
Garage Door



MADRID (WOODGRAIN & SMOOTH)



SEVILLE (WOODGRAIN & SMOOTH)



NULLARBOR (WOODGRAIN & SMOOTH)



GRANGE (WOODGRAIN & SMOOTH)



STATESMAN (WOODGRAIN & SMOOTH)



Colorbond®

Iron, Fascia, Gutter & Garage Door Colour Range



Classic Cream™



Paperbark®



Shale Grey™



Dune®



Cove™



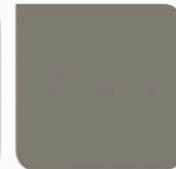
Pale Eucalypt®



Woodland Grey®



Windspray®



Gully™



Mangrove™



Deep Ocean®



Cottage Green®



Wallaby™



Jasper®



Basalt™



Manor Red®



Night Sky®



Ironstone®



Terrain®



Monument®



Surfmist®



Evening Haze®

PLEASE NOTE: COLOURS MAY DIFFER WHEN PRINTED
SAMPLE COLOUR FAN DECKS ARE AVAILABLE TO HELP YOU MAKE YOUR SELECTION

Optional Upgrades

Kitchen Bench Tops

Waterfall Edge
Mitred Edges



Kitchen Sink

Under mount Double Bowl
Granite Sink
Pull out sink Mixer



Appliances

Smeg 90cm Package
Freestanding gas cooker
Wall mount Range hood
Pyrolytic Oven
Induction Cooktop



Walk in Pantry

Butlers Pantry



Bathroom Tap ware

Twin Rail Showers
Wall mount Mixers
Matt Black/Rose Gold



Bathroom Accessories

LED Mirrors
Robe Hook
Smart Tile Floor Waste



WIR

Make up Desk
Drawers
Mirrors
CAB Lighting



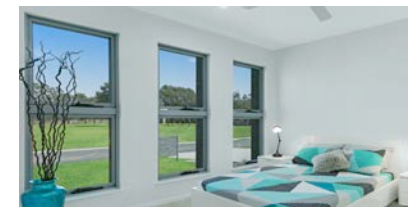
Switches

Clipsal Silhouette
Saturn Glass Finish



Security Screens

Clear shield Stainless Steel Screens or Crimsafe



Garage Door

B&D Knotwood Range

