



## ***Essentia inclusions***

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Quality homes for life

ESSENTIA

**X**ircon  
HOMES



# Your journey to **better living** begins here

With Xircon Homes, how you like to live comes first. We believe in creating stylish, modern homes at great value, and designed to be enjoyed over a lifetime. For us, that means exceptional construction and premium quality homes finished to the highest standard, and leading with outstanding service.

Wherever and however you like to live, we'll help you find the perfect home for your family to enjoy every day.



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## Stylish living is for everyone

We believe everyone deserves to be surrounded by beauty. Xircon Homes celebrates a better quality of modern living, with premium appliances, materials and finishes included as standard, so you can experience stylish living, every day.

To inspire your kitchen creations, you can enjoy European stainless-steel appliances and Caesarstone benchtops in the heart of your home. In the sanctuary of your bathroom, immerse yourself in refined relaxation, with stone, ceramic and chrome accents. And in your bedrooms and living spaces, enjoy the comfort of all the finer details you can see and feel, with solar hot water, and gas ducted heating.

**Every inclusion is designed to bring quality and enjoyment to your home. We promise no extra costs and no hidden fees. We call it value you can trust.**

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## A commitment to quality and difference

At Xircon we pride ourselves on our next level inclusions. Here's just some of our services we offer:

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Exclusive house & land packages



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30 year structural guarantee



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In-house loan specialists



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20+ years of building experience



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12 months maintenance period



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12 months future price guarantee



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Personalised design options



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Rock removal assurance



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Guaranteed site starts



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Fixed site costs



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X Studio tours





## Essentia inclusions

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# Building Structures

### Site works / Foundations

- Engineered design M class waffle concrete slab with one concrete pump allowanceMaximum 400mm fall and allowance for fill up to 300mm.

### Building allotment

- Building allotment up to 650 m2 and maximum building setback of 6 metres. Subject to planning authority.

### Connections

- Connections of services: dry tapping water connection, gas, electricity, sewer and telephone conduit. Does not include gas electricity and telephone consumer account opening fees.
- Single phase underground power up to 10m
- Water connection. Dry tap connection on same side of street.
- Gas connection up to 10m
- Sewer and storm water connection up to 650m2 block







## Essentia inclusions

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# External Features

### Bricks

- Clay brick selection from builder's standard category 1 range
- Face brickwork natural colours rolled joints

### Windows

- Powder coated aluminium feature windows to front elevation
- Powder coated aluminium sliding windows and sliding doors to remainder of home
- Keyed window locks to all openable windows

### Front door

- Choice of feature front entry door, clear glazed from standard builder range
- Tri-lever door feature
- Timber door frame

### Infill over windows

- Brick infill to front facade windows Painted cement sheet above side and rear elevation windows / doors

### Door seals

- Door seals and weather seals to all external hinged doors

### Eaves

- Eaves to single and double storey homes as determined by home design and façade type





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## Internal Features

### Doors

- Flush panel, 2040mm high

### Door furniture

- Lever door furniture in satin chrome finish to all rooms

### Mouldings

- 67 x 12mm bevelled MDF skirting
- 67 x 12mm bevelled MDF architraves

### Ceilings

- Single storey: 2400mm (nominal) ceiling height
- Double storey: 2400mm (nominal) ceiling height to ground floor with 2400mm (nominal) ceiling height to first floor

### Staircase

- MDF treads and risers including plaster dwarf walls to stairs and void areas. Pine handrail as required for chosen design.

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## Roofing

### Pitch

- Roof pitch angled at 22.5°

### Material

- Coloured concrete roof tiles from builder's pre-determined colour boards

### Fascia and guttering

- Colorbond fascia
- Colourbond guttering
- Colourbond downpipes

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## Plaster

- 10mm plasterboard to ceiling and walls
- Vllaboard to ensuite, bathroom and above laundry trough
- 75mm cove cornice throughout

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## Plumbing

### Taps

- Two external taps (one at front water meter and one next to laundry exit)

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## Heating

- Gas ducted heating to bedrooms and living areas. Excludes wet areas.





Images are for illustrative purposes only

## Essentia inclusions

# Laundry



### Trough

- 45 litre trough and white metal cabinets with bypass



### Tap

- Flick mixer tap with chrome finish



### Washing machine

- Two chrome washing machine stops / grubs (hot / cold)



Essentia inclusions

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# Kitchen & Appliances







### Oven / Cooktop

- European 600mm stainless steel oven with 600mm stainless steel cook top



### Cupboards

- Laminate base and overhead cupboards with pull handles



### Rangehood

- European 600mm stainless steel slide out rangehood



### Doors / Drawers

- Standard laminate finish from builder's pre-determined colour boards



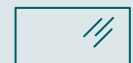
### Kitchen bench top

- Square edge laminated benchtop



### Dishwasher space

- Provision for future dishwasher including single power point and capped cold-water point



### Splash back

- Builder category 1 ceramic wall tiles to areas as per working drawings



### Sink and tap

- 1080mm bowl stainless steel sink with drainer
- Flick mixer tap with chrome finish



### Pantry

- Four fully lined laminated shelves at 450mm wide





# Bathroom, Ensuite, Powder & WC



## Vanities

- Vitreous vanity basin with mixer tap to ensuite
- Laminate vanity. Width of vanity determined from chosen floor plan.



## Mirrors

- Polished edge mirrors full width of vanity



## Bath

- Acrylic bath with wall mounted mixer tap and spout. Size specific to bathroom design.



## Benchtop

- Square edge laminated benchtop



## Shower

- Handheld shower rail in chrome finish to ensuite and bathroom



## Shower bases

- Poly marble shower bases



## Toilet suite

- Ceramic close coupled toilet suite in white with soft close top



## Accessories

- Single towel rail to bathrooms and toilet roll holders to toilets in chrome finish

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### Ceramic Tiling

#### Wall tiles

- Wall tiles to kitchen, bathroom, ensuite and laundry as shown on plans

#### Floor tiles

- Floor tiles to ensuite, bathroom, laundry and WC selections as per builder's pre-determined colour boards

### Paint (Two-Coat Application)

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#### Internal

- Washable low sheen acrylic to internal walls
- Flat acrylic paint to ceiling
- Gloss enamel to all internal woodwork and doors

#### External

- Low sheen acrylic paint to all external surfaces
- Gloss enamel paint or timber varnish to front entry door
- Flat acrylic print to all eaves where applicable

### Electrical

#### Internal lights

- Fixed batten holders to the house

#### External lights

- One weatherproof para flood light to rear as per drawings

#### Power points

- Double power points throughout
- Single power points to fridge, dishwasher and microwave

#### TV points

- One point to living area including 5 meters of coaxial cable to roof space

#### Telephone point

- Telephone point to kitchen with wall plate as per working drawings

#### Data point

- One point to living area

#### Exhaust fan

- Self-sealing exhaust fan where required







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### Storage

#### Shelving

- Walk in robe, with one white laminate shelf and hanging rail

#### Wardrobes

- One white laminate shelf with hanging rail

#### Linen / Pantry

- Four white laminate shelves

#### Wardrobe doors

- 2040mm high redicote flush panel, hinged door as per plan

#### Pantry / Linen doors

- 2040mm high redicote flush panel, hinged doors

#### Handles

- Flush pull in polished chrome finish

### Floor Coverings

#### Timber laminated

- Timber-look laminate flooring to entry / kitchen / meals and family. Refer to working drawings.

#### Carpet

- Builders standard category 1 to bedrooms, second living area and staircase. Refer to working drawings.

### Insulation

#### Ceiling

- Glasswool batts to ceiling of roof space only. Excludes garage ceiling, alfresco area, portico/ porch and ground floor ceiling area with first floor above.

#### External

- Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

*Please note:* Wall wrap will be sealed around openings in accordance with energy rating assessor's report. 6 Star standard compliant (excluding double glazing and low E).

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# Garage

### General

Garage with tiled hip roof including:

- Colorbond sectional overhead door
- Remote control door
- Painted finish cement sheet infill over garage door
- Plaster ceiling and concrete floor.

### External walls

- Brick veneer on boundary wall or product specific if required

### Pedestrian door

- Weatherproof flush panel 2040mm, low sheen acrylic paint finish. Product specific.

### Door frame

- Timber door frame

### Door furniture

- Entrance lockset





**INCLUSION BROCHURE DISCLAIMER**

Images may depict fixtures, finishes, and features are not supplied by Xircon Homes. This includes, but is not limited to, landscaping, pools, fencing, window furnishings, wall furnishings, decorative lighting, décor, furniture, driveways, Planter Box, Outdoor fireplace, and BBQs. This information is to be used as a guide only and Xircon makes no warranties about the accuracy or completeness of the information. For detailed home pricing, please talk to a sales consultant. Xircon reserves the right to substitute the make, or type of any of the products in this brochure to maintain the quality and product development of its homes. Xircon Homes Pty Ltd (referred to in these terms as Xircon Homes) Registered Building Practitioner No: CDB-U 60500



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