

# FIXED SITE COSTS\*

*that's called*

## PEACE OF MIND

UPTO P CLASS SLAB - INCLUDED

ROCK REMOVAL - INCLUDED

BORED PIERS - INCLUDED

\*Terms & Conditions Apply

# \$75K

WORTH OF INCLUSIONS\*  
INCLUDED

PLUS **\$8K** WORTH OF GALLERY UPGRADES  
FOR NO COST (FIRST 50 CLIENTS ONLY)

### INCLUDES

- ★ UPTO CAT-3 BRICKS
- ★ UNDERMOUNT SINK TO KITCHEN
- ★ UPTO CAT-5 PORCELAIN FLOOR TILES (EXCLUDES WET AREAS)
- ★ UPTO CAT-5, 12mm FLOOR BOARDS
- ★ DESIGNER BASIN MIXER IN MATTE BLACK
- ★ DESIGNER TWIN SHOWER TO MASTER ENSUITE (MATTE BLACK)
- ★ DESIGNER RAIL MOUNTED SHOWER TO BATH (MATTE BLACK)
- ★ DESIGNER TOILET ROLL HOLDER IN MATTE BLACK
- ★ DESIGNER TOWEL RAIL IN MATTE BLACK
- ★ DESIGNER BLACK GLASS COOKTOP
- ★ 2340mm HIGH INTERNAL DOORS TO SINGLE STOREY & GROUND FLOOR OF DOUBLE STOREY (EXCLUDES LINEN & ROBES)
- ★ UPTO CAT-6 BASINS (WHITE ONLY)
- ★ UPTO CAT-5 BASIN MIXER
- ★ DESIGNER MATTE BLACK FRAMES TO SHOWERS



EXPERIENCE  
AFFORDABLE  
**LIFESTYLE** WITH  
RIDGEWATER  
HOMES,  
VICTORIA'S AWARD  
WINNING BUILDER

We create custom home solutions to your desired specifications. If you're unable to find a design from one of our standard single or double storey floor plans, we can help you design your own personalised custom floor plan that suits your lifestyle and budget.

PRODUCT  REVIEW **2020 AWARDS**  
.COM.AU **WINNER**

HOME BUILDERS MELBOURNE & VIC

# LIFESTYLE PROMO

## COMPLETE LUXURY WITH \$75K UPGRADES FOR NO COST

### RIDGEWATER LUXURY LIVING

- ★ 2740mm (9ft) High ceiling to single storey or ground floor of double storey
- ★ Evaporative cooling throughout with upto 7 points to single storey and first floor of double storey dwelling
- ★ Ducted heating throughout (upto 7 points)
- ★ Hardwood stained timber stairs with designer balustrade and handrails (Double storey only)
- ★ 3 coat paint finish to walls
- ★ Internal LED downlights throughout upto 30 for single storey and 40 for double storey in lieu of standard
- ★ Locks to all openable windows
- ★ Plaster lined bulkhead to entry, builders range

### RIDGEWATER LUXURY KITCHEN

- ★ Deluxe range stone to kitchen
- ★ Butler's Pantry with 1500mm long stone bench, single sink, underneath & overhead cabinets OR 1000mm wide island bench with waterfall feature to both sides
- ★ 40mm edge stone bench to kitchen & Butler's
- ★ Glass splashback to kitchen and Butler's
- ★ Soft closing cabinets & drawers
- ★ Bank of four-pot drawers
- ★ Capped water point behind ref space
- ★ Plaster lined bulkhead over island bench (Builder's Range)
- ★ 900mm cooktop, choice of an upright cooker or inbuilt cooktop, option of black glass cooktop.
- ★ 900mm wide rangehood
- ★ 900mm wide oven
- ★ 600mm wide dishwasher
- ★ External vent to rangehood
- ★ Cabinets above fridge space
- ★ Upto Cat-3 Oven

*Plus*  
**ONE YEAR RACV  
HOME ASSIST**

### RIDGEWATER LUXURY ENSUITE/BATHROOM/POWDER ROOM/ LAUNDRY

- ★ Floor to ceiling tiles to Master Ensuite
- ★ Double vanity with stone benchtop to Master Ensuite
- ★ Single vanity with stone benchtop to bathroom and powder room (Standard Plans Only)
- ★ Bigger size tiled shower base to Ensuite - Design specific (1200mm x 900mm or 1500mm x 900mm)
- ★ Niche to Ensuite & bathroom to internal wall only (400mm high x 600mm wide)
- ★ 20mm Stone benchtop to laundry (Standard trough cabinet only)
- ★ Soft closing toilet suite
- ★ Phoenix range designer tapware
- ★ Twin shower to ensuite
- ★ Rail mounted shower to bath
- ★ Deluxe range stone to vanities

### RIDGEWATER LUXURY FLOORING

- ★ Porcelain tiles (600mm x 600mm or 600mm x 300mm tiles) or 12mm floor boards (upto Cat-3) to entry, kitchen, pantry, living and meals area.
- ★ Lifestyle carpet (Upto Cat-2) to all bedrooms and second living area of both single and first floor of double story homes
- ★ 12mm floor boards from Ridgewater Lifestyle range to bedrooms and second living area (Only available if floor boards to entry, kitchen, pantry, living and meals area are selected, excludes first floor of double storey homes)

### RIDGEWATER LUXURY EXTERNAL

- ★ 2340mm high x 1020mm wide stained entry door to single storey or double storey
- ★ 2340mm high x 820mm wide stained double entry doors to double storey (Design Specific to RW standard plans)
- ★ Timber look garage door, builders range
- ★ Stained timber battens to façade (façade specific)
- ★ Brickwork above windows and doors (up to 2400mm width) to single storey and ground floor of double storey homes
- ★ Undercover alfresco area with plaster lined ceiling, concrete slab.
- ★ Stacker glass doors to family area in-lieu of standard sliding doors (Design specific)
- ★ 450mm stud gap to external load-bearing walls to single and double storey homes

### RIDGEWATER LUXURY FAÇADE

- ★ Choice of facades with option of raised façade, single storey only
- ★ Choice of façades with balcony and option to add glass balustrade to front balcony, double storey only
- ★ Batten holder to facade pillars

# MOVE IN PACK

- ★ Roller blinds throughout including 2 sliding doors
- ★ Alarm system with three sensors to single and five sensors to double storey home
- ★ Video intercom with colour screen (two screens for double storey)
- ★ Aluminium framed mesh flyscreens to all openable windows
- ★ Digital TV antenna
- ★ Letter box from builders range
- ★ Wall mounted clothesline
- ★ Front façade feature pier lights x 2
- ★ Privacy locks to Ensuite, Bath and WC in lieu of passage set
- ★ Exposed aggregate driveway (Builders Range upto 30sqm for single and 36sqm for double)

You Pay Only  
**\$7,990**

FOR SINGLE STOREY

**\$8,990**

FOR DOUBLE STOREY



## STANDARD FACADES



## UPGRADE FACADES



Facade images are to be used as a guide only, these may depict upgrade options and may not be house specific. Details such as entry doors, render, window sizing and placement may vary between house types and sizes. Concrete driveway, brick infill, landscaping and fencing is not included. Please obtain house specific drawings from your consultant to assist you in making your facade choice. Facades options are subject to developer and council approval.

# Our Suppliers



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