

Elevate

INCLUSIONS



ULTRA
lifestyle HOMES



LUXURY INCLUSIONS AND
QUALITY BRANDS AS STANDARD

Elevate your life to the highest level

Tailored around everyday living and appealing to the ultimate Queensland lifestyle, our Elevate inclusions create the perfect oasis for its owners. Our homes capture the true essence of modern living with spacious living areas, gorgeous kitchens and bathrooms, quality fixtures, fittings and attractive landscaping. Our full turn key specification is the best in the market. Enjoy the highest level of comfort and luxury with our unbeatable inclusions that are perfectly coupled with our insatiable modern home designs.

EXTERIOR INCLUSIONS

IMPRESSIVE FACADES

ALFRESCO CEILING

Water resistant plasterboard lining to alfresco ceiling for a premium look.

CONCRETE SLAB

Up to 'H1' concrete waffle pod and footings.

DOOR HARDWARE

Chrome contemporary entry set with trilock.

EARTHWORKS

Up to 500mm fall across the building envelope made up of equal cut and fill.

EXTERNAL MATERIALS

High quality materials may include feature face brick, render and cladding (plan specific).

FACADE

Three facade options to select from as standard.

FRONT ENTRY

1200mm wide paint grade or stain grade hinged front entry door with clear glazing.

GARAGE

Sectional garage door with two remote control openers.

HOT WATER SYSTEM

Energy efficient electric heat pump.

PAINT

Premium external paint to all external walls.

ROOFING

Colorbond roofing, fascia and gutters.

WINDOWS

Quality aluminium windows and doors including keyed locks throughout.





*Open plan living that
creates spacious comfort*

INTERIOR INCLUSIONS

IMPRESSIVE INTERIORS

ARCHITRAVES & SKIRTING

Painted primed pine architraves and skirting throughout offering a refined finish.

BUILT-IN ROBES

Sliding robe doors with mirror panels. Includes nest of four shelves and single melamine shelf and chrome hanging rail.

CARPET

Carpet to all bedrooms, robes and other rooms (plan specific).

CEILING

2590mm high ceilings throughout. 90mm cove cornices and plasterboard with two coats of paint.

DOOR FURNITURE

Stainless steel lever door handles throughout. Privacy locks included to wet area doors.

FLOORS

600mm x 600mm ceramic floor tiles to all living areas and hallways.

INTERIOR DESIGN

Choose from our range of gorgeous interior and exterior colour palettes, prepared by our award winning interior designer.

LINEN STORAGE

Vinyl sliding doors with four white melamine shelves.

PAINT

Premium three coat paint system to all internal walls.

STAIRS

Timber grade internal staircase with closed risers and closed stringer (plan specific).

WALLS

Pre-fabricated timber frames throughout.



*Your own space to
come home to*



KITCHEN INCLUSIONS

CENTRE OF ATTENTION

BENCHTOPS

20mm engineered stone benchtops.

BULKHEAD

Bulkheads to all overhead cabinets included as standard.

CABINERY

Premium custom made cabinetry with Polytec laminate finish.

FRIDGE WATER POINT

Cold water point included to the fridge cavity.

HANDLES

Finger pull cabinetry to overhead kitchen cupboards and handles to all lower cabinetry from the Builders standard range.

OVERHEAD CUPBOARDS

Overhead cupboards to your rear kitchen with Polytec laminate finish.

SOFT CLOSERS

Soft closing hardware to doors and drawers throughout.

SPLASHBACK

Ceramic tiled splashback included.

SINK

Modern double bowl kitchen sink with premium undermount finish.

TAPWARE

Chrome kitchen sink mixer.



Standard

SINK



Rounded edge undermount double bowl sink



Kitchen sink mixer

Upgrade

SINK



Square edge undermount double bowl sink



Kitchen sink mixer



KITCHEN INCLUSIONS

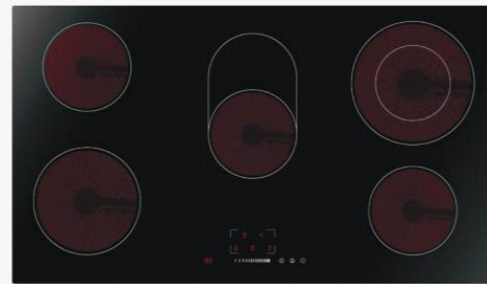
ELEVATE YOUR COOKING



STANDARD

PACKAGE 1 Upgrade

PACKAGE 2 Upgrade



900mm Built-In Oven & Electric Ceramic Cooktop



900mm Undermount Rangehood



Dishwasher



900mm Built-In Oven & Gas Cooktop



900mm Undermount Rangehood



Dishwasher



900mm Freestanding Gas Cooktop



900mm Canopy Rangehood



Dishwasher

ENSUITE AND BATHROOM INCLUSIONS

CAPTIVATING BATHROOMS

BASINS

Benchmark vanity basin.

BATH

1500mm white acrylic inset bath tub. Freestanding bath included to selected designs.

BENCHTOPS

20mm engineered stone benchtops

CABINETS

Premium custom made cabinetry with Polytec laminate finish.

MIRRORS

Frameless smooth edge mirrors to match the width of the vanities.

FLOOR TILES

450mm x 450mm ceramic floor tiles to wet area floors.

SHOWER

Semi-frameless glass shower screen with pivot door (clear glazing).

SOFT CLOSERS

Soft closing hardware to doors and drawers throughout.

TAPWARE

Chrome tall vanity basin mixer.

TOILET

Square back to wall toilet suite.

TILED NICHE

600mm x 300mm tiled shower niche included to each shower.

TOWEL RAIL

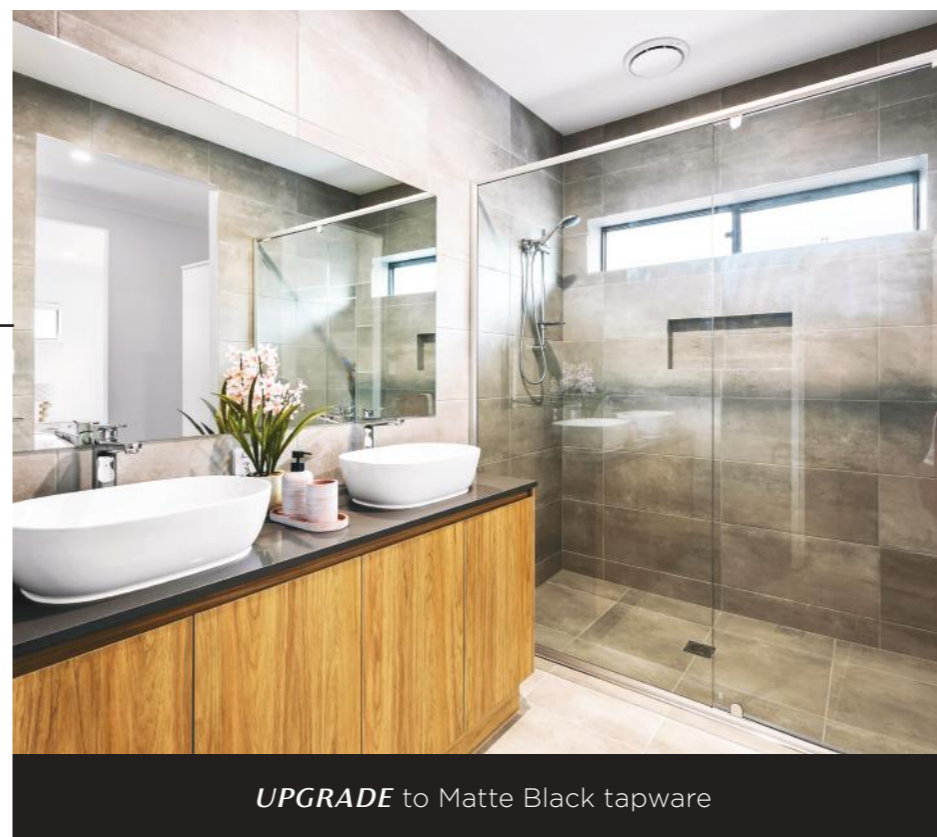
600mm double towel rail.

WALL TILES

Floor to ceiling tiling included from the Builders standard range to ensuite, bathroom and rear wall only of WC.



Square back to wall toilet suite



UPGRADE to Matte Black tapware

TAPWARE

Standard



Double towel rail



Bath outlet



Bath/shower mixer



Basin mixer



Single rail shower

BASIN

Standard



Benchmark vanity basin

LAUNDRY INCLUSIONS

PURPOSEFUL PRACTICALITY

LAUNDRY MIXER

Chrome swivel sink mixer.

LAUNDRY TUB

45 litre stainless steel drop in tub and cabinet.



SINK

Standard



Laundry tub

TAPWARE

Standard



Laundry sink mixer in chrome



Chrome only

ELECTRICAL INCLUSIONS

HOME LIGHTING & MORE

BUILT-IN SPEAKERS

Two 6.5 inch Bluetooth speakers included to main living area ceiling.

CEILING FANS

Ceiling fans to all bedrooms, living room and alfresco.

DIGITAL TV ANTENNA

Digital TV ready antenna included.

DATA POINTS

Two high speed data points.

EXHAUST FANS

200mm exhaust fans externally ducted as per electrical plan.

LIGHT FITTINGS

LED downlights included throughout as per electrical plan.

NBN CONNECTION

Conduit between house and communication pit provided with feed line for NBN.

SMOKE DETECTORS

Hardwired photoelectric smoke detectors included as standard.

SWITCHES

Clipsal Iconic slimline white light switches with LED indicators.

TWIN SENSOR SECURITY LIGHT

External twin sensor security light (as per electrical plan).

TV POINTS

Two free to air TV points included as standard.

POWER POINTS

Single and double power points as per electrical plan.

USB POINTS

Two double power points with dual USB points included.

Standard

ELECTRICAL



Ceiling Fan (White)



Clipsal Iconic slimline (White)



Bluetooth Speakers (White)



THE FINAL TOUCHES

TURN KEY ITEMS

AIR CONDITIONING

Two Daikin split system air conditioners included to the main living area and master bedroom.

CLOTHESLINE

Wall mounted clothesline.

DRIVEWAY

Exposed aggregate concrete driveway.

FLY SCREENS

Fibreglass mesh fly screens included to all aluminium opening windows and doors.

FENCING AND GATES

Timber paling fence to sides, side returns and rear where no existing fence is present. Includes one single timber hinged gate.

LANDSCAPING

'A' grade turf, river pebbles to narrow side of home and up to 15m2 garden to front of house to meet covenant requirements.

LETTERBOX

Render look letterbox including street number.

TILED ALFRESCO AND PORCH

600mm x 600mm ceramic floor tiles to alfresco and porch.

WINDOW COVERINGS

Roller blinds to all windows and sliding glass doors (excluding wet area windows and doors).



BRAND PARTNERS





Elevate



Brooklyn Square Pty Ltd t/as Ultra Lifestyle Homes

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QBCC Licence No. 15197458

ultralifestylehomes.com.au

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