

LUXURY HOMES AT AFFORDABLE PRICES



**BRIDGEWATER**  
■■■■ BUILDERS ■■■■

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**LIFESTYLE INCLUSIONS**

# Home Ownership Simplified

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Building your home with Bridgewater Builders is easier than you may think. With affordability, flexibility and choice in mind, you can choose any floor plan and any design options, like facade and floor-plan alterations you like. The choice is yours.

1

FIND YOUR BLOCK,  
CHOOSE YOUR PLAN &  
EXPLORE DESIGN OPTIONS

2

CHOOSE YOUR FINISHES FROM  
OUR EXTENSIVE & GENEROUS  
LIFESTYLE INCLUSIONS RANGE

3

SIGN YOUR FIXED PRICE  
CONTRACT AND COMMENCE  
BUILDING YOUR DREAM HOME



## *EXPECT MORE FROM OUR INCLUSIONS*

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At Bridgewater Builders, we believe in being honest and transparent, setting out all of the details so you can see what is included in your new home, clearly from the beginning.

Timelines and processes are easy to understand with details explained, options explored and final figures stated. With us you'll always know the true cost of your home, including any hand-selected inclusions or extras.

Start your building journey in our Display Home, which reflect the quality that you can expect in your own home. Our Consultants will guide you through the displays many features which are included when you build with us.

Our experienced Colour Consultant is ready and waiting to help, offering advice based on the colour schemes and finishes you desire, that are either included or upgraded to your home.

No compromise on inclusions coupled with thoughtfully appointed fittings and fixtures means style is delivered more affordably every day with Lifestyle Inclusions

With a comprehensive list of standard inclusions, you'll have everything you've ever wanted for your home, with exceptional value for money.

# **INCLUDED** —————

## STREET APPEAL AND FACADE STYLING





**FACADE**

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Stand out on the street with a designer facade, with our no charge smooth render finish. This can be styled up to include gables or feature columns depending on the plan and your budget.

**ROOFING (A)**

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Choose from a range of COLORBOND steel roof colours to complement your facade palette.

COLORBOND steel fascia and gutters are also included



**GARAGE**

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Convenient sectional motorised door with super quiet closure, in your choice of door colour & profile.

Family members can come and go as they please with the flexibility of three remote control transmitters.

**INTERNAL GARAGE ACCESS**

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2040mm high flush panel doors with passage lever for internal access to the home.



**WINDOWS (B)**

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Architecturally styles aluminium windows for a polished look and easy maintenance, in your choice of colour and for peace of mind, black Diamond Grill security screens to all windows and sliding glass doors.

**FRONT ENTRY DOOR (C)**

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Create a sophisticated entrance and be welcomed in through a painted timber entrance door with clear glazing, accompanied by a key-in-knob lockset for security and peace of mind. *(sidelight & lock shown in image not included)*



**GARDEN TAPS**

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Cleaning the dog, hosing off the car or tending to the garden is much easier with access to two external garden taps.

# **INCLUDED**

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## *IN YOUR DESIGNER KITCHEN*

Overhead cupboards

Custom made laminate kitchen (including benchtops)

Fisher & Paykel Appliances Incl. Dishwasher

**BENCHTOPS (A)**

Laminex natural finish benchtops are a standard feature in a 10mm radius edge, for a more modern finish.

**SPLASHBACK**

Ceramic tiled Splashback (Silver Range) available in your choice of colour, with a rectified edge for a sleek & easy to clean finish

**MIXER & SINK (B)**

Stylish Chrome Gooseneck Mixer and a Drop-in Stainless Steel Sink with 1 & 3/4 bowls for easy washing up and rinsing.

**CABINETRY**

Create stylish storage spaces with your choice of one natural finish Laminex or Formica colour to doors, drawers, overhead cupboards & pantry. Ventilated shelving to Walk in Pantry\*.

*\*Not all plans include a Walk in Pantry as standard.*

**SOFT CLOSE DOORS & DRAWERS**

All doors & drawers include a smooth gliding, soft close function.

**HANDLES**

Designer, Halo brushed chrome cabinetry handles to the Kitchen & Bathrooms, to finish off the look.

**MICROWAVE**

Microwave provision included in all kitchens, including a single power point.

**DISHWASHER**

Dishwasher provision included in all kitchens, including a single power point



# **INCLUDED** —————

## AWARD WINNING APPLIANCES

Your Kitchen is complete with stainless steel appliances. From the items you use the most, like ovens and rangehoods, to the everyday appliances that are seen the most, like cooktops, the Award Winning brand Fisher & Paykel's range merges style & function to create the latest kitchen inspiration.





**FISHER & PAYKEL BUILT IN RECIRCULATING RANGEHOOD**

- Incorporated into overhead cupboards for additional storage and a seamless finish
- Slides out for easy use when you need it
- Two easy-to-clean, dishwasher safe filters that effectively trap grease
- Two x 50w Halogen lights
- Recirculates air internally without the need for external ducting.



**FISHER & PAYKEL 600MM GAS COOKTOP**

- 4 cooking zones, including a wok burner.
- Flame failure safety device - if the flame goes out, the gas turns off.
- Flat cast iron trivets, so pots and pans can easily slide across elements



**FISHER & PAYKEL 600MM ELECTRIC OVEN**

- 85 litre oven capacity
- 5 cooking functions
- Aero tech technology for whisper quiet cooking
- Acid resistant graphite enamel and removable inner door glass for easy cleaning
- Closed door grilling
- Wire rack & roasting tray included



**FISHER & PAYKEL 600MM DISHWASHER**

- 6 wash programs to suit any load from delicate to heavy, including an auto option which senses the best program for your load
- 3 stage filtration system for a superior clean
- Cup racks, wine glass support & cutlery basket allow safe easy cleaning for everyday items.
- Rinse aid indicator to remind you to refill your rinse aid.



# **INCLUDED**

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## *IN YOUR LIFESTYLE ENSUITE*

Seamless functionality and uncompromised style are included in your designer ensuite. Unwind at the end of the day in a calming space, tailored just for you.

Frameless vanity mirror

Framed Shower Screen

Stylish Glass Shower Shelf

Designer Toilet

Toilet Roll Holder

Semi-recessed Basin



**BENCHTOP**

Formica Snowdrift Gloss benchtops for a clean and crisp finish

**MIRROR**

The sense of space is enhanced with a well proportioned frameless vanity mirror, which reflects natural light around the room.

**CABINETRY**

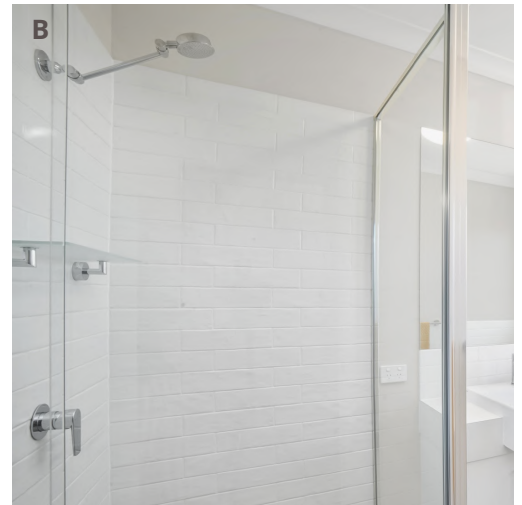
Custom made vanity unit with fully lined interior and laminated exterior provides plenty of storage space for all of your personal items. The look is completed with Brushed Chrome Halo handles on doors & drawers.

**TAPWARE**

Stylish and sustainable, Wells 4 Star rated chrome Basin Mixer

**BASINS (A)**

Stylish & functional semi-recessed basin to your vanity.



**SHOWER RECESS (B)**

Immerse yourself under the soothing stream of the Dorf wall shower. With it's adjustable arm, everyone in the family can enjoy a comfortable shower.

Style is seamless when you step into the shower, delivered by a framed shower screen with clear safety glass.

With tiling to 2.1m high in the shower recess, it further accentuates your sleek ensuite design.

**TOWEL RAIL AND GLASS SHOWER SHELF**

Chrome 650mm double towel rail to complete your ensuite functionality.

**TOILET**

The classic toilet suite is discreet and designer. It offers a soft closing lid and is complimented with a chrome toilet roll holder

**WALL AND FLOOR TILES**

Be bold, or subtle, or somewhere in between with your choice of colours and designs from Beaumont Tiles silver range. Tiling is supplied to the shower recess, floors, skirting and vanity splashback.

# INCLUDED IN YOUR LIFESTYLE BATHROOM

## BENCHTOP

Formica Snowdrift Gloss benchtops for a clean and crisp finish

## MIRROR

The sense of space is enhanced with a well proportioned frameless vanity mirror, which reflects natural light around the room.

## CABINETRY

Custom made vanity unit with fully lined interior and laminated exterior provides plenty of storage space for all of your personal items. The look is completed with Brushed Chrome Halo handles on doors & drawers.

## TAPWARE

Stylish and sustainable, Wells 4 Star rated chrome Basin, Bath and Shower Mixers.

## BASINS (B)

Stylish & functional semi-recessed basin to your vanity.

## SHOWER RECESS

Immerse yourself under the soothing stream of the Dorf wall shower. With it's adjustable arm, everyone in the family can enjoy a comfortable shower.

Style is seamless when you step into the shower, delivered by a framed shower screen with clear safety glass.

With tiling to 2.1m high within the shower recess, it further accentuates your sleek ensuite design.



## BATH (A)

A must have fixture for the family is a relaxing Recline bath. Baths are standard to all homes.

## TOWEL RAIL

Contemporary polished chrome 650mm double towel rail, to complete your Bathroom functionality.

## GLASS SHOWER SHELF

A combination of sleek glass and polished chrome for your everyday shower products (subject to space)

## WALL AND FLOOR TILES

Be bold, or subtle, or somewhere in between with your choice of colours and designs from Beaumont Tiles silver range. Tiling is supplied to the shower recess, floors, skirting and vanity splashback.

## TOILET

The classic toilet suite is discreet and designer. It offers a soft closing lid and is complimented with a chrome toilet roll holder

### LAUNDRY TUB & TAPWARE

The Nugleam Supreme laundry unit is the ultimate in laundry decor. The can't-rust cabinet formed in gleaming, smooth white polymer, teamed with a shiny chrome handle proves that durable doesn't mean dull! Combined with a generous 45L capacity satin finish 304 Stainless Steel bowl, the NuGleam™ Supreme Laundry Unit provides both style and functionality to your laundry.

Washing will be made even easier with top assembly laundry taps and swivel spout, complimenting this minimalistic laundry suite



### WASHING MACHINE

Every home includes wall mounted washing machine taps, so you can connect your machine and go!



# **INCLUDED** *IN YOUR LIFESTYLE* *LIVING AREAS*

## **UNDERCOVER PATIO (A)**

Extend your indoors and embrace the Far North Queensland climate to eat outside or entertain, in your undercover patio with plaster ceiling.

## **SLIDING GLASS DOORS (B)**

Sleek aluminium sliding glass doors and diamond grill security screens keep your family safe, with standard keyed mortice locks fitted in the standard handle for additional security

## **WINDOWS**

Designer styled aluminium windows and diamond grill screens deliver a polished look inside and out. Secure your family with safe window locks to all openable windows.

## **INTERNAL DOORS (C)**

Uncomplicated style steps you through each doorway, with 2040mm high internal flush panel doors. Protect your walls with nylon door catchers where required.

## **DOOR FURNITURE (C)**

Chrome lever design handles to all internal doors means your home will stay stylish for years to come.

Privacy locks included as standard to main bedroom, bathroom and main toilet doors.

## **WEATHER SEALS**

Keep the draft out with weather seals to all external timber doors.



# **INCLUDED** POLISHED FINISHES THROUGHOUT

## CEILINGS

Create a sense of space with 2600mm ceiling heights to all homes.

## CORNICES

Modern 75mm arc cornices are provided standard throughout all homes for a polished finish.

## SKIRTING

Every home has 68mm skirtings throughout all rooms

## ARCHITRAVES

Every home has 42mm architraves throughout, surrounding all door and robe openings.

## PAINT

A professional Dulux 3-coat paint system to internal walls add a sophisticated touch, while a 2-coat system to ceiling and cornices provides a subtle finish.

Bold impact high gloss enamel paint to interior skirtings, architraves and interior doors offers style whilst also protecting everyday surfaces.

## LINEN CLOSETS

Generous linen closets with sliding vinyl doors allow you to store more and see it easily with four ventilated shelves.

## ROBES

Find more to fill the space or enjoy the abundance with room for clothes with ventilated shelf and hanging rails to robes

## ENERGY EFFICIENCY

Enjoy peace of mind that your home is not only stylish but also energy conscious with all homes complying with the Building Code of Australia

## SMOKE DETECTORS

Safety always comes first with smoke detectors as per masterplan, wired direct so they never go flat.

## INSULATION

Stay warm in winter and cool in summer with R3.0 rated batts to the roof space above internal living areas.

## HOT WATER

Enjoy a continuous flow of hot water with a Rinnai gas hot water heater included as standard in all home.

# **INCLUDED** ELECTRICAL

## POWER POINTS & TV POINTS

Have power at arm's reach with convenient double powerpoints right throughout your home.

Never miss your favourite show again with an included TV point to all homes. Two points are included when the house has a Media Room.

## LIGHTING, FANS & AIR CONDITIONERS

All the details are covered right down to the light fittings with LED downlights to main living areas, main bedroom & media, LED surface lights to bedrooms, bathrooms, laundry & walk in robe.

Clipsal ceiling fans & Panasonic Air Conditioners are fitted throughout your home (Bedrooms & Living spaces) as standard to keep you cool during summer.

# **INCLUDED** SITE & CONNECTIONS SPECIFICATIONS

All site and connections are taken care of for you with underground power, sewer, storm water and water connections to specified points. A maximum of 600mm total fall is acceptable over building area made up of 300mm equal cut/fill. Includes a "C1" windspeed rating and "S" class soil on a level site. Termite resistant materials are used throughout, in accordance to AS3660.1. Excludes additional earthworks relating to rock removal & retaining, telephone service and all other consumer account opening fees.



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Listed inclusions are applicable to Lifestyle Inclusions only, effective 1st January, 2020. Photography and illustrations should be used as a guide only and may show furniture, fixtures, landscaping and structures, pools, pergolas, decking, fencing and decorated finishes not offered by Peter Bridgewater Consolidations Pty Ltd. Please refer to master drawings for accurate features, floorplans and dimensions.

Bridgewater Builders reserves the right to change or substitute the make, range, model and/ or type of any product. Inclusions may vary depending on house type. Please see your Consultant for a full list of standard inclusions applicable to your house type. Please refer to master drawings for accurate features, floorplans and dimensions.

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