



MAPLE
LIVING

Colours & Inclusions

LOMA
WARRALILY

HOMES BUILT WITH HEART


COLOUR SELECTIONS

CHOOSE BETWEEN THREE CAREFULLY CURATED
INTERIOR COLOUR SCHEMES AS A BACKDROP TO A
LIFE OF COMFORT AND PLEASURE.

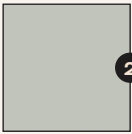
INSPIRED BY TIMELESS, CLASSIC AND
CONTEMPORARY DESIGN TRENDS, EACH SCHEME
ALLOWS CUSTOMISATION OF YOUR HOME TO YOUR
OWN UNIQUE TASTE.

COASTAL


INTERNAL COLOUR SELECTIONS

**1**


FLOORBOARDS
Victoriana Laminate Nordic

**2**


MAIN CABINETRY
Pollido Smooth

**3**


OVERHEAD CABINETRY
Soft Walnut

**4**


STONE BENCHTOPS
Daisy - Silica Free

**5**

WALL & FLOOR TILES
Entiva Carrington White

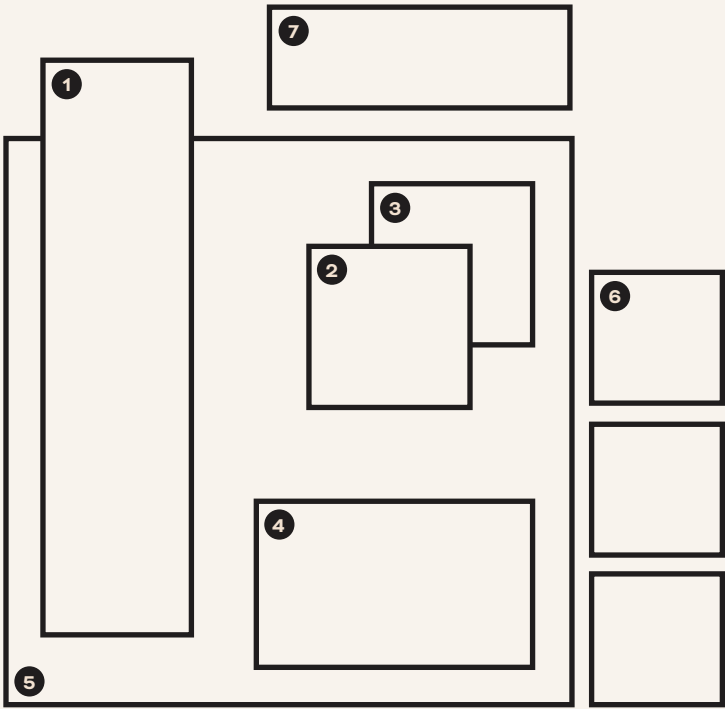
**6**

SPLASHBACK TILES
Luxe Ash Grey

**7**


CARPET
Fairbank 10 Faded Lace

KEY

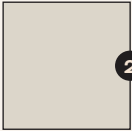


SAND

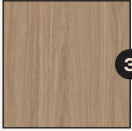
INTERNAL COLOUR SELECTIONS

**1**

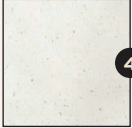
FLOORBOARDS
Victoriana Blackbutt

**2**


MAIN CABINETRY
Amaro Matt

**3**

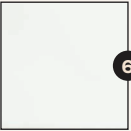
OVERHEAD CABINETRY
Prime Oak

**4**


STONE BENCHTOPS
Magnolia - Silica Free

**5**

WALL & FLOOR TILES
Entiva Carrington Latte

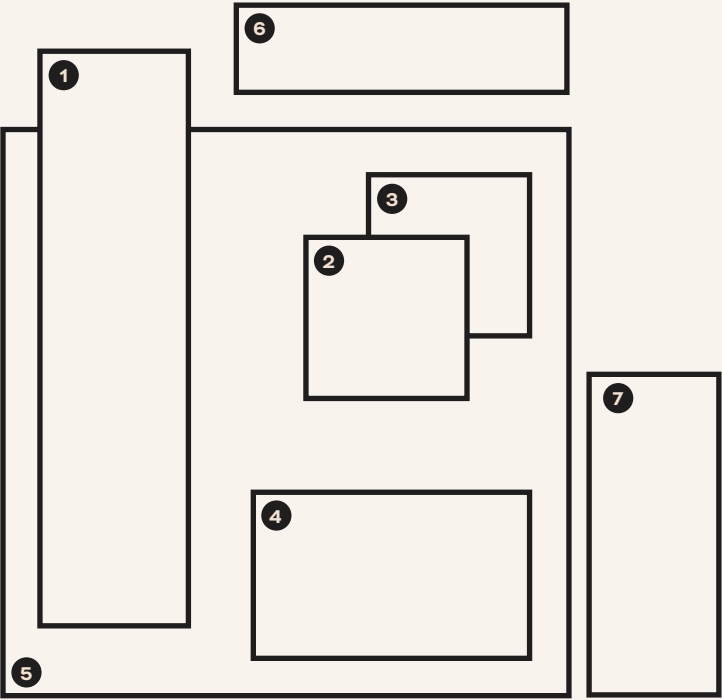
**6**

SPLASHBACK TILES
Entiva Minimal White

**7**

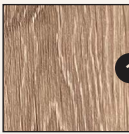
CARPET
Fairbank 91 Driftwood

KEY




NEUTRAL

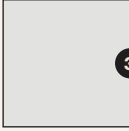
INTERNAL COLOUR SELECTIONS

**1**

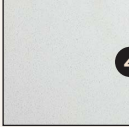
FLOORBOARDS
Victoriana Oak Laminate

**2**


MAIN CABINETRY
Avion Grey

**3**

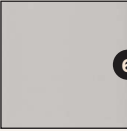
OVERHEAD CABINETRY
Polar White

**4**


STONE BENCHTOPS
Alpine Snow - Silica Free

**5**

WALL & FLOOR TILES
Entiva Carrington Charcoal

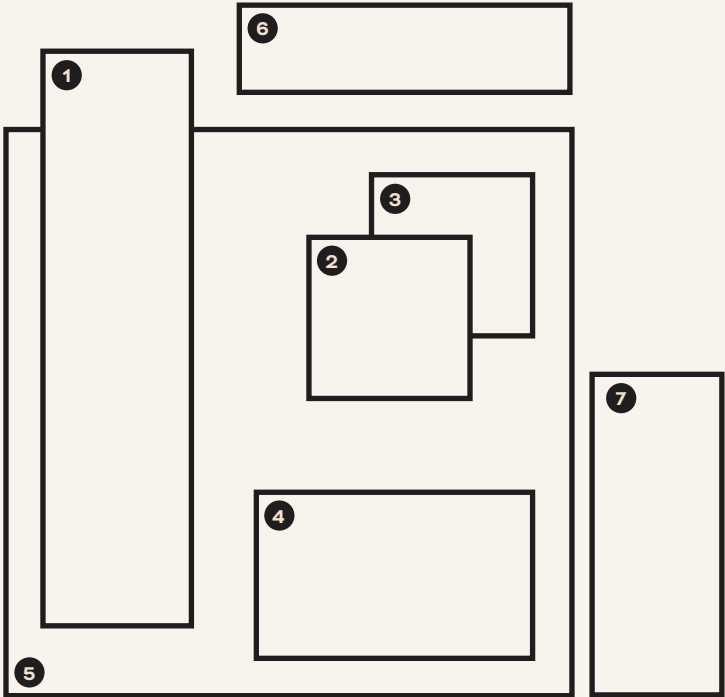
**6**

SPLASHBACK TILES
Minimal Light Grey Matt

**7**

CARPET
Fairbank 90 Wild Dove

KEY



STANDARD INCLUSIONS

QUALITY FINISHES ARE STANDARD OFFERINGS WITHIN ALL MAPLE LIVING HOMES, HOWEVER, ADDITIONAL CUSTOMISATIONS FROM A SUITE OF PREMIUM UPGRADE OPTIONS ARE ALSO AVAILABLE TO REFLECT YOUR INDIVIDUAL STYLE.



STANDARD BATHWARE INCLUSIONS

UPGRADE BATHWARE PACKAGE



Basin Mixer Chrome



Shower & Bath Mixer Chrome



Shower & Bath Mixer w/ Diverter Chrome



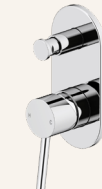
Laundry Mixer Chrome



Mizu Drift Basin Mixer Chrome



Mizu Drift Shower & Bath Mixer Chrome



Mizu Drift Shower & Bath Mixer w/ Diverter Chrome



Laundry Mixer Chrome



Gooseneck Sink Mixer Chrome



Rail Shower Chrome



Posh Solus Bath Outlet 220mm Chrome



Round Vanity Basin



Mizu Soothe Pull-down Sink Mixer Chrome



Domain Rail Shower Chrome



Mizu Drift Curved Bath Outlet 200mm Chrome



Roca The Gap Basin



Posh Solus Toilet Suite



Laundry Trough & Cabinet



Double Bowl & Drainer Sink Stainless Steel



Posh Domain Shower Bath



Posh Domaine Rim-less Toilet Suite



Laundry Trough & Cabinet



Memo Hugo Double Bowl Sink Stainless Steel



Posh Domain Shower Bath



Toilet Roll Holder Chrome



Towel Ring Chrome



Towel Rail Chrome



Mizu Drift Straight Toilet Roll Holder Chrome



Mizu Drift Towel Ring Chrome



Mizu Drift Towel Rail Chrome

APPLIANCE PACKAGES

STANDARD



Westinghouse 60cm
Stainless Steel Oven



Westinghouse 60cm
Ceramic Cooktop



Westinghouse Stainless
Steel Dishwasher



Westinghouse 60cm
Slide-out Rangehood

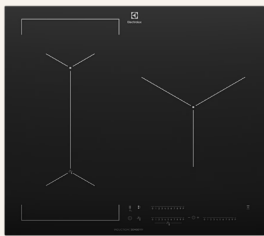


InAlto 60cm Stainless
Steel Dishwasher

UPGRADE



Electrolux 60cm
Stainless Steel Oven



Electrolux 60cm
Induction Cooktop



Electrolux 52cm Stainless
Steel Rangehood



Electrolux 60cm
Freestanding Dishwasher

DISHWASHER UPGRADE





INCLUSIONS LIST

FLOORING

- Laminate floor to entry, living, kitchen and meals featuring natural wood grain aesthetics
- Anti-static and moisture resistant carpet to ground floor bedroom, stairs, and first floor (except wet areas)
- Stone look porcelain tiles to the bathroom, ensuite, laundry and powder room

KITCHEN, LAUNDRY & BATHROOM

- Laminated kitchen base cupboards with island bench
- Laminated pantry with fridge overhead storage
- 20mm kitchen stone bench top
- Splashback tiles to kitchen and laundry
- 600mm Westinghouse appliances including cooktop, oven and slide-out rangehood
- Chrome plated levers and mixers for kitchen and laundry
- Double bowl stainless steel kitchen sink with drainer
- Stainless steel free-standing dishwasher
- Powder coated polished single bowl laundry trough with cabinet
- Ceramic dual flush toilet suite
- Semi-framed paneled shower screen to ensuite and bathroom
- Fully laminated vanity units to bathroom and ensuite
- Polished edge mirrors to vanities
- Chrome finished tapware throughout
- Ceramic semi-inset drop-in single bowl basin to vanities
- Laminated bench top to bathroom and ensuite
- Chrome-finished towel rails, toilet roll holders and towel rings

FIXTURES & FITTINGS

- Powder-coated aluminum windows, lockable sliding door, and balcony doors with sidelight (where applicable)

- Chrome finish lever to main entry door
- Chrome series lever set to all bedrooms, bathrooms
- Fly screens to all openable windows
- Colorbond valleys, fascia, guttering and downpipes
- Insulation batts to all external walls and roof cavity where required to improve the thermal performance of walls and ceiling
- Slimline rainwater tank or solar hot water (excluding land serviced with recycled water)
- Electric panel heaters for bedrooms
- Split system to the main living area

JOINERY AND FINISHES

- Feature front door with painted timber entry door frame
- Flush panel and gloss-painted internal doors
- Built-in robes to all bedrooms
- Built-in linen cupboard with four melamine shelves (where applicable)
- 67 x 12mm square profile skirting and architraves
- 75mm cove cornice throughout

ELECTRICAL

- Smoke detectors as required by authorities
- Double power points throughout
- Exhaust fans to the bathroom, ensuite, laundry and powder room
- Free to-air tv points, with the cable connected to an antenna in the master bedroom, living and retreat (if applicable)
- 1 x data point to living room
- LED downlights to the living area, kitchen and remainder of the home
- Single external flood light in the backyard
- 1 x telephone point ready for connection to digital fibre network by the purchaser after handover

EXTERNALS

- Combination of solid brickwork, acrylic render and lightweight cladding façade
- A fully fenced boundary as per estate covenants
- Garage with Colorbond motorised panel door with two remotes
- Coloured concrete to driveway and porch as required
- Low maintenance landscaping to front and rear
- Garden beds, mulching and topping and seeded areas (stock is seasonal)
- Fixed fold-out clothesline
- Rain-resistant pillar letterbox with newspaper slot and house number

PRELIMINARY SITE COSTS

- Domestic Building Insurance (Homeowner's Warranty), contract works insurance and public liability insurance
- All required drafting and estimating works
- Temporary fencing
- Stormwater and sewer drainage to legal point of discharge and sewer connection point
- Connection to mains power supply including conduit and cabling for underground connection of single-phase electricity to the meter box
- Termite treatment system where required
- All earthworks for the construction of the slab

The developer reserves the right to substitute any specified inclusions with that of equal performance or higher quality in the event of unavailability. Due to construction factors such as plumbing, ducted service requirements etc, the builder reserves the right to make minor changes/adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. The plans or inclusions list cannot be varied without the builder's consent. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Contract drawings take precedence over the inclusions list. Upgrade selections are at an additional cost.

KEY FEATURES

LANDSCAPED FRONT AND BACKYARD

COLOURED CONCRETE DRIVEWAY

BOUNDARY FENCING

STONE KITCHEN BENCHTOP

LED DOWNLIGHTS

SPLIT SYSTEM TO LIVING AREA

SHELVING TO PANTRY

PROUDLY SUPPORTING



Second Bite
Ending Waste. Ending Hunger.



www.mapleliving.com.au

www.warralily.com.au