



# Evolve.

INCLUSIONS



MASTERTON  
REALISE YOUR DREAM

# Everything you need...

We've designed the homes in our Evolve collection to have all the things you'll need, including the kitchen sink. All that's left for you to do is to fill your new dream home with everything and everyone you love.

## KITCHEN INCLUSIONS

- Polytec laminate kitchen benchtops^
- Polytec laminate kitchen cupboard doors^
- Metal drawer runners
- Omega 600mm electric built-in oven
- Omega 600mm gas cooktop
- Omega 900mm rangehood+
- Masterton Evolve range chrome sink mixer tap
- Microwave space including power point~
- Tile splashback 100mm x 300mm^
- Bulkhead above kitchen cupboards ~ (subject to design)

## LAUNDRY INCLUSIONS

- Stainless steel 45 litre laundry tub in freestanding unit (30 litre in granny flat of Dual Living series homes)
- Designer chrome laundry mixer
- Hot and cold washing machine tapware
- Floor tiles 300mm x 300mm^
- Skirting tile 300mm x 300mm - 1 row^
- Splashback tile 100mm x 300mm to 600mm high^
- Chrome floor waste

## SAFETY AND SECURITY INCLUSIONS

- Construction risk insurance
- 6 years structural guarantee and 2 years non-structural
- 90 day maintenance period (from practical completion)
- Hard wired smoke detectors complete with back up battery
- Earth leakage safety switch protecting all power and light points

## BATHROOM, ENSUITE & POWDER ROOM INCLUSIONS

- Floating laminate vanities^ with white moulded tops
- Designer chrome tapware - basin mixer, shower rail and bath spout with wall mixers
- Frameless polished edge mirror to width of vanity, 1000mm high
- Framed shower screens with clear safety glass
- Masterton Evolve range 1500mm bath~
- Floor tiles 300mm x 300mm^
- Wall tile 600mm x 300mm^
- Wall tiling height up to 2100mm to shower, 1 row over bath, vanity (150mm high) and perimeter skirting^
- Chrome floor waste
- Exhaust fan to bathroom, ensuite and powder room (subject to design)

## INTERNAL INCLUSIONS

- 67mm single bevel skirtings and architraves
- 2440mm ceiling height
- 2040mm flush panel internal doors
- 90mm cove cornice internally
- Staircase with paint finish^, including Masterton Evolve range of balustrading (subject to design)
- Paint finish to all internal woodwork^
- Square set finish to bathroom, ensuite, powder room & W/C (subject to design)
- Modern lever-handles to internal doors, including privacy locks to bathroom, ensuite, master suite and powder room (if applicable)
- Linen cupboard with 4 shelves (subject to design for granny flat of Dual Living series homes)
- Double power points throughout
- Hanging rail and one shelf to all bedroom robes
- Metal door stops to all doors opening onto walls
- Internal gas point (subject to gas availability)

+ 600mm Omega slide-out rangehood in granny flat of Dual Living series homes

~ Not available in granny flat of Dual Living series homes

^ Selections to be made from the Masterton Evolve colour, fixtures and fittings range

## EXTERNAL INCLUSIONS

- M-Class concrete slab for moderately reactive soil conditions
- Pest treatment to perimeter of slab and internal drainage points
- Termite resistant treated timber frame and roof trusses
- Low maintenance Colorbond® metal fascia and slotted gutters^
- Sectional garage doors^~
- Austral® Bricks^
- Monier™ Atura concrete roof tiles^
- Aluminium sliding windows^ with single clear glazing, including window locks, obscure glazing to bathroom, ensuite & powder room (if applicable)
- Hume Savoy XS24 1200mm wide front entry door^ with translucent glazing (subject to design)~
- Masterton Evolve range front door knob entrance set with deadbolt
- Masterton Evolve range deadbolt to laundry and internal garage access door
- Hume XF3 1/2 glazed external laundry door^ (obscure)~
- 26 litre 6 star gas instantaneous hot water system (17 litre in granny flat of Dual Living series homes)
- Concrete to front porch and alfresco ready for owners applied finishes (subject to design)
- Front and rear garden taps
- R3.5 ceiling insulation to all living rooms under the roof (excluding garage, porch and alfresco)
- R1.5 wall insulation to all external framed walls of living areas including wall between garage and living areas (excludes external garage wall)
- Brickwork above garage door
- 450mm eaves (subject to design)
- 42mm x 42mm treated pine around external window surrounds (cladded walls only)
- Some elements of render finishes to facades (subject to design)
- Weather proofing to front entry door & laundry

## SERVICES & SITE COSTS

- Free site inspection and new home proposal
- Balanced cut and fill of up to 1m fall over the site to achieve a level building platform
- Standard council, workplace health, safety and environmental requirements
- Standard Complying Development assessment & inspection fees
- Standard BASIX package (includes rainwater tank up to 3000 litres)
- Machine hire for drilling of pier holes
- Fixed price concrete piercing
- Concrete pump for piers and slab
- Sewer connection up to 8m from building envelope
- Stormwater connection up to 8m from building envelope
- Up to 8m underground power connection with 3 phase service cable to existing turret (if applicable)
- Connection to existing water service located within 8m from building envelope
- Site security fencing up to 40 lineal metres
- All-weather access control point
- Standard sediment control measures
- Payment of surveyor's fees for peg out and identification surveys
- Preparation and lodging of building plans and specifications for a complying development
- Payment of engineer's fees for standard concrete slab
- Payment of water authority standard approval and connection fee (front run up to 8 lineal metres)
- Provide a site specific soil and exposure classification as required by the structural engineer
- Provide internal conduit for NBN provisioning (subject to availability)
- Full scaffolding and fall protection as required by local work safety authorities to two storey section of homes only
- Gas connection within the property boundary (subject to availability)

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**\*Terms & Conditions:** Refer to Masterton Evolve current price list for eligible homes. Not available with any other offer. Offer is subject to standard site conditions, no allowance has been made for any rock excavation. Where an item is required to be upgraded or substituted due to site specific requirements of an Authority, including but not limited to compliance with matters such as marine environment, bushfire BAL rating, and/or acoustic requirements extra charges may apply. Free site inspections are subject to sales approval, and exclude acreage, duplex, AHD and some CDC sites. Limited to one per customer. 2440mm ceiling height applies to single storey & ground floor of double storey homes. Services and site costs are applicable for both the main residence and granny flat in Dual Living series homes. The option to have individual billing meters for services is available as an optional upgrade, as long as the Luxury Upgrade Package has been selected. All floor plans can be mirror reversed. These inclusions are only available as part of a building contract with Masterton. Any item not listed within the inclusions will incur additional costs. Any items omitted by a customer from the inclusions will not be refunded, credited or substituted. Masterton reserve the right to amend or substitute items and/or suppliers without notice. Any item that appears in more than one set of inclusions, only one of these items will be supplied and no credits will be available. Masterton reserves the right to revise plans, specifications and pricing without notice.

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MEVOINCL-0620

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