



**creationhomes**

# **TURNKEY SPECIFICATIONS**

**2025 COLOUR SELECTIONS AND  
UPGRADES**

# CREATION HOMES

## Colour Selection

Item Description



Apollo

Cove

I would like to be contacted to select upgrade items before land registration.

Apollo Colour Scheme

Cove Colour Scheme

Marina Colour Scheme

Truffle Colour Scheme

Mono Colour Scheme

Client name:

Site address:

Signature/s:

Date:



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Marina



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Truffle



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Mono



\*The products & colours nominated in this colour schedule may be replaced without notice. Items may be replaced with an equivalent product and colour consistent with the applicable colour scheme.

# CREATION HOMES

## Upgrade List

Subject to Final Drawings, Engineering, Site & Statutory Authority Requirements, additional costs if required . We reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract.

### Kitchen

Provide 40mm Caesarstone waterfall end to Kitchen Island from Builder's range * Colour as nominated in selected colour scheme * Subject to acceptance of 40mm benchtop(s) and Island QTY: _____	\$1,300	
Provide 20mm Caesarstone waterfall end to Kitchen Island from Builder's range * Colour as nominated in selected colour scheme QTY: _____ Note: Item is N/A if selected with 40mm Caesarstone	\$850	
Provide 40mm square edge to the stone benchtop(s) in the Kitchen from Builder's range in lieu of standard * Colour as nominated in selected colour scheme Note: excludes waterfall end(s) and barback. (upgrade applicable to standard Kitchen layout only)	\$3,960	
Provide Technika 900mm oven (Black) in lieu of standard 600mm wide oven *adjust cabinetry to suit	\$990	
Provide Technika 900mm Stainless Steel gas cooktop (H950SLTXPRO) in lieu of standard cooktop	No Charge	
Provide 600mm Technika freestanding Dishwasher (TDX7SS-6 Stainless Steel) to the Kitchen	\$1,090	
Provide upgrade to "Smeg" 600mm appliances package in Stainless Steel in lieu of standard "Technika" * Smeg SFA63M3TVX - 600mm Oven Classic Thermoseal Oven (9 Function) * Smeg SHW610X1 - 600mm Canopy Rangehood * Smeg CIR66XS3 - 600mm Cooktop Hob Classic * adjust cabinetry to suit 600mm appliances	\$1,690	

## Kitchen Continued

Provide upgrade to "Smeg" 900mm appliances package in Stainless Steel in lieu of standard "Technika" * Smeg SFRA9300TVX - 900mm Oven Classic Thermoseal Oven (9 Function) * Smeg SHW910X1 - 900mm Canopy Rangehood * Smeg CIR93AXS3 - 900mm Cooktop Hob Classic * adjust cabinetry to suit 900mm oven in lieu of 600mm wide	\$3,950	
Provide cold water point to fridge space	\$250	
Provide polyurethane with matte/gloss finish to Kitchen cabinetry doors, drawers and panels in lieu of standard Polytec	\$4,570	
Provide sharknose profile (finger-pull) handles to Kitchen cabinetry in lieu of standard	\$1,070	
Provide toughened glass splashback to Kitchen between benchtop and overhead cabinetry, including returns and side of Island bench (where applicable) Note: excludes area above and behind canopy rangehood (where applicable)	\$2,730	
Provide double bin pull-out 450mm to Kitchen cabinetry (adjust kitchen cupboard to suit)	\$1,020	
Provide wiring provision for 2 No. pendant lights over Kitchen Island. * future installation by owner after handover Note: Includes ceiling batten for additional support	\$370	

## Bathroom

Provide floor to Ceiling tiling in main Bathroom and Ensuite * square set cornice in lieu of cove * villaboard in lieu of plasterboard	\$5,300	
Provide floor to Ceiling tiling to Powder room. (subject to house design) * square set cornice in lieu of cove * villaboard in lieu of plasterboard	\$3,300	
Provide 1 x 300mm (H) x 450mm (W) shower niche QTY: _____ Location(s): _____	\$500 each	
Provide up to 900mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror * to match width of vanity QTY: _____ Location(s): _____	\$1,300	
Provide up to 1200mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror * to match width of vanity QTY: _____ Location(s): _____	\$1,470	

## Bathroom Continued

Provide up to 1500mm (W) Mirror Shaving Cabinet Standard 3 Door in lieu of standard Mirror * to match width of vanity QTY: _____ Location(s): _____	\$2,060	
Provide floor waste to main area of wet area, includes the following - PER ROOM * Add 1 No. stainless steel square chrome floor waste and drainage point to a wet area room (in addition to 1 x standard for shower) * Step down to floor area to create compliant fall (up to a maximum of 60mm) * Labour to screed wet areas (up to a maximum of 70mm thick) * Labour to Cut Tiles to fall to floor waste (1:80 as per NCC Requirement) * Sealing around floor waste pipe	\$2,520 per room	
Provide "Matte Black" Mizu Drift tapware and accessories to wet areas (excluding Laundry) in lieu of standard range "Chrome" * Subject to BASIX/NatHERS assessment * excludes toilet suite fittings	\$2,050	

## Flooring

Provide hybrid flooring from builder's range to Ground Floor (excluding bedrooms and wet areas) * Colour as nominated in selected colour scheme	STANDARD	
Provide tiling from builder's range to Ground Floor of single storey dwelling in lieu of standard hybrid flooring 450 x 450.(excluding bedrooms and wet areas) * Colour as nominated in selected colour scheme	\$3,500	
Provide tiling from builder's range to Ground Floor of double storey dwelling in lieu of standard hybrid flooring.450 x 450 (excluding bedrooms and wet areas) * Colour as nominated in selected colour scheme	\$2,820	
Provide hybrid flooring from builder's range to First Floor (excluding wet areas) and staircase in lieu of standard carpet * Colour as nominated in selected colour scheme	\$8,270	
Provide hybrid flooring from builder's range to a Ground Floor Bedroom or Study in lieu of standard carpet * Colour as nominated in selected colour scheme	\$810	
Provide hybrid flooring from builder's range to all Bedrooms in lieu of standard carpet (single storey) * Colour as nominated in selected colour scheme	\$3,320	
Provide upgrade to "Grand Escape" range in lieu of standard carpet (single storey) Colour: _____	\$840	
Provide upgrade to "Grand Escape" range in lieu of standard carpet (double storey) Colour: _____	\$1,390	

## Electrical and Lighting

Provide LED downlights throughout in lieu of standard oyster lights (single storey)	\$4,550	
Provide LED downlights throughout in lieu of standard oyster lights (double storey)	\$5,200	
Provide (external) up/down light(s) to brickwork and/or brick pier on front façade. * client to nominate location QTY: _____ Location(s): _____	\$630 each	
Provide (external) weatherproof double power point(s) * client to nominate location QTY: _____ Location(s): _____	\$290 each	
Provide additional (internal) double power point(s) * client to nominate location QTY: _____ Location(s): _____	\$140 each	
Provide Schneider three phase 11kw EV Link Home Charging Station (EVH4S11N2) to Garage * Upgrade to main switchboard and protection from single phase to three phase. * 20A three phase circuit * 20A three phase circuit protection including Type A RCD * 20A three phase isolation switch * Type 2 cable 5 meter * EVA1HPC3 peak controller	\$6,060	

## Security Features

Provide Kocom Colour Video intercom system (KCV-D374) including: * Four wire circuit * 1 No. camera, monitor and powerpoint	\$1,380	
Provide Bosch Solutions 2000 alarm system including: 1 x Bosch 2000 Alarm 8 Zone Panel 1 x Bosch 16 Zone LCD Keypad 4 x Bosch Gen 2 Blue Line PIR Detectors 1 x Slim Ext Siren & Internal Siren, AC Plug Pack, 12v 7ah Back Up Battery Part#MJAO (Requires 1 Powerpoint for Siren)	\$1,700	

## Outdoor Features

Provide 1 No. additional potable garden tap to external brick wall (excluding isolated piers) Location(s): _____	\$410	
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## Storage Solutions

Provide 460mm wide Melamine tower consist of (4No.) 140mm high drawers and (2No.) adjustable shelves. * Adjust hanging rail to suit * Drawer infill to be provide next to nib wall (where applicable) QTY: _____ Location(s): _____	\$410 each	
Provide 460mm wide Melamine tower consist of (5No.) adjustable shelves * Adjust hanging rail to suit * Drawer infill to be provide next to nib wall (where applicable) QTY: _____ Location(s): _____	\$370 each	

## Air Conditioning

Provide additional A/C zone(s) in lieu of standard (standard is 2 No. zones ) QTY: _____	\$410	
Provide NEO Touch Master Controller in lieu of standard A/C controller * Wi-Fi connectivity with Neo Connect mobile app	\$1,300	

## Window and Doors

Provide translucent glazing to standard front entry door in lieu of standard clear	\$180	
Provide polyester "Blockout" roller blinds from builder's standard range to all windows and sliding doors (single storey) Colour: _____	\$2,920	
Provide polyester "Blockout" roller blinds from builder's standard range to all windows and sliding doors (double storey) Colour: _____	\$3,890	
Provide flyscreen doors with black fibreglass mesh to all standard external sliding doors (excluding Garage hinged door where applicable)	\$540 per sash	
Provide flyscreen doors with black fibreglass mesh to all standard external hinged doors (excluding Garage hinged door where applicable)	\$490 each	
Provide flyscreens with black fibreglass mesh to all openable window sashes (single storey)	\$950	
Provide flyscreens with black fibreglass mesh to all openable window sashes (double storey)	\$1,200	
Provide 2100mm x 900mm hinged Screenguard screen door to hinged door QTY: _____ Location(s): _____	\$1,570	

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## Laundry Room

Provide up to 1000mm wide cabinetry (underbench and overhead), 20mm Caesarstone benchtop and 45L inset trough in Stainless Steel with overflow in lieu of standard metal cabinet (Subject to Laundry design)	\$2,840	
Provide additional batten(s) or structural plywood (inside wall) to support future dryer *installation by owner after handover	\$550	



# creationhomes

BUILDER OF CHOICE FOR  
AUSTRALIA'S LEADING  
DEVELOPERS

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