



# EDGE RANGE

UP TO **\$90,000**

PREMIUM INCLUSIONS  
for no extra cost



## Why BrightEdge Homes

- **Custom Builds.** BrightEdge Homes take great pride in our ability to produce tastefully crafted custom homes with innovative design concepts. We use only the highest quality materials and take an unparalleled approach to customer experience with every custom home that we build.
- **Value for money.** We think you deserve the best, which is why Edge Collection come as standard with every Edge Range Home design. We include up to \$90,000 worth of value in every home we build – it's part of our commitment to delivering affordable excellence.
- **Raising the standard.** In every BrightEdge Homes, we are proud to offer an exclusive collection of inclusions providing the next level of comfort, luxury and lifestyle. We created our premium inclusions and made it a standard with every one of our Edge range homes.
- **Quality over quantity.** We focus on our design and workmanship over volume. Our reputation is built on quality. We ensure all our new homes are built to a high quality by focusing on material selection, reliable and diligent tradespeople, quality building supervision, and a combination of in-house and independent quality control inspections. We only use trusted, quality brands so you can be sure that your new home is built to last
- **Custom Experience.** At BrightEdge Homes, we treat our customers as individuals and we listen to our customers. Building a new home is a milestone and our customers trust us achieving this. We translate complex information into clear solutions making sure our customer is clear of what they are building.
- **6 Month assist.** We'll also help you settle in. With Our aftercare program, we offer a superior 6 month maintenance service so your new home has enough time to settle and experience all four seasons.





# Internal Features

## Included

- **High ceilings** - 2740mm (9ft) High ceiling to single storey or ground floor of double storey
- **High doors** -
  - 2340mm high internal doors to single storey and ground floor of double storey home
  - 2340mm plain slider doors to Built in Robes and swinlinen
- **Timber staircase** - Hardwood stained timber stairs with designer balustrade and handrails (Double storey only)
- **Cooling** - Evaporative cooling with upto 7 points to single storey and first floor of double storey dwelling
- **Heating** - 3 Star Ducted heating to all living areas and bedrooms (upto 7 points)
- **Paint finish** - 3 coat paint finish to walls
- **Bulkhead** - Recessed Plaster Lined bulkhead to Entry (Builders Range)
- **Privacy Locks** - Privacy locks to all Bedrooms, Ensuite, Bath and WC
- Locks to all openable windows



## Edge Flooring

### Included

- Upto Cat-5 Porcelain tiles (600mm x 600mm or 600mm x 300mm tiles) or Upto Cat-5, floorboards to entry, kitchen, pantry, living and meals area.
- Upto Cat-5 tiles to wet areas
- Upto Cat-2 carpet or floorboard to all bedrooms and second living area of both single and double storey
- Upto Cat-2 carpet to first floor of double story homes



# Entertainer Kitchen

## Included

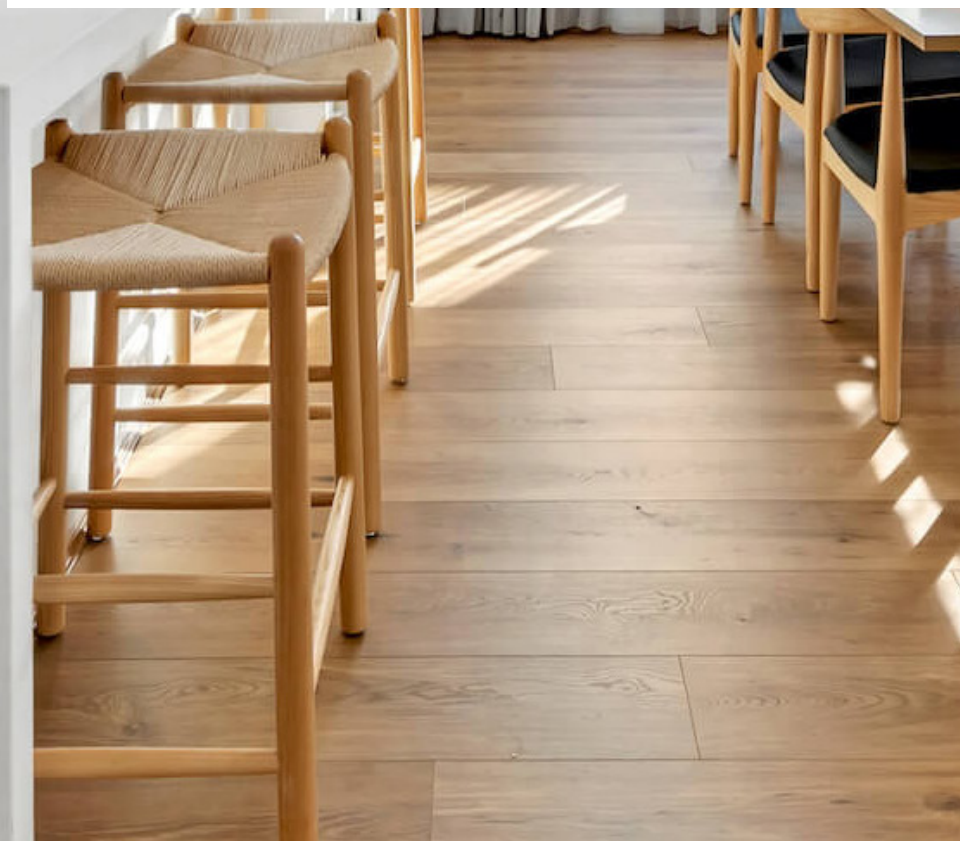
- 40mm Deluxe stone (YDL) to island benchtop with waterfall edge
- Double Undermount sink to kitchen
- Laminate cabinets in your choice of matt, sheen or woodgrain finish (Polytec Melamine)
- 16mm shadowline to cabinets and drawers
- Upto Cat-2 Glass splashback to kitchen
- Soft closing cabinets & drawers
- Pot drawers to Island bench, 6 off
- Cabinets above fridge space
- Capped water point behind ref space
- External vent to rangehood
- 900mm inbuilt cooktop (Westinghouse or Technika)
- 900mm wide rangehood with option of undermount rangehood (Westinghouse or Technika)
- 900mm wide oven (Westinghouse or Technika)
- Stainless steel free standing 600mm wide dishwasher



# Butler Pantry & WIP Features

## Included

- Butler's Pantry (upto 1500mm) with single above mount sink (design specific)
- Laminate overhead and below cabinets in your choice of matt, sheen and woodgrain finish (Polytec Melamine)
- 16mm shadowline to cabinets
- Upto Cat-2 Glass splashback
- Soft closing cabinets
- Walk-in pantry to Kitchen including 4 melamine shelves





# Kitchen Appliances - **Included**

## Cooktops



## Rangehood



## Ovens



## Dishwasher



# Kitchen Fixtures / Tapwater

## Sink Mixers



## Sinks





# Ensuite, Bathroom, Powder Room(s)\*

## Included

### Floor to ceiling tiles

- Upto Cat-5 Floor to ceiling tiles to Master Ensuite
- Upto Cat-5 Floor to ceiling tiles to Bath area

### Vanities

- Double vanity setup with stone benchtop to Master Ensuite
- Wider Single vanity setup with 1000mm wide bench
- 40mm stone benchtop with square edge
- 16mm shadowline to cabinets
- Deluxe range stone from YDL
- Laminate cabinets in your choice of matt, sheen or woodgrain finish (Polytec Melamine)

### Ceramic Basins

- Upto Cat-5 designer basins with options of Above counter, insert above counter and undermount

### Designer taps

- Upto Cat-5 taps with choice to suit all basins throughout your home with options of chrome or black

### Toilet suites

- Soft closing
- Upto Cat-5 wall faced



### Stylish Showers Areas

- Twin head to master ENS featuring an oversized rain style shower head & hand held shower rose with adjustable rail.
- Rail mounted to Bath and additional ENS
- Bigger size tiled shower base to Ensuite - Design specific (1200mm x 900mm or 1500mm x 900mm)
- Niche to Ensuite & bathroom (internal wall only (400mm high x 600mm wide)
- Colour option of Chrome or matt black for tapware and shower screen
- 2000mm high semi framed shower screens

### Luxury Accessories

- Cat-5 Towel rails
- Cat-5 toilet roll holder
- Towel ring to powder room (design specific)
- Colour option of Chrome or Black Matt finish



# Bathroom Accessories

## Basins



## Shower



## Taps



## Toilets



## Accessories





# Laundry Features

## Included

- Extended benchtop (upto 1500mm length) and below Laminate cabinetry
- 20mm stone with square edge and 16mm shadow line
- Upto Cat-5 tiled splashback
- Deluxe range stone bench from YDL



# Electrical Features

## Included

- **LED lights** - LED downlights throughout upto 30 for single storey and 40 for double storey
- **Feature lights** - 2 off feature lights to façade pillars
- **Designer Switches** - Clipsal Iconic Range switches and power points in white finish
- **Batten holders** - 5 off internal batten holders for future hanging lights



# External Features

- **Designer Entry door** - 2340mm high x 1020mm wide stained entry door to single storey or 2340mm high x 850mm wide double door to double storey (Design Specific)
- **Bricks** – Choice of upto Cat-3 bricks
- **Windows** – 2100mm high Aluminium awning Windows to façade
- **Garage Door** – Upto Cat-3 Timber look garage door, in choice of profiles and colours
- **High Stacker door** - 2400mm high Triple Stacking glass door to Alfresco (Design Specific)
- **Eaves** – 450mm Eaves to front of house (as per developer requirements) for Single storey and Eaves to entire first floor for double storey
- **Unique Facades** - Choice of facades with option of raised façade, Single storey only
- **Balcony** – Range of façades with wider Balcony and selection of balustrades
- **Flyscreens** - Aluminium framed fibreglass mesh flyscreens to all openable windows
- **Roof tiles** – Upto Cat-2 Selection of concrete roof tiles



# Structural Features

- Brickwork above windows and doors (up to 2400mm width) to single storey and ground floor of double storey homes
- Undercover alfresco area with plaster lined ceiling
- Brick pillar to Alfresco & Porch
- Engineered concrete slab to Alfresco and Porch
- 450mm stud gap to external load-bearing walls to single and double story homes



# Single Storey

## Standard Facades



## Upgrade Facades



Facade images are to be used as a guide only, these may depict upgrade options and may not be house specific. Details such as entry doors, render, window sizing and placement may vary between house types and sizes. Concrete driveway, landscaping and fencing is not included. Please obtain house specific drawings from your consultant to assist you in making your facade choice.

Facade images are to be used as a guide only, these may depict upgrade options and may not be house specific. Details such as entry doors, render, window sizing and placement may vary between house types and sizes. Concrete driveway, landscaping and fencing is not included. Please obtain house specific drawings from your consultant to assist you in making your facade choice.



# Double Storey

## Standard Facades



## Upgrade Facades



Facade images are to be used as a guide only, these may depict upgrade options and may not be house specific. Details such as entry doors, render, window sizing and placement may vary between house types and sizes. Concrete driveway, landscaping and fencing is not included. Please obtain house specific drawings from your consultant to assist you in making your facade choice.



