



LONGHORN BARNDOMINIUMS
LIMITED EDITION FIXTURES & FINISHES

EXTERNAL FINISHES
KITCHEN FEATURES
BATHROOM FEATURES
LAUNDRY FEATURES
INTERNAL FINISHES
LIGHTING & ELECTRICAL
PROJECT INCLUSIONS



'THE WHOLE IS MORE THAN THE SUM OF ITS PARTS'
- ARISTOTLE

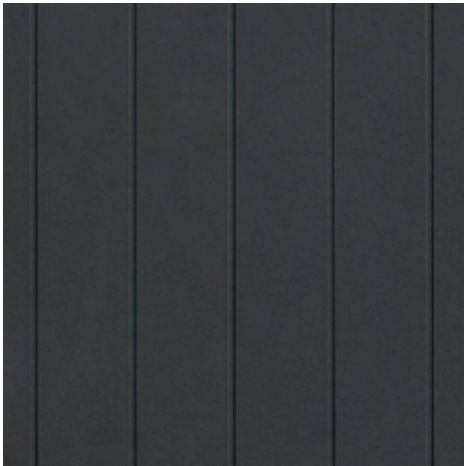


EXTERNAL FINISHES



EXTERIOR CLADDING by James Hardie

Axon



SPECIFICATION DETAILS

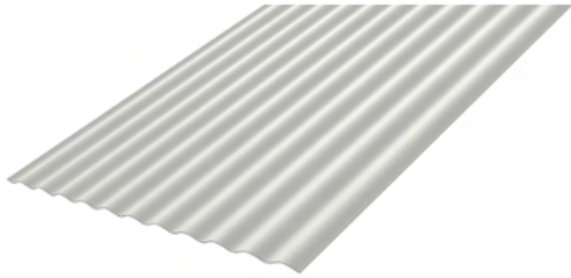
Axon Cladding

Panel Design Width: 133mm W or 400mm W x 9mm D (1200mm W Sheets)



ROOFING by Lysaght

Custom Orb



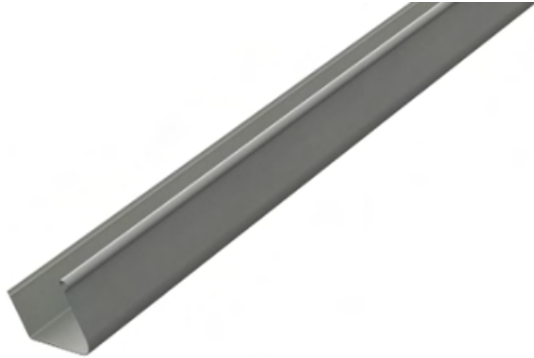
SPECIFICATION DETAILS

Dimensions: 762mm W (16mm H rib)

Available Finishes: Colorbond Steel Classic & Matte

GUTTER, FASCIA & DOWNPIPES by Colorbond

Quad 150 Hi-Front Gutter



Novaline Profile Fascia
Downpipe - Round PVC



Available Colorbond Finishes (Roof, Gutter, Fascia, Downpipe)



SPECIFICATION DETAILS

Lysaght Quad 150 Hi-Front Gutter

Materials: Aluminium/zinc/magnesium alloy-coated ZINCALUME® and COLORBOND® steel

Lysaght Novaline Fascia

Available Materials & Finishes: Colorbond Steel Classic & Matte



GARAGE DOORS by Steel-Line

Colorbond Sectional Door



Slimline Profile



Flatline Profile

Available Colorbond Finishes (Roof, Gutter, Fascia, Downpipe)



SPECIFICATION DETAILS

Materials: Australian BlueScope Steel

Finishes: Standard Colorbond Range

EXTERNAL DOORS by Corinthian

Madison Range



PMAD101



PMAD104

Glazing Options



Clear



Translucent

SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans

Applicable to all Entrance, Side and Rear Hinge Doors

Standard and Custom Sizes Available

EXTERNAL DOOR HARDWARE by Gainsborough Hardware

Oblong 450 Entrance Set with Deadbolt



Matte Black



Stainless Steel

Contemporary Trilock Entrance Set



Matte Black



Stainless Steel



Bright Chrome

SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans
Applicable to all Entrance, Side and Rear Hinge Doors

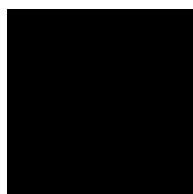
WINDOW & DOOR FINISHES by A&L Windows



Available Trim Finishes



WHITE



BLACK



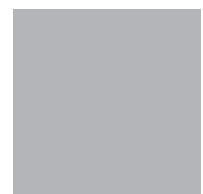
MONUMENT



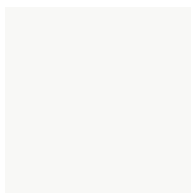
WOODLAND
GREY



DUNE



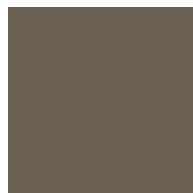
ANODIC GREY



SURFMIST



PRECIOUS SILVER



JASPER



MERINO



SHALE GREY

Applicable to all external windows, sliding and bifold doors where specified on design plans
Colour selections may be limited based on location availability.



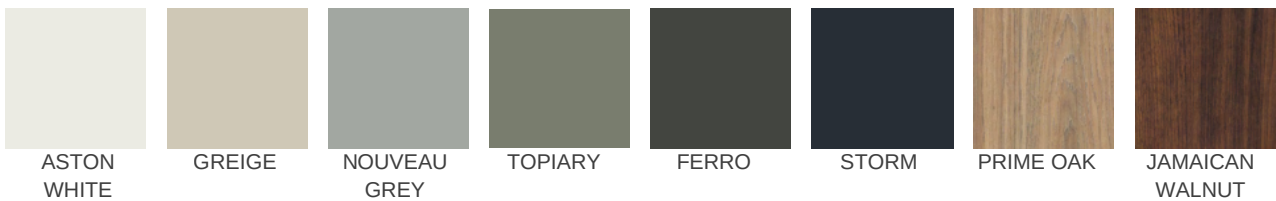
KITCHEN

KITCHEN & BUTLER JOINERY by Polytec

Matt & Woodmatt Finishing Joinery



Example Finishes



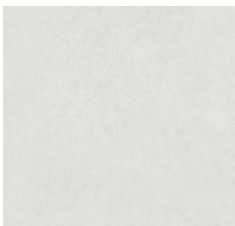
SPECIFICATION DETAILS

*Client to select finishes based on joinery in design plans (Full range available online)

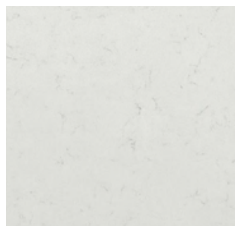
Available Finishes: Matt & Woodmatt Finishes

KITCHEN & BUTLER BENCHTOPS by Cosentino

Silestone QXeron Group 2 Range



MOONLIT SHADE



PEARL RIVER



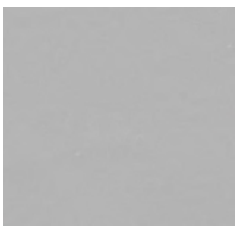
SUNBURST



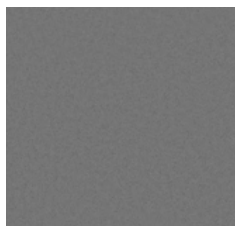
MISTY SILVER



CRYSTAL BLOOM



SILVER CLOUD



EVERGREY

SPECIFICATION DETAILS

*Client to select finishes based on joinery in design plans

Available Finishes: Polished

KITCHEN APPLIANCES by Haier

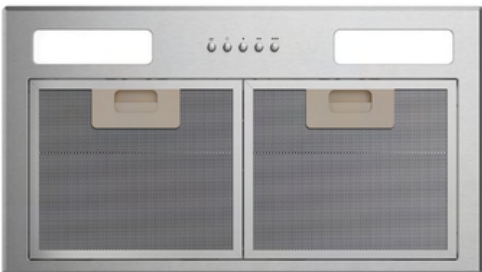
300 Series Built-in Oven



300 Series Electric Cooktop



500 Series Integrated Insert Wall Rangehood



300 Series Freestanding Dishwasher



SPECIFICATION DETAILS

Haier 60cm 300 Series Built in Oven with 4 Functions in black glass - SKU HWO60S4LMB3

Haier 60cm 300 Series Electric Cooktop in black glass - SKU HCE604TB3

Haier 60cm 500 Series Integrated Insert Wall Rangehood - SKU HPH60ILX2

Haier 300 Series Freestanding Dishwasher in Silver - SKU HDW13F0PS1

KITCHEN SINKS by Reece

Reece Posh Solus MK3 1 3/4 Bowl Inset Sink



Posh Solus Gooseneck Sink Mixer Tap Chrome



SPECIFICATION DETAILS

Reece Posh Solus MK3 1 3/4 Bowl Inset Sink - SKU 9508645

Posh Solus Gooseneck Sink Mixer Tap Chrome - SKU 2267348

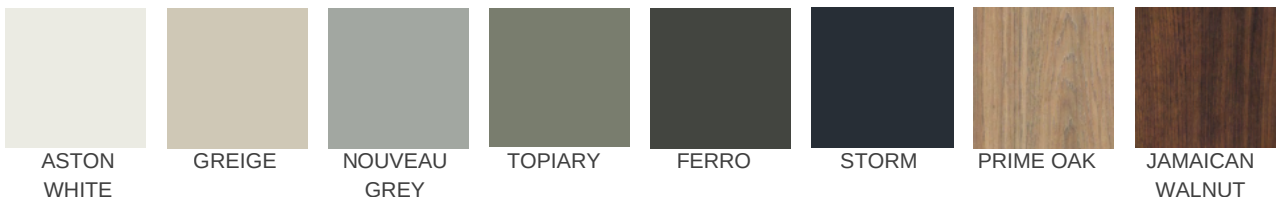


BATHROOMS

BATHROOM VANITY JOINERY by Polytec & Cosentino



Polytec Matt & Woodmatt Finishing Joinery Examples



Cosentino Silestone QXeron Group 2 Range



SPECIFICATION DETAILS

*Client to select finishes based on joinery in design plans

Available Polytec Finishes: Matt & Woodmatt Finishes (Full range of available finishes online)

Available Cosentino Finishes: Polished

BATHROOM FIXTURES by Reece

Posh Domaine Counter Overflow Basin



Posh Solus Basin Mixer Tap Chrome



Mizu Drift Universal Pop Up Plug & Waste Chrome



SPECIFICATION DETAILS

Posh Domaine Counter Overflow Basin 1 Taphole White - SKU 9509022

Mizu Drift Universal 40mm Pop Up Plug & Waste Chrome - SKU 2263197

Posh Solus Basin Mixer Tap Chrome - SKU 2267328

Posh Solus Close Coupled Back to Wall Rimless Back Inlet Toilet Suite with Soft Close Quick Release Seat White - SKU 26791

Posh Solus MK2 Toilet Roll Holder Chrome - SKU 9506580

BATHROOM FIXTURES by Reece

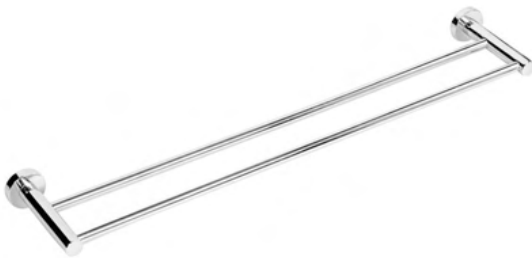
Posh Bristol MK2 Single Rail Shower 5 Function
Chrome



Posh Solus Shower Mixer Tap Chrome



Posh Solus MK2 Double Towel Rail in Chrome



Mizu Drift Brass Trapscrew Grate Square in Chrome



SPECIFICATION DETAILS

Posh Bristol MK2 Single Rail Shower 5 Function in Chrome - SKU 32558

Posh Solus Shower Mixer Tap in Chrome, SKU - 2267334

Posh Solus MK2 Double Towel Rail 750mm in Chrome - SKU 9506585

Mizu Drift Brass Trapscrew Grate Square 100mm in Chrome - SKU 202528

BATHROOM FIXTURES by Reece

Base Acrylic Inset Bath with Overflow Chrome and Pop Up Waste



Posh Solus Wall Basin / Bath Mixer Tap Set Chrome



Posh Solus Close Coupled Back to Wall Toilet



Posh Solus MK2 Toilet Roll Holder Chrome



SPECIFICATION DETAILS

Base Acrylic Inset Bath with Overflow Chrome, and Pop Up Waste - SKU 1704235

Posh Solus Wall Basin / Bath Mixer Tap Set Chrome - SKU 2267340

Posh Solus Close Coupled Back to Wall Rimless Back Inlet Toilet Suite with Soft Close Quick Release Seat White - SKU 26791

Posh Solus MK2 Toilet Roll Holder Chrome - SKU 9506580



LAUNDRY

LAUNDRY FIXTURES & ACCESSORIES by Reece

Posh Solus MK2 45 Litre Standard Laundry Trough and Cabinet



Posh Solus Standard Sink Mixer Tap Chrome



Arco Giro Washing Machine Stop 15 x 20mm Chrome



SPECIFICATION DETAILS

Posh Solus MK2 45 Litre Standard Laundry Trough and Cabinet 1 Taphole with Bypass & Overflow Stainless Steel - SKU 2406949

Posh Solus Standard Sink Mixer Tap Chrome - SKU 2267346

Arco Giro Washing Machine Stop 15 x 20mm Chrome - SKU 1120171



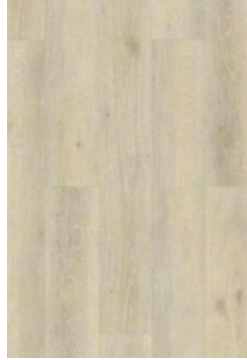
INTERNAL FINISHES

HYBRID FLOORING by Carpet Call

Universal Hybrid Range



Aged Grey Oak



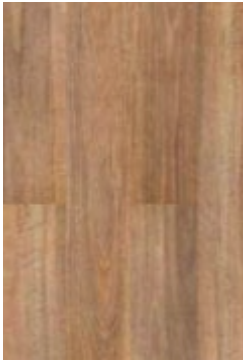
Warm White Oak



Natural Rustic Oak



Oak Traditional



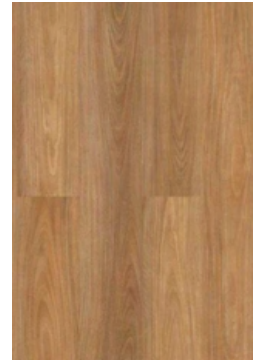
Natural Spotted Gum



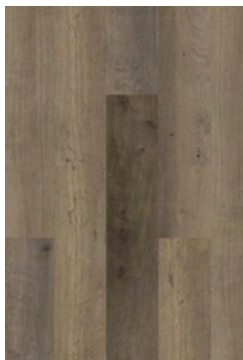
Pale Spotted Gum



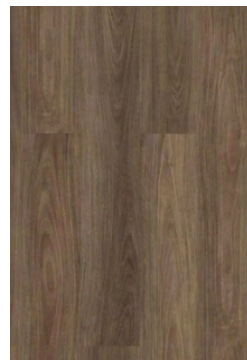
Tidal Blackbutt



Warm Blackbutt



Mink Grey



Roasted Blackbutt

SPECIFICATION DETAILS

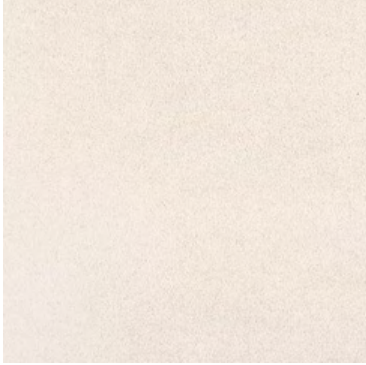
*Client selections to be made for nominated areas on design plans

Material: Hybrid

Dimensions: 1220mm L x 180mm W x 5mm D (.30mmD Veneer)

CARPET by Carpet Call

Kampala Cut Pile



Luminate



Pulsar



Ozark



Plunge



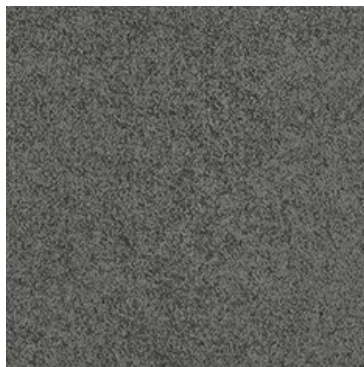
Nova



Mineral



Rockaway



Sphere

SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans

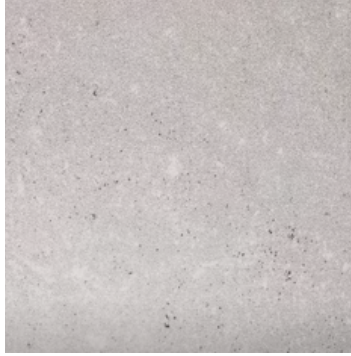
Material: Cut Pile Polyester

INTERIOR TILES by Casa Della Casa

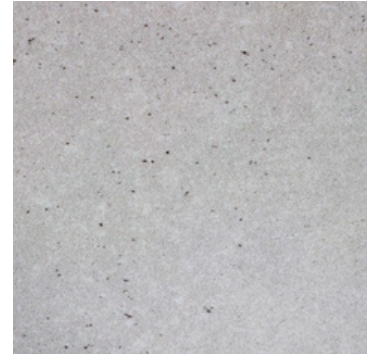
Verona Range



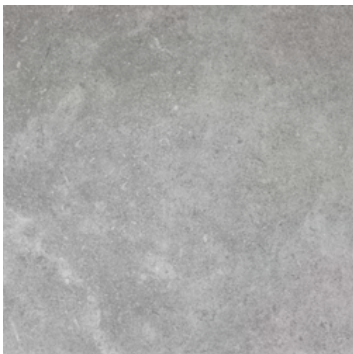
White



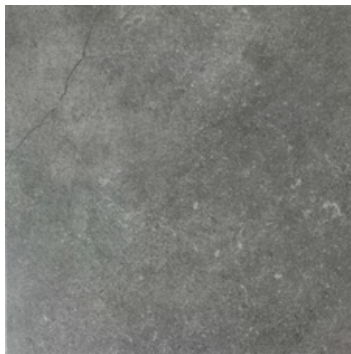
Beige



Taupe



Cool Grey



Ash Grey

SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans

Available Sizes: 450mm x 450mm

Application: Internal Floors, Bathroom floors and walls



SKIRTING & ARCHITRAVE MOULDING by Corinthian



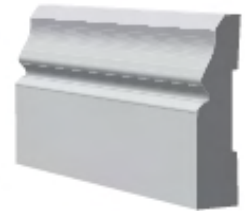
Splayed/Beveled



Half Splayed



Colonial



Australian Colonial

SPECIFICATION DETAILS

*Client selections to be made

Material: Pine or MDF Pending Profile Design

Skirting Details: 67mm H Standard Inclusion

Architrave Details: 42mm H Standard Inclusion

Specific profiles vary based on location, with other profiles available.

INTERNAL DOOR HARDWARE by Gainsborough Hardware

Lianna Profile



Bright Chrome



Bright Chrome



Matt Black

Tube Door Stop



SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans

Available Finishes: Satin Chrome, Bright Chrome, Matt Black

All handle profiles available in Privacy Locks or Passageway Sets

Hinges to match Profile Finish

75mm Tube Doorstop

Available Finishes: Satin Chrome, Bright Chrome, Matte Black

INTERNAL STAIRS by S&A Stairs

Stair Type 5D Timber Stringers



SPECIFICATION DETAILS

Stair Type shown includes Stair Nosing, Balustrade S25 and Handrail HR07
Tasmanian Oak construction.



LIGHTING & ELECTRICAL

LIGHTING & ELECTRICAL by Beacon Lighting

Coventry Medium Up/Down Wall Bracket, Qty 2
Location: External Facade



Bastion LED 2 Light LED with Sensor, Qty 1
Location: External Facade



Futura 132cm Fan with Light
Location: Bedrooms



SPECIFICATION DETAILS

Bastion LED 2 Light LED with Sensor
Finishes: Black or White

Futura 132cm Fan with Light
Finishes: Black or White (Bed 2,3,4 to include light - Master Light Not Included)

INTERNAL LIGHTING & ELECTRICAL by Beacon Lighting

Scope Lens LED Colour Switch 90mm Cut Out Fixed Downlight
Location: External & Internal Areas as per plans



Dawn II 48W Colour Switching Flush Mount in White
Location: Garage Lighting, Qty 2



Cali 3-in-1 Bathroom Heater, Exhaust Fan and Light in White with 4 x 275W Heat Lamps
Location: Master Ensuite



Thermalite Pro Mini 3-in-1 Bathroom Heater, Exhaust Fan and LED Light
Location: Ensuities and Baths



Mett IP Round Exhaust Fan
Location: Powder Rooms



SPECIFICATION DETAILS

Scope Lens LED Colour Switch 90mm Cut Out Fixed Downlight with Dimmable Feature
Finishes: White

Dawn II 48W Colour Switching Flush Mount
Finishes: White, with Colour Change Light
Dimensions: 1210mm L x 120mm D x 30mm H

Mett IP Round Exhaust Fan 240mm
Finishes: White or Black

AIR CONDITIONING by Haier

Haier Split System Air Conditioners



SPECIFICATION DETAILS

Haier Split System Air Conditioner 300 Series Hi Wall, 2.5kW (Main Bedroom) - SKU AS25TBMHRA-SET

Haier Split System Air Conditioner 300 Series Hi Wall, 7.1kW (Living Area) - SKU AS71TEMHRA-SET

Systems include indoor wall unit, outdoor unit and a controller.



PROJECT INCLUSIONS

PRE-CONSTRUCTION

- Master Builders Contract
- Plans & Specifications
- Energy Efficiency Certificate to achieve 7-star rating
- Relevant state homeowner warranty insurance
- Contractors All-Risk insurance
- Engineers' soil report and slab design
- Engineers' wind rating
- Contour survey
- Preliminary Planning Assessment - Certifier
- Council standard building application fees

SITE WORKS & SAFETY

- Earthworks - Cut & fill allowance for up to 250mm cut & 250mm fill (no exportation or importation of fill)
- Concrete slab (Up to Class "S") to suit engineers soil description and slab design. No allowance for slab/footing piers (to be determined as part of the engineer's report)
- Termite treatment to slab penetrations and a physical termite barrier
- Sewer connection to existing discharge point (within 10m of house)
- Stormwater connection to legal point of discharge (within 10m of house)
- Electrical mains (single phase) and run in (within 10m of house)
- Water connection to pre-tapped water main (within 10m of house)
- House constructed to 'N2' wind rating
- Roof edge protection
- External & Internal scaffolding
- Temporary fencing if WH&S required on site
- Temporary site toilet

SITE WORKS CONTINUED

- Strictly excluded unless specifically noted otherwise are:
 - a. Under slab piercing due to trees of influence, low bearing soil or reduced distance to adjoining structures
 - b. Slab upgrade beyond H class (P, E)
 - c. Acoustic requirements
 - d. Flood requirements or minimum build heights to avoid flood/water table
 - e. Bushfire requirements
 - f. Traffic control or footpath permits
 - g. Overhead power protection
 - h. Rock excavation or removal
 - i. Home Sewage Treatment Plant (HSTP) supply, install or connection
 - j. Any unforeseen subterranean soil condition, including contaminated soil treatment or removal

ENERGY EFFICIENCY

- Ceiling insulation batts rating R3.0 to ceiling area
- Thermal break to external wall frames
- Reflective foil wrap to external stud walls
- R2.0 insulation batts to lightweight cladding external stud walls
- Energy-efficient aluminium-framed windows and sliding door units (translucent glazing to wet areas)
- Weather strips for hinged external doors
- WELS-rated water-saving shower heads and tapware
- Enviroheat Heat Pump Water Heater M9 330Lt
- 500KPA Water pressure limiting device

STRUCTURAL

- H2F Termite-resistant treated structural pine frame and trusses OR steel frame and trusses, both to the engineer's design and details



PROJECT INCLUSIONS

EXTERNALS

- Colorbond Roof in Builders Standard Range
- A&L Windows and Doors with clear glazing and powder-coated aluminium frames
- Keyed Window Locks to All Opening Sashes and Sliding Doors
- Fly Screens to All Open Windows
- Exterior Cladding – James Hardie Linea & Axon
- Colorbond Steel-Line Sectional Garage Door, Wall Mount & Two Cordless Remote
- Provide integrated concrete slab in brushed finish to Porch & Alfresco
- Colorbond Gutter & Fascia
- Painted PVC Downpipes
- Corinthian Madison (PMAD101 / PMAD104) hinged entry door
- Door Hardware – Gainsborough Oblong or Trilock Sets
- Paint – Wattyl Duraguard Exterior Paint System

INTERNALS

- 10mm Plasterboard to Walls & Ceilings
- 2550mm (nominal) ceilings lower level and 2550mm (nominal) ceilings to upper level – design specific and as per plans
- Cove cornice throughout
- Bulkheads to Kitchen, Butlers, Laundry and Master Robe
- 3 Coat Premium Wash and Wear paint to all internal walls
- Corinthian Pine Skirting 67mm x 11mm F/J
- Corinthian Pine Architraves 42mm x 11mm F/J
- Corinthian Flush internal doors
- Internal Door Hardware – Gainsborough Liana lever handles
- Staircase & Balustrade – S & A Stairs as per design plan
- Regency vinyl framed sliding doors to robes
- Carpet Call Universal Hybrid Flooring
- Floor & Wall Tiles – Casa Della Casa Verona Range 450mm x 450mm, where nominated on design plans
- Carpet Call Kamaba Cut Pile installed on 7mm underlay



PROJECT INCLUSIONS

KITCHEN SPECIFICATIONS

- Polytec Woodmatt or Matt Board Finishes
- Two Pot Drawers
- Floor-Mounted Cabinets with One Adjustable Shelf Each
- Fully Lined White Melamine Carcass
- Overhead Cabinets with Finger Pull or Handle
- Soft Close Drawers and Doors
- Shark Nose Profile or Selection of Hardware
- Cosentino 20mm Stone Benchtops from Silestone QXeron Group 2 range
- Splashback subway tiles from Casa Della Casa Subway 250mm x 75mm range
- Posh Solus Mk3 1 ¾ sink in stainless steel with Posh Solus Gooseneck sink mixer chrome (sku – 2267349)
- Haier 60cm Built in 300 Series Oven with 4 functions, SKU - HWO60S4LMB3
- Haier 60cm Electric Cooktop 300 Series Oven SKU - HCE604TB3
- Haier 60cm Undermount Integrated Insert Rangehood - Stainless Steel, SKU - HPH60ILX2
- Haier 300 Series Freestanding Dishwasher Stainless Steel, SKU - HDW13FOPS1

LAUNDRY & MUDROOM

- Posh Solus Mk2 45L cabinet (white & stainless steel – SKU 2406949) with Posh Solus sink mixer chrome (SKU – 2267346)
- Arco Giro washing machine stop 15 x 20 chrome (sku – 1120171)

BATHROOMS

- Wall-Hung Vanities with Cosentino 20mm Stone Benchtops from Silestone QXeron Group 2 range
- Casa Della Casa Tiles – Rimini Range
- Regency Aqua Semi-frameless overlap shower screens with door
- Reece Posh Bristol Mk2 rail shower chrome (sku – 32558) with Posh Solus shower mixer (sku – 2267334)
- Regency Screens Polished Edge Mirror over Vanity, 1110mmH x (Vanity Width)
- Reece Posh Domaine Counter bench basin with overflow (sku 9509022), including Mizu Drift Uni 40mm pop-up waste in chrome (sku 2263197)
- Reece Posh Solus basin mixer chrome (sku 2267328)
- Reece Base acrylic inset bath 1650 with overflow (sku 1704235) with P&W bath pop-down waste (sku 204007) and Posh Solus wall mixer set chrome (sku 2267340)
- Reece Posh Solus Close BTW toilet suite (sku 26791)
- Posh Solus bathroom accessories, including Mk2 toilet roll holders (sku 9506580) and Mk2 double towel rails (sku 9506585)
- Mizu drift Trapscrew grated drains in 100mm chrome (sku 202528)



PROJECT INCLUSIONS

HEATING & ELECTRICAL

- Beacon Lighting Downlights throughout, Scope Lens COB 9W LED CCT DL WH - Excluding Bed 2,3,4
- Beacon Lighting Futura 132cm Fan with Light to Bedrooms 2,3,4 (Master to Include Fan without Light)
- Beacon Lighting Garage Lighting, 2 x Dawn II 48W Colour Switching Flush Mount White
- Beacon Lighting Fixtures to Porch and Walls
- Mett IP Round Exhaust Fan to Powder Room
- Clipsal Iconic Light Switches & GPO's throughout
- Clipsal External GPO
- Clipsal Data Point Socket x Two
- 2 x Haier split system air conditioners (1 to master bedroom, 1 to main living area)

WINDOW TREATMENT

- Aluminium insect flyscreen frames in standard range colours

WARDROBES

- All robes fitted with single shelf and single hanging rail throughout, finished in White Melamine

We're proud to partner with a full range of renowned Australian brands. However, if you'd like to source something unique for your project, we're happy to incorporate other elements to make your home feel more authentically 'you'.

CASA DELLA CASA

reece



COSENTINO

CLIPSAL



A&L
WINDOWS | DOORS

carpetCALL
FLOORCENTRE

JH JamesHardie

Colorbond

wattyl

CORINTHIAN DOORS

Haier

polytec

S&A Stairs

BlueScope



DISCLAIMER

Images of facades and interiors shown are for illustrative purposes only and should be used as a guide. These images are purely an expression of the artist and may depict completed projects with items, fixtures, finishes, and features that are not included or supplied by the builder. Marketing floor plans and renderings are a representation of a specific facade style; however, the actual appearance may differ depending on the house type, modifications to the design and site orientation chosen. For a full list of inclusions, please review the Longhorn Fixtures & Finishes brochures. Items of exclusion: landscaping, fencing and pools and the noted Site Works exclusions in the Longhorn Fixtures & Finishes brochures of various levels and branches of business, unless stated otherwise in a Home & Land Package flyer or other.

