



LONGHORN BARNDOMINIUMS
PREMIUM FIXTURES & FINISHES

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



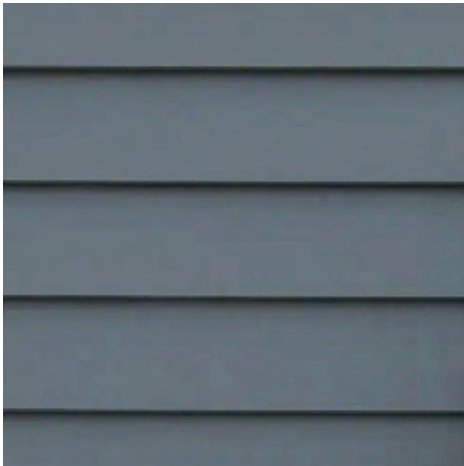
'THE WHOLE IS MORE THAN THE SUM OF ITS PARTS'
— ARISTOTLE



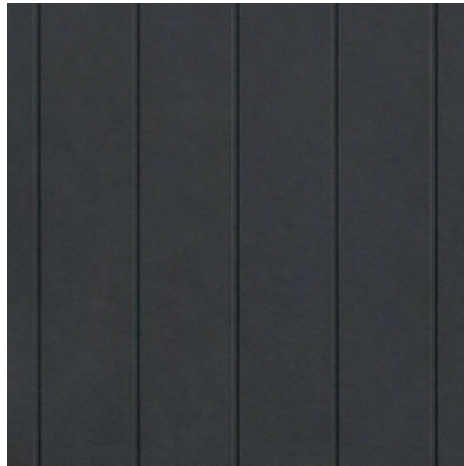
EXTERNAL FINISHES

EXTERIOR CLADDING by James Hardie

Linea Weatherboard



Axon



SPECIFICATION DETAILS

Linea Weatherboard

Available Sizes: 150mm W or 180mm W x 16mm D

Axon Cladding

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

*Specific Cladding type as nominated on design plans

EXTERIOR STONE CLADDING by Casa Della Casa

Vulcani Interlocking Tiles



White



Multicolour



Grey

SPECIFICATION DETAILS

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

Vulcani Interlocking Tiles

Dimensions: 400mm L x 160mm W x 9mm D

Suitable for Walls Only



ROOFING by Lysaght

Custom Orb



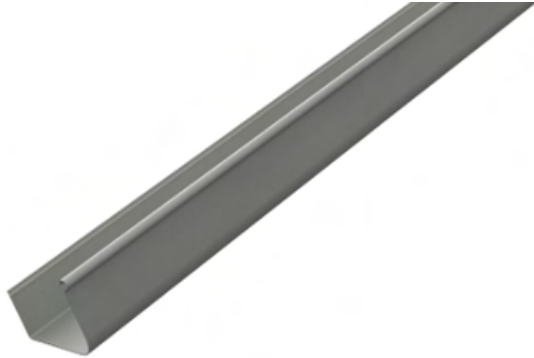
SPECIFICATION DETAILS

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

EXTERIOR ALFRESCO TILES by Casa Della Casa

Rimini Range



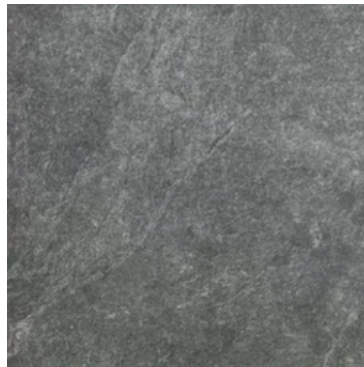
White



Cream



Warm Grey



Dark Grey

SPECIFICATION DETAILS

*Client selections to be made for nominated areas on design plans
Available Sizes: 300mm x 600mm or 600mm x 600mm



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

Classic Range



PCL2

Solidcarve Range



PSC1

Blond Oak Range



AWO2



AWO 21

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

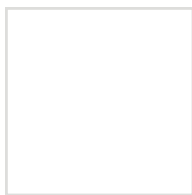
SPECIFICATION DETAILS

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

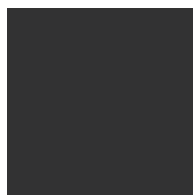
WINDOW & DOOR FINISHES by Trend Windows



Available Trim Finishes



PEARL WHITE



ULTRA BLACK



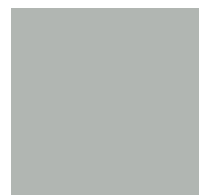
MONUMENT



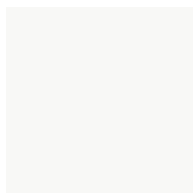
WOODLAND
GREY



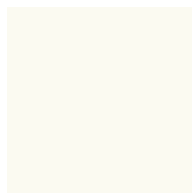
DUNE



NATURAL



SURFMIST



OFFWHITE



PRIMROSE



STONE BEIGE

Applicable to all external windows, sliding and bifold doors where specified on design plans.

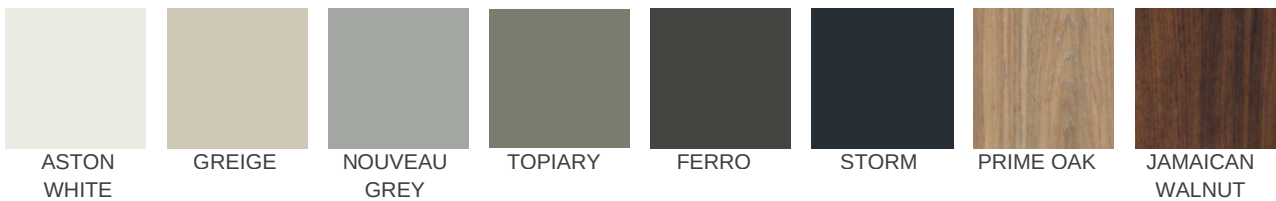


KITCHEN

KITCHEN & BUTLER JOINERY by Polytec



Matt & Woodmatt Example Finishes



SPECIFICATION DETAILS

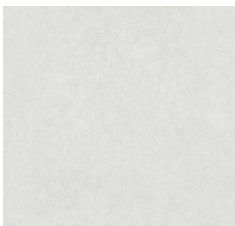
*Client to select finishes based on joinery in design plans

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

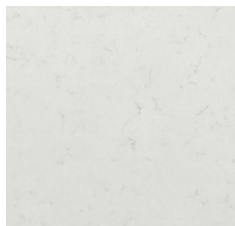
KITCHEN & BUTLER BENCHTOPS by Cosentino



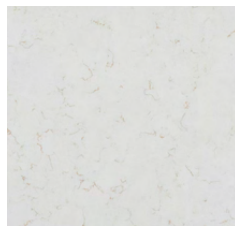
Silestone QXeron Group 2 Range



MOONLIT SHADE



PEARL RIVER



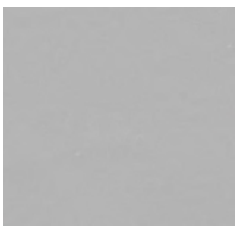
SUNBURST



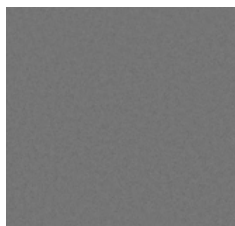
MISTY SILVER



CRYSTAL BLOOM



SILVER CLOUD



EVERGREY

SPECIFICATION DETAILS

*Client to select finishes based on joinery in design plans

Available Finishes: Polished

KITCHEN APPLIANCES by Fisher & Paykel

Series 7 Classic Dual Fuel 5 Burner



Black



White



Stainless Steel

SPECIFICATION DETAILS

*Client selection includes one item

Series 7 Classic Dual Fuel 5 Burner Pyrolytic Cooker

Dimensions: 898mm H x 897mm W x 600mm D

Available Finishes: Black, White, Stainless Steel

KITCHEN APPLIANCES by Fisher & Paykel

Series 5 Integrated Dishwasher DW60U2I2



Series 7 Integrated Insert Wall Rangehood HP90IDCHX4



SPECIFICATION DETAILS

*Client selection includes one item per category

Series 5 Integrated Dishwasher DW60U2I2

Dimensions: 820mm H x 598mm W x 554mm D

Finishes: Panel Ready or Stainless Steel Available

Series 7 Integrated Insert Wall Rangehood HP90IDCHX4

Dimensions: 316mm H x 830mm W x 280mm D

KITCHEN SINKS by Reece

Memo Freya Quartz Double Bowl Undermounted Sink



Black Granite



White Granite

Hugo Double Bowl Stainless Steel Undermounted Sink



SPECIFICATION DETAILS

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

Memo Freya Double Bowl Undermounted Sink, including waste

Dimensions: 850mm W x 460mm D x 218mm H

Available Finishes: Black or White

Hugo Double Bowl Stainless Steel Undermounted Sink, including waste

Dimensions: 831mm W x 445mm D x 218mm H

BUTLER SINKS by Reece

Memo Freya Quartz Single Bowl Undermounted Sink



Black Granite



White Granite

Hugo Single Bowl Stainless Steel Undermounted Sink



SPECIFICATION DETAILS

Memo Freya Quartz Single Bowl Undermounted Sink, including waste
Dimensions: 430mm or 530mm W x 460mm D x 218mm H
Available Finishes: Black or White

Hugo Single Bowl Stainless Steel Undermounted Sink, including waste
Dimensions: 425mm or 545mm W x 444mm D x 220mm H

KITCHEN & BUTLER FIXTURES by Reece

Mizu Drift Curved Pull Out Sink Mixer



Available Mizu Range Fixture Finishes (Kitchen, Laundry, Bathrooms)



SPECIFICATION DETAILS

*Client to select finishes

Dimensions: 426mm H x 225mm D

Available Finishes: Brushed Bronze, Brushed Brass, Chrome, Brushed Nickel, Matte Black, Brushed Gunmetal (In Order Above)

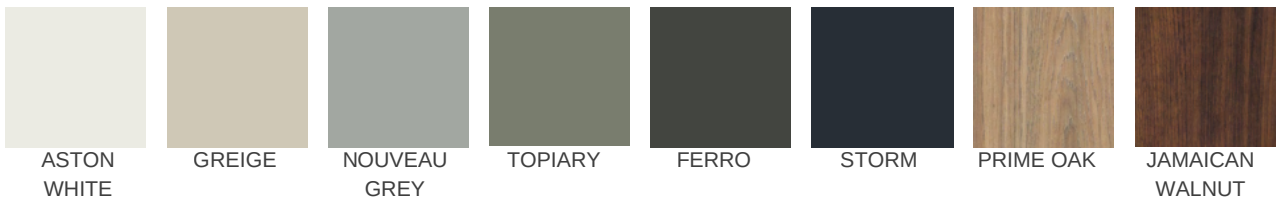


BATHROOMS

BATHROOM VANITY JOINERY by Polytec & Cosentino



Polytec Matt & Woodmatt Example Finishes



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 Solus Freestanding Bath



Roca The Gap Square Back to Wall Toilet



Roca The Gap Above Counter Basin



Roca Inspira Ceramic Pop-Up Waste



SPECIFICATION DETAILS

Posh Solus Freestanding Bath with Overflow, Waste & Plug included
Dimensions: 1780mm W x 800mm D x 560mm H or 1500mm W x 700mm D x 600mm H
Finishes: White Acrylic

Roca The Gap Above Counter Basin with Overflow and Pop-Up Waste
Dimensions: 159mm H x 550mm W x 390mm D

BATHROOM FIXTURES by Reece

Mizu Drift Twin Rail Shower
250mm ABS Overhead with Top Rail Water Inlet



Mizu Drift Shower Mixer Kit



Mizu Drift Wall Basin Curve with Trimset



SPECIFICATION DETAILS

*Clients to make finish selections as per design plans

Available Finishes: Brushed Gunmetal, Brushed Nickel, Chrome, Matte Black, Brushed Brass, Brushed Bronze

BATHROOM FIXTURES by Reece

Mizu Drift Single Towel Rail 700



Mizu Drift Reversible Toilet Roll Holder



Mizu Drift Robe Hooks



SPECIFICATION DETAILS

*Clients to make finish selections as per design plans

Available Finishes: Brushed Gunmetal, Brushed Nickel, Chrome, Matte Black, Brushed Brass, Brushed Bronze

BATHROOM FIXTURES by ABI Interiors

Pixi Tile Insert Shower Channel Waste 900mm



Pixi Tile Insert Floor Waste 125mm



SPECIFICATION DETAILS

*Clients to make selections as per design plans

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black

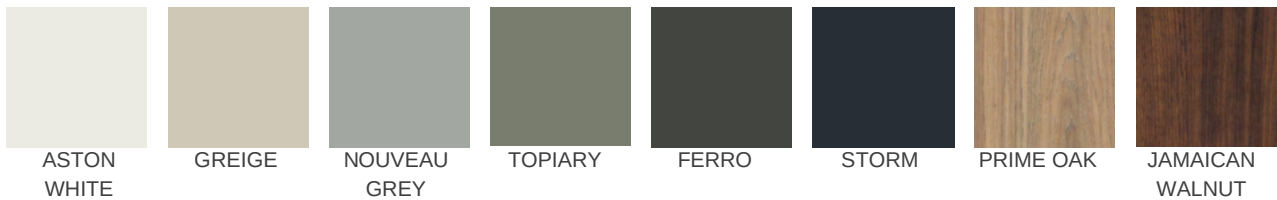


LAUNDRY

LAUNDRY JOINERY by Polytec & Cosentino



Polytec Matt & Woodmatt Example Finishes



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

LAUNDRY FIXTURES & ACCESSORIES by Reece

Memo Freya Quartz Single Bowl Undermounted Sink



Black Granite



White Granite

Hugo Single Bowl Stainless Steel Undermounted Sink



Mizu Drift Curve Gooseneck Sink Mixer



SPECIFICATION DETAILS

*Client to select one finish per category

Memo Freya Quartz Single Bowl Undermounted Sink, including waste

Dimensions: 430mm or 530mm W x 460mm D x 218mm H

OR

Hugo Single Bowl Stainless Steel Undermounted Sink, including waste

Dimensions: 425mm or 545mm W x 444mm D x 220mm H

Mizu Drift Curve Gooseneck Sink Mixer

Available Finishes: Brushed Brass, Brushed Copper, Chrome, Stainless Steel or Black



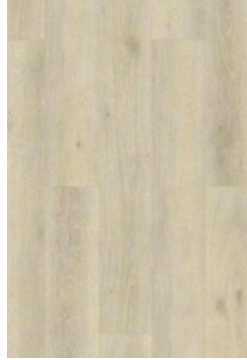
INTERNAL FINISHES

HYBRID FLOORING by Carpet Call

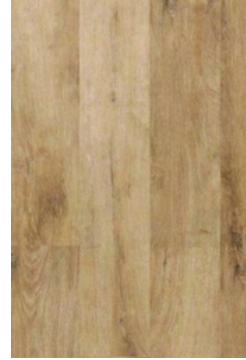
Universal Hybrid Range



Aged Grey Oak



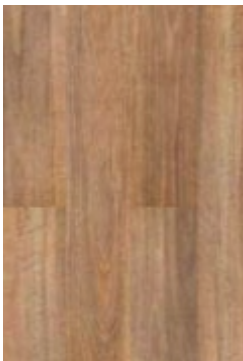
Warm White Oak



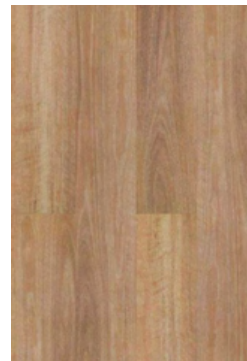
Natural Rustic Oak



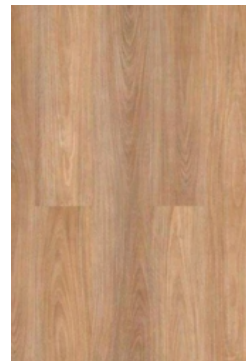
Oak Traditional



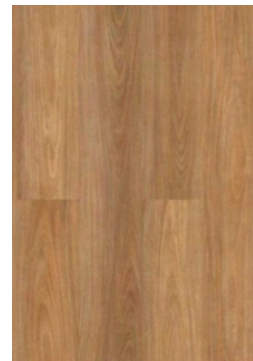
Natural Spotted Gum



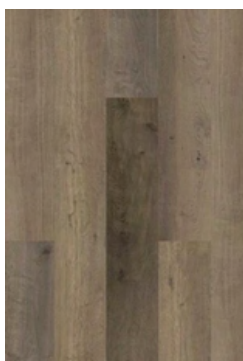
Pale Spotted Gum



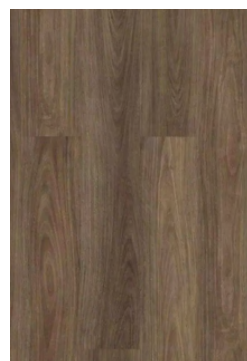
Tidal Blackbutt



Warm Blackbutt



Mink Grey



Roasted Blackbutt

SPECIFICATION DETAILS

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

Material: Hybrid

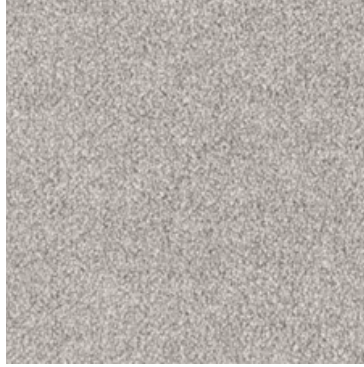
Dimensions: 1220mm L x 180mm W x 5mm D (.30mmD Veneer)

CARPET by Carpet Call

Beach Isle



Aruba



Parrot Bay



Bermuda



Seven Miles



St Barts



Oahu

SPECIFICATION DETAILS

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

Material: Cut Pile Polyester

INTERIOR TILES by Casa Della Casa

Rimini Range



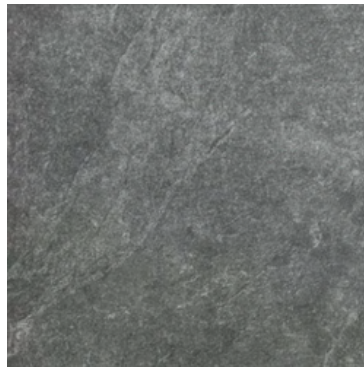
White



Cream



Warm Grey



Dark Grey

SPECIFICATION DETAILS

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

Available Sizes: 300mm x 600mm or 600mm x 600mm

Application: Bathroom floors and walls



SKIRTING & ARCHITRAVE MOULDING by Corinthian



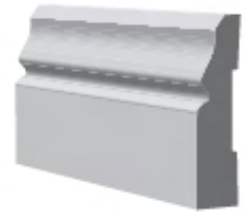
Splayed/Beveled



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 DOORS by Corinthian

Balmoral Door Collection



PBAL1



PBAL2



PBAL3



PBAL5

SPECIFICATION DETAILS

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

INTERNAL DOOR HARDWARE by Gainsborough Hardware

Lianna Profile



Amelia Profile



Bailey Profile



Florence Profile



Carla Profile



Olive Profile



Tube Door Stop



SPECIFICATION DETAILS

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

Available Finishes: Satin Chrome or Bright Chrome. (Lianna and Amelia Profiles also available in 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



Atlanta 142cm DC Fan with Light, Qty 1
Location: External Alfresco Area



Futura 132cm Fan with Light
Location: Bedrooms



SPECIFICATION DETAILS

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

Atlanta 142cm DC Fan with Light
Finishes: Black, White, Oil Rubbed Bronze with Koa Blades, or Monument - Optional Light

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
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: Ensuites 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 Fujitsu

Fujitsu Ducted Air Conditioning



SPECIFICATION DETAILS

Features: Design Specific to Project Plans, with zoning.

Touch screen control panel included with wireless zone temperature sensors.



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 500mm cut & 500mm fill (no exportation or importation of fill)
- Concrete slab (Up to Class H) 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 'N3' wind rating unless specified otherwise by the Engineer
- 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
- 60mm Anticon blanket to the roof
- 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
- Trend Windows Synergy Powder Coated Aluminium Frame Windows
- Keyed Window Locks to All Opening Sashes and Sliding Doors
- Fly Screens to All Open Windows
- Exterior Cladding – James Hardie Linea & Axon
- Exterior Stone Cladding - Casa Della Casa Vulcani Interlocking Tiles where specified in design plans
- Colorbond Steel-Line Sectional Garage Door, Wall Mount & Two Cordless Remote
- Exterior Stone Cladding as per design plans, where applicable
- Colorbond Gutter & Fascia
- Painted PVC Downpipes
- Casa Della Casa Tiles – Rimini Range to Porch and Alfresco areas
- Corinthian External Doors
- 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
- Square set ceilings 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 Doors Balmoral Collection
- Internal Door Hardware – Gainsborough Collections nominated
- Staircase & Balustrade – S & A Stairs as per design plan
- Carpet Call Universal Hybrid Flooring
- Floor & Wall Tiles – Casa Della Casa Rimini Range, where nominated on design plans
- Carpet Call Cut Pile Polyester



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
- Reece Memo Freya Quartz or Hugo Stainless Steel Double Undermounted Sink for Kitchen, and Single Option for plans including a Butler's Pantry
- Reece Mizu Drift Curved Pull-Out Sink Mixer
- Fisher & Paykel Series 7 Classic 5 Burner Dual Cooker
- Fisher & Paykel Series 7 Integrated Insert Wall Rangehood HP90IDCHX4
- Fisher & Paykel Series 5 Integrated Dishwasher DW60U212

LAUNDRY & MUDROOM

- Joinery details as per design plans
- Overhead Cabinets with Finger Pull or Handle
- Floor Mounted Cabinets with One Adjustable Shelf Each
- Polytec Woodmatt or Matt Board Finishes
- Fully Lined White Melamine Carcass
- Overhead Hanging Rail
- Selection of Hardware or Finger Pull
- Cosentino Group 2 Stone or Porcelain Benchtops 20mm
- Reece Single Undermounted Sink in Stainless Steel or Quartz
- Reece Mizu Drift Gooseneck Curved Sink Mixer

BATHROOMS

- Wall-Hung Vanities with Cosentino 20mm Stone Benchtops from Silestone QXeron Group 2 range
- Casa Della Casa Tiles – Rimini Range
- Stegbar Frameless Shower Screens
- Regency Screens Polished Edge Mirror over Vanity, 1110mmH x (Vanity Width)
- Reece Mizu Drift Range Bathroom Fixtures
- Reece Roca The Gap Basin
- Reece Posh Solus Freestanding Bath
- Reece Roca The Gap Square Back to Wall Toilet
- ABI Interiors Pixi Floor and Shower Wastes



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)
- Clipsal Iconic Light Switches & GPO's throughout
- Beacon Lighting Garage Lighting, 2 x Dawn II 48W Colour Switching Flush Mount White
- CALI 3 in 1 Bathroom Heater, Exhaust Fan and Light 4 X 275W 3 in 1 White to Master Ensuite
- CALI 3 in 1 Bathroom Heater, Exhaust Fan and Light 2 X 275W 3 IN 1 White to all additional bathrooms
- Mett IP Round Exhaust Fan to Powder Room
- Clipsal External GPO
- Clipsal Data Point Socket x Two
- Fujitsu Ducted Air Conditioning with Zoning, Control Panel & Sensors
- Chromagen 170 Litre Heat Pump Hot Water System
- Beacon Lighting Fixtures to Porch and Walls
- Beacon Lighting Atlanta Fan to Alfresco

WINDOW TREATMENT

- Aluminium insect flyscreen frames in standard range colours

WARDROBES

- Master Robe with Two Double Hanging Sections, Two x Four Drawer Banks, Open shelving with 1800mm Open Height, finished in Polytec Matt Board
- Standard Bedroom Robes with One x Four Drawer Bank and Single Rail with open shelves, 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'.

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FISHER & PAYKEL



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DISCLAIMER

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