

Luxury Upgrade
for just **\$7,980**



Luxury Living Upgrade Package

Design Features & Dream Finishes

Luxury upgrades you
just can't live without

Building you more than just a house, our luxury upgrade package has been designed to enhance every aspect of your new home delivering an impressive home inside out.

With thousands of dollars' worth of upgrades for just \$7,980, this Luxury Living Upgrade Package has been carefully selected to enhance the level of comfort and style throughout your new home. You'll love the extra finishes and features available.

"Photography in this brochure should be used as a guide only and may also show furniture and finishes not offered by Eagle Homes. Additional cost fixtures and fittings may also be shown as not part of the Eagle Essentials, standard inclusions. Eagle Homes has the right to change or subtitle the make, range, model &/or type of any product. Please see page 22 for a full list of standard inclusions."

All images are for illustrational purposes only.







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Contemporary living spaces

Key Upgrades

If you're looking for your dream home, our Luxury Living Upgrade Package offers the very best in fixtures, fittings and features, ensuring your home compliments your lifestyle perfectly, delivering the elegance you're seeking.



Luxury kitchen



10 Downlights



Panelift Garage Door

Designed to enhance the level of comfort and style throughout your new home, our Luxury Living Upgrade Package is just \$7,980, offering true value for money and so much choice to ensure you'll love the selection of finishes and features available.



European square light switches



Bathroom retreat

All this Luxury
for just **\$7,980**





Modern Luxury



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Street Appeal

First Impressions

We’ve created the best looking house on the street,
so you’ll always love coming home.

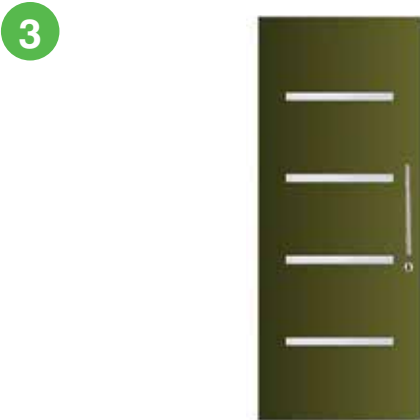
Our modern exteriors make a great first impression.



Chrome finish



Steel garage door



Modern front door



Laundry deadlock



Door bell



Handset intercom

Exterior upgrades

- 1 3 in 1 front door Trilock in matte or chrome finish
- 2 Panelift sectional steel garage door
- 3 Stunning modern front entry door (820w) in paint finish with clear glass. Choice of 4 Hume Verve entrance designs (HUME VER 1/2/4)
- 4 Deadlock to laundry door
- 5 Doorbell
- 6 Handset intercom



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Premium Outdoor Features

Receive a range of premium outdoor upgrades that are made to weather the elements both inside and outside of your home.

1



Half round gutter

2



Three sensor alarm system

3



Bottom weather seal x 2 (820w)

4



Contour Shaped Roof Tiles

5



3 Panel stacker door (2100h x 2300w)

Living upgrades

- 1 Half round gutter
- 2 Three sensor alarm system
- 3 Bottom weather seal x 2 (820w)
- 4 Contour Shaped Roof Tiles
- 5 3 Panel stacker door (2100h x 2300w)



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Modern Living

Modern and Contemporary Living

Your living space is all about effortless living with each inclusion carefully selected to be strong, functional and offer an enduring style that will withstand the test of time.

1



Doors Accent range

2



Ducted vacuuming system

3



Stylish internal door handles

4



Modern tapware

5



Square light switches

6



Downlights

Living upgrades

- 1 Selection of Hume Doors Accent range, (HAG9, HA4, HAG18)
- 2 Ducted vacuuming system including up to 3 points
- 3 Black and chrome internal door handles
- 4 Black and chrome tapware
- 5 European square light switches
- 6 10 Stylish downlights (in white or chrome)

Our finest finishes and fittings will enhance your living space with modern functionality and contemporary design, so that you and your family get the most out of your home, every day.



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Luxury kitchen

Luxury Kitchen Upgrades

Our sleek European inspired kitchens offer the finest finishes, features and appliances where functionality and luxury blend to truly define the heart of your new home.

Your luxury kitchen – The Heart of your Home



Kitchen upgrades

- 1 Sheen kitchen cupboard doors in Melamine with a wide range of colours
- 2 Stunning 48cm high pull out sink mixer or choice of black and chrome tapware
- 3 900 Slide-out range hood

Sheen kitchen cupboard doors



48cm Pull out sink mixer



Black and chrome sink mixer



Slide-out range hood





Quality Finishes



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11 Sleek slim rim free standing bath

Bathroom Retreat

Enhance the level of luxury in your Bathroom with these stunning upgrades.

1



Polished edge mirror

2



Close Coupled Toilet Suite (soft close)

3



Chrome floor waste

4



Polymarble basin

5



Semi wall hung vanity

6



Black and chrome mixer

7



Semi frameless shower screen

8



Black and chrome raindrop showerhead

9



Reconstituted stone tops

10



Polyurethane cupboards

Bathroom upgrades

- 1 Polished edge mirror to main bathroom
- 2 Ceramic Prima II Close Coupled Toilet Suite with soft close
- 3 Chrome floor waste to bathrooms
- 4 Polymarble basin
- 5 Semi wall hung vanity
- 6 Black and chrome mixer
- 7 Semi frameless shower screen
- 8 Black and chrome raindrop showerhead
- 9 Reconstituted stone tops
- 10 Polyurethane cupboards
- 11 Sleek slim rim free standing bath





Indulge Yourself

A large, stylized green and white eagle logo is mounted on a grey pillar. The pillar also features the 'Eagle Homes' logo and the year '1984'.

THE EAGLE PROCESS

Eagle Homes understands the process of building your new home can be overwhelming, so we have simplified the process from helping you choose your home design right through to moving in.



Design and Location

Our creative and experienced designers will work with you to choose a home design that will meet your budget, your land location and your lifestyle.



Budget

Eagle Homes has a clear and concise quotation process that is easy to read. One of our friendly consultants will go through the costs with you to ensure they meet your budget.



Development Approvals

Eagle Homes takes care of the development process to ensure there is no delay to you moving into your new home.



Building your Home

As well as having a team of building professionals working on your new home, you will have a site co-ordinator who is responsible for co-ordinating all trades and keeping you up-to-date with the building progress. Upon construction completion, you will have a final inspection where you will complete a walk-through of your home, to ensure that all inclusions, fixtures and fittings meet your expectations.

Once you are satisfied with your final inspection, a formal handover is conducted. You will receive all instruction manuals, warranties, certificates and most importantly a welcome gift and your keys.

No. 1 – LEADING INDUSTRY SITE COST INCLUSIONS

- ✓ **DROP EDGE BEAMS** **VALUE \$7,000**
(up to 7m²)
required for sloping sites – can save you \$\$\$ on retaining works
- ✓ **SALINE SOIL REQUIREMENTS** **VALUE \$4,700**
(up to 200m² footprint)
Includes better, stronger concrete, better grade bricks to ensure longevity
- ✓ **M or H1 CLASS SLAB** **VALUE \$5,000**
(up to 200m² footprint)
Structural Engineer designed thicker, stronger, concrete slab
- ✓ **EXTENDED DRILLED PIERING ALLOWANCE** **VALUE \$3,600**
(up to 80 l/m)
Takes the unknown out of your site costs & creates peace of mind (Most builders only give you an allowance up to 50 l/m)
- ✓ **SERVICE RUNS** **VALUE \$1,375**
(up to 15 l/m)
le; Power, Water, Gas, Sewer, Stormwater. Takes the unknown out of your site costs & creates peace of mind
- ✓ **TELSTRA/NBN CONDUIT** **VALUE \$825**
(up to 15 l/m)
Future proofing your home – you won't need to dig your yard up to lay conduits – they'll be done for you
- ✓ **SITE BENCHING/LEVELLING** **VALUE \$1,500**
(up to 1m)
Most builders only allow for land up to 600mm fall – Eagle Homes provide peace of mind by allowing for standard benching of your site with up to 1m fall

\$24,000 of value for Free.

Other builders may surprise you with these costs after *YOU'VE ENTERED INTO THEIR BUILDING AGREEMENT.*

All Inclusions are Subject to Standard House Designs. All designs, plans & specifications are protected by copyright & cannot be copied in whole or in part or used without written authority, Ultra Modern Developments Pty Ltd t/as Eagle Homes reserves the right to make necessary alterations to designs, specifications, pricing, inclusions & suppliers without notice to the Owner/s. Ultra Modern Developments Pty Ltd t/as Eagle Homes can change brands and suppliers without any notice being given. Errors & Omissions excepted. Inclusions for 1.1.17

Industry Leading Site Cost Inclusions	Included as Standard	External Features	Internal Features	Bathroom & Ensuite Features	
<ul style="list-style-type: none">Machine hire and site preparation up to 1mUnderground electricity cables within 15Lm of proposed dwelling and within property boundariesExternal sewer and connection within 15Lm of proposed dwelling and within property boundariesWater service and connection within 15Lm of proposed dwelling and within property boundariesProvide Conduit Only with draw cord for Telstra or NBN, within 15Lm of proposed dwelling and within property boundariesInternal pathway conduit only with draw cord for Smartwiring (to the internal of dwelling only), and only for the following areas: Carnes Hill (Freemans Ridge), Gledswood Hills, Middleton Grange, Ropes Crossing, Gregory Hills, Minto, Twin Waters (South Nowra), Oran ParkStormwater drainage connection to outlet within 15Lm of proposed dwelling and within property boundariesProvide standard gas service within 15Lm of proposed Dwelling and within property boundaries (only if gas is available on site)Gas hot water system, gas cook top & 1 bayonet point (oven to remain electric) - includes connection fee within 15Lm of proposed dwelling and within property boundariesUp to 4 tonnes of gravel for stormwater (if required)Provide up to 80Lm of Eagle Homes Standard Piering to site includes up to 10.4m³ of concrete) excludes screw piers, bucket piers, Pile Piers or any other methods of pieringUp 7sqm of Drop Edge BeamsFormwork surveyProvide up to 90Lm of perimeter fencing to site including lockGuard rail as required by work coverBuilders long service levyAHD SurveySite cage for rubbishAll weather access (provide up to 5 tonnes of road base)Provide 1 x drilling rig serviceSiltation control for erosion (provide up to 30Lm of silt fencing)Provide 2 concrete pumps serviceProvide slab for “M or H1” Site Classification (up to 200sqm slab footprint area) – subject to Borehole reportSaline Soil Requirements (up to 200sqm slab footprint area) - 300um vapour proof barrier, 32MPa Concrete to slab and piers in lieu of 20MPaExposure grade mortar (iron joint only) & Exposure grade bricks from Eagle Homes’ Standard Brick CollectionStandard Basix requirements for R1.5 walls	<ul style="list-style-type: none">insulation to external walls only, excluding garage & R3.5 ceiling insulation, excluding garageProvide Eagle Homes standards in house Statement of Environmental Effects and Site Analysis Plan (should an external consultant report be required; no allowance has been made in this quote)Obtain Developers approval (If required)Provide an allowance of up to \$1000.00 for double handlingProvide 3000L above ground round rain water tank to site (includes up to 25Lm Stormwater pipe for overflow)Scaffolding hire (up to 3m height)No credits are provided on any of the above items that are not used in part or full	<ul style="list-style-type: none">120 Day Quotation period for Single Dwellings (210 Days for Duplex/Dual Occupancy)Construction InsuranceABSA Energy Assessment & BASIX ReportA complimentary appointment with an experienced colour consultantPayment of warranty insurance premiumPayment of engineer’s fees for, standard concrete slabPayment of water authority, standard approval feePayment of surveyor’s fees for peg out and identification surveysPreparation for approval for building plans (Includes Standard DA fee)Long service levy paymentSite security fencing up to 90 lineal metresAll weather access provisionHOW insuranceStandard sediment control to comply with Council	<ul style="list-style-type: none">Pest treatment to perimeter of slab & internal drainageQuality aluminum windows with extensive range of coloursKeyed locks to windows and aluminum sliding doors for your securityMaintenance free Colorbond metal fascia and gutter with extensive colour rangeGardens taps provided front and rearQuality 'Panel Carved' front entry doorConcrete roof tiles in extensive range of coloursExtensive choice of bricks from the Eagle Standard range of BricksExposure grade bricks in Eagle Homes standard range450mm Eaves subject to House DesignConcrete front patio to all designsOff-white mortar to brickwork – Ironed jointColorbond roller doors to garage with extensive range of coloursR1.5 walls insulation to external walls only, excluding garageR3.5 ceiling insulation, excluding garage	<ul style="list-style-type: none">Built-in wardrobes with hinged doors to bedrooms as shown on brochure planFlush internal doors in paint finish to match walls70mm (nominal) MDF 1/2 splayed skirting and architraves90mm cornice (Builders discretion)Square set finish to wall/ceiling junction to Bathroom/Ensuite/WC/PowderPainted finish to skirting, doors, architraves to match wall colourQuality paint to walls (range of colours to choose from - 1 colour per dwelling) and ceiling standard white5 star rated water devices*Lever handle to all doors and robes2440mm ceiling heightWalk in wardrobe to master bedroom, (subject to design)Door stops to doors excludes linen, WIR and robesLinen cupboard includes 4 shelves, depending on design1x Telephone point only (no connection)1x Internal Gas Bayonet point1x TV point only (no connection)	<ul style="list-style-type: none">Easy-to-clean Reconstituted stone tops with polymarble basin, square bowl/bowls, polyurethane cupboards with soft close draws (Finger pull handles) to bathroom and ensuiteWhite 1490mm Forme Oval freestanding bath with Millennium Waterpoint extended spout in chrome metal finish (ZWPEXTBSC)Vertical feature tile strip to showersClose Coupled Vitreous China Toilet Suite in whiteWhite bathroom accessories Soap holder, Toilet roll holder, Towel ring to bathroom and ensuiteShower screen with pivot or sliding doors with clear laminated safety glass with colour coordinated frames depending on designWaterproofing to bathrooms, ensuite, powder rooms & separate W/C – subject to designMillennium Cioso mixer complete in chrome metal finish to shower & baths (where applicable) (10158)Millennium Cioso Basin Mixer in chrome metal finish to all bathroom vanities (10155)Millennium Akemi round shower head (Rain drop) with Mina shower arm, wall mounted (10213) or (10215)1 row high of skirting wall tile to bathroom, ensuite and powder rooms & separate W/C and floor tiles in an extensive range of colours2m high tiling to shower/s
Laundry Features	Kitchen Features	Upgrade	Upgrade	Upgrade	
<ul style="list-style-type: none">Stainless steel 45L rinse by-pass laundry tubWashing machine connections, hot and coldChrome metal tap and spoutCeramic wall and floor tiles in an extensive range of colours1/3 glazed external laundry doorWaterproofing to laundry floor	<ul style="list-style-type: none">1 3/4 or double bowl stainless steel sink, depending on designQuality Melamine doors to kitchen cupboards (in a range of colours)Allowing up to 6m of 20mm Reconstituted stone within Eagle Homes builders range, 3 colours available (Bench top 600(w), for island bench (800w) x 3m (L) if applicable to design, excluding waterfall edgesMillennium Cioso sink mixer (10111A)Tiled splashbacks - full height under overhead cupboards, single row used elsewhere700 Overhead cupboards in all designsDishwasher space including cold water connection and power point, subject to designMicrowave space including power point, subject to designMetal drawer runners for strength and durability	<ul style="list-style-type: none">Contour shaped roof tilesStunning modern front entry door (820w) in paint finish with clear glass. Choice of 4 Hume Verve entrance designs (HUME VER 1/2/4)Panelift sectional steel garage doorBottom weather seal x 2 8203 in 1 front door Trilock in matte or chrome finishDoorbellHandsetHalf round gutter3 panel stacker door (2100h x 2300w)	<ul style="list-style-type: none">Choose from our range of stylish feature internal doors, includes linen cupboards and main areas onlyDucted vacuuming system including up to 3 pointsThree sensor alarm systemStylish Internal door handlesModern tapware	<ul style="list-style-type: none">Stylish ceramic toilet suite. Close coupled soft close with dual flushPolished edge mirrors to main bathroom and ensuiteChrome floor waste to bathroomsSemi wall hung vanitySemi frameless shower screenBlack and chrome raindrop showerheadPolymarble basinReconstituted stone topsPolyurethane cupboardsSleek slim rim free standing bath	
Warranty	Electrical & Appliance Features	Upgrade	Upgrade	Upgrade	
<ul style="list-style-type: none">Dead lock to laundry doorPlease refer to Home Building Act 1989	<p>FOR GRANNY FLAT (if applicable):</p> <ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven & 600mm Gas Cooktop & 600mm slide-out Rangehood <p>FOR MAIN DWELLING & DUPLEX (is subject to space limitations):</p> <ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 900mm Freestanding Electric Oven & Gas Cooktop with a 900mm slide-out Rangehood <p>NOTE: IF GAS IS NOT AVAILABLE:</p> <ul style="list-style-type: none">Stainless Steel Westinghouse Appliances - 600mm Electric built-in Oven, & 600mm Electric Cooktop & 600mm slide-out Rangehood	<ul style="list-style-type: none">Instantaneous Hot Water System (Where gas available)Light batten holders and double power point as shown on planEarth leakage safety switch protecting all power and light pointsProvide in single phase in meter box (3 phase cables to back of meter box)Smoke detectors provided, direct wired with battery back-upSeparate RCD for light circuits	<ul style="list-style-type: none">10 Stylish downlights (in white or chrome)European square light switches		





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