

*Luxury living is our standard*

SIGNATURE INCLUSIONS



Welcome to MSN Homes, a progressive home builder and designer with over 30 years experience. Visit our display homes in Griffin or North Harbour in Queensland and meet with our team to start planning your dream home!

*Top of the range  
turn key inclusions*

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**WINNER 2021**  
HIA Brisbane Region  
Kitchen in a Display Home



**WINNER 2021**  
HIA Brisbane Region  
Bathroom in a Display  
Home



**WINNER 2021**  
HIA Brisbane Region  
Display Home Interior  
Decorate



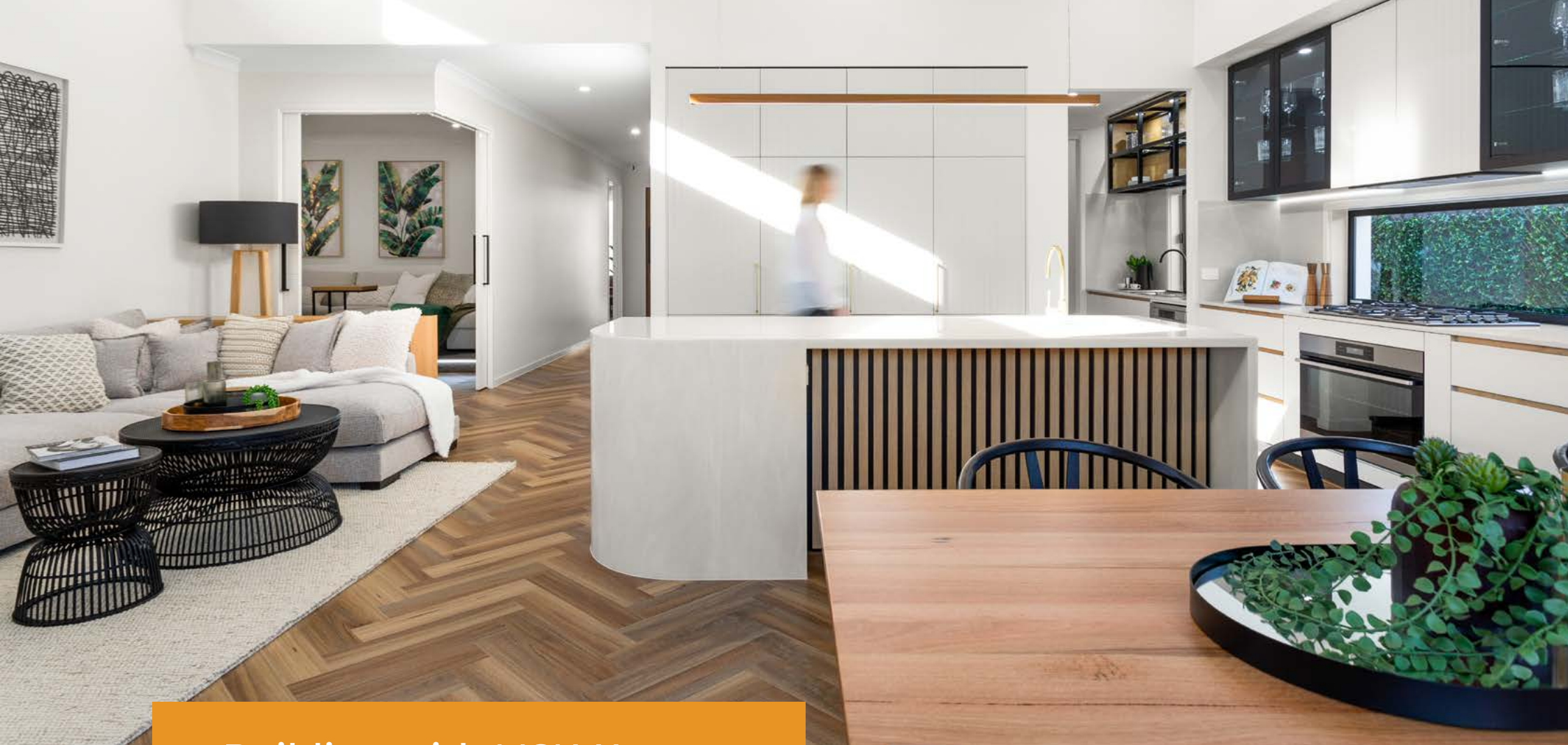
**FINALIST 2021**  
HIA Brisbane  
Display Home  
\$350,001 - \$500,000



**FINALIST 2021**  
HIA & IDA  
QLD Commercial Interior  
Design Projects

Please note, some images used may depict products or upgrades that are not included in the Signature Specifications.  
This brochure is up to date as of 18/11/21 and is to be used as a guide only, inclusions and brands are subject to change at any time. For confirmation of inclusions in your specific build please refer to your quote.





## Building with MSN Homes

The following brochure contains the signature specifications included as standard in all MSN Homes. We have put this range of selections together with luxury living in mind, being sure to include the best brands, and features that we believe should be standard in every home.

At MSN Homes we're committed to transparency, so you know exactly what you're getting, with no hidden surprise costs after you've signed the contract.

When comparing us to other builders (and we recommend you do to see the value we offer), we advise you to pay close attention to the brands and quality of materials listed in the comparable inclusions, as we've been sure to partner with the best and most trusted, leading industry brands.

So enjoy perusing this brochure and planning out your dream home.

*Luxury homes at affordable prices*









**PRE-CONSTRUCTION**

- Construction plans & specifications
- Building Contract
- Colour selection with interior designer

**Engineering**

- Soil test, Contour Survey and Slab Design (to H1 classification)

**Certification**

- Council & Certification fees including water connection\*
- Builders' insurances and warranties

**Site Works**

- Site cut up to 500mm fall across building pad

**ENERGY EFFICIENCY**

- Energy efficiency report\*
- R1.3 Anticon to underside of roof sheeting
- R1.5 insulation to external clad walls only
- Sarking to all external walls
- Ceiling fans (see page 12)

# Structural

**STRUCTURAL**

**Slab**

- Engineered concrete waffle pod slab to “H1” classification
- Termite barrier to Australian Standards including penetrations and perimeter As per AS3660.1

**Frame**

- Truecore steel frame and trusses to 22.5 degree pitch dependant on design

**Roof**

- Colorbond custom orb roofing from builder’s standard range as per full working drawings in accordance with N2 wind velocity
- Colorbond quad style gutters
- 450mm FC lined eaves



*Choose one swatch for your roof colour*

CLASSIC Colour Range

CLASSIC CREAM™	COTTAGE GREEN®	DEEP OCEAN®	MANOR RED®	NIGHT SKY®	PALE EUCALYPT®	PAPERBARK®	WOODLAND GREY®

CONTEMPORARY Colour Range

BASALT®	COVE®	DUNE®	EVENING HAZE®	GULLY®	IRONSTONE®	JASPER®	MANGROVE®
MONUMENT®	SHALE GREY™	SURFMIST®	TERRAIN®	WALLABY®	WINDSPRAY®		

\*All new homes must achieve a minimum 6 star energy efficiency rating on their report. To do this we have included the features listed which is sufficient for most blocks. Some additional energy efficiency measures may be required dependant on your blocks features and are not included as standard.



# External

## FAÇADE

Choose from a diverse range of quality PGH Bricks for all ground floor external walls with a natural mortar

With the option to have painted cement render with 1m returns added to the facade



## PAINTING

External walls & render to include 2 coats of Haymes Solashield Low Sheen Doors & Frames to include 2 coats of Haymes Elite Ultra trim (1 colour only)

Soffit (eaves) to include 2 coats of Haymes Solashield Low Sheen in White

## DOORS & WINDOWS

### Entry door

2040mm x 1200mm hinged entry door from Hume: Verve or Newington range with clear glass



Entry door furniture from Gainsborough Contemporary Tri-Lock (Satin or Polished Chrome)



### External Door

2040mm x 820mm hinged Hume XF1 or XF3 clear glazed

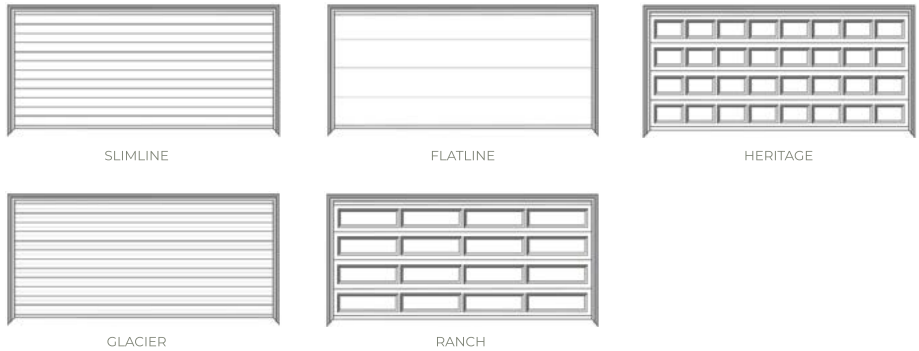
Gainsborough G4 series Terrace or Ambassador Lockset (Satin or Polished Chrome)



### Garage Door

Colorbond panel-lift door with auto opener and 2 remote controls (size specified on plans)

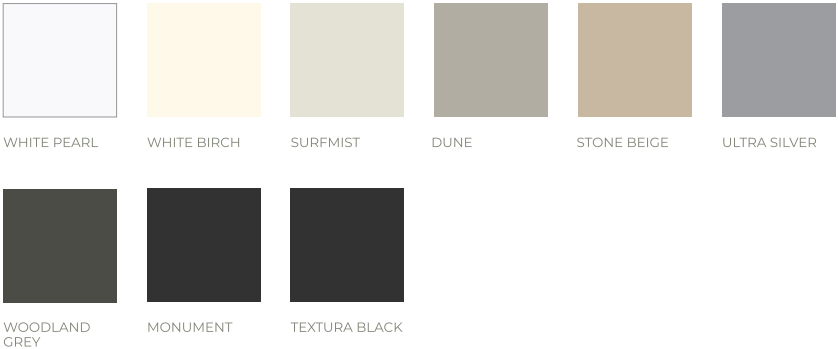
*Choose your favourite style and Colorbond swatch*



### Windows & Sliding Glass Doors

Sliding aluminium framed windows and doors with key locks and clear glass (obscure glass to amenities)

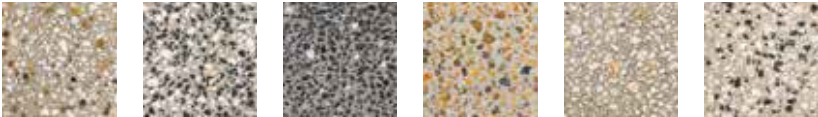
Flyscreens to all opening aluminium windows and doors





**DRIVEWAY**

Unsealed Exposed Aggregate driveway from builder’s standard range to a maximum of 45m2 (includes curb cutout and portico)



**EXTERNAL FIXTURES**

**Clothesline**

Folding clothesline fixed to fence of house

**Letterbox**

Rendered look poly letterbox

**Garden Taps**

2 garden taps installed on opposite corners of home

**TV Antenna**

Digital TV antenna (no booster)





# Kitchen

## APPLIANCES

### Oven & Cooktop

Westinghouse 900mm freestanding dual fuel cooker

### Rangehood

Westinghouse 710mm Integrated Ducted Rangehood

### Dishwasher

Westinghouse 600mm Under Bench Dishwasher



FREESTANDING DUAL COOKER



DISHWASHER



INTERGRATED RANGEHOOD



## PLUMBING

### Sink

Double Bowl Stainless Steel Kore MKII sink with drainer

### Tapware

Choice of Phoenix Teva/Arlo Mixer taps

### Fridge space

1 fridge tap to fridge space



STEEL KORE MKII SINK



TEVA MIXER



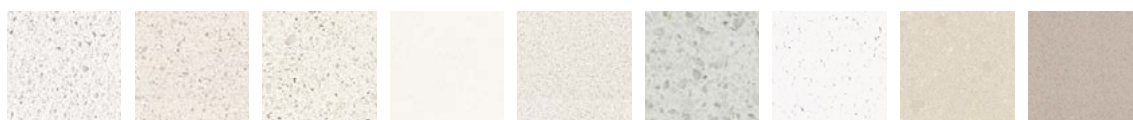
ARLO MIXER



## CABINETRY

### Benchtop

As standard all benchtops will be your choice of 20mm Caesarstone from the colour range below



OCEAN FOAM™

ICE SNOW™

NOUGAT™

SNOW™

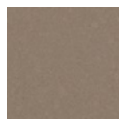
OSPREY™

WHITE SHIMMER™

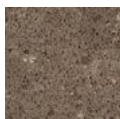
INTENSE WHITE™

BUTTERMILK™

LINEN™



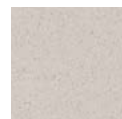
GINGER™



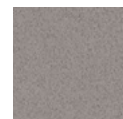
WILD RICE™



ATLANTIC SALT™



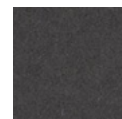
NORDIC LOFT™



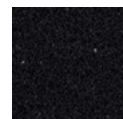
URBAN™



OYSTER™



RAVEN™



JET BLACK™

### Splashback



Select from an extensive “silver range” of non-rectified tiles from our partners at Beaumont Tiles as your splashback.

As standard we allow for tiling up to 700mm above the benchtop (gas cooktop dependant)

### Handles

Choose from a stunning range of designer handles to customise your kitchen style



+ MORE OPTIONS

### Cabinets

Your cabinet layout and overhead cabinet placement is dependent on your floor plan, and will be made with your choice of laminate for the doors.

Each cupboard will have a single white shelf inside, with 4 shelves to the pantry and each kitchen includes 1 set of 4 drawers.



more options available in our selection studio



ASTON WHITE

GOSSAMER WHITE

PALLIDO

ELEMENTAL GREY

CANTERBURY GREY

OASIS

HABITAT

OXFORD

+ MORE OPTIONS



## Top Tip

When comparing builders make sure you compare the quality of brands and finishes used throughout the house.

That way you can have confidence in the fixtures, long after any maintenance period ends.









# Bathroom

## TILING

Select from Beaumont Tiles “silver range” of non-rectified for floor and wall tiles.(maximum of 600mm x 600mm)

Bath surround tiling to 600mm above bath, shower recess to 2000mm high

Vanity Splashback tiling to 300mm high

200mm high skirting tile

Floor waste - builder’s standard round chrome plated brass

## VANITIES

### Mirrors

Bevelled edge frameless mirrors to width of vanity

### Cabinetry

20mm Caesarstone benchtops

Single Basin: Up to 900mm wide

Double Basin: Up to 1500mm wide

Cabinets 900mm or wider will include two doors and 1 bank of 3 drawers.

### Basin

Choice of White Opus or Coda Countertop basins including chrome pop up waste

*Choose your favourite sink*



OPUS

OR



CODA



### Tapware

Choose from the Phoenix Teva or Arlo style basin mixer taps

*Select your tapware style*



TEVA

OR



ARLO



## ACCESSORIES

Toilet Roll Holders: Phoenix Radii toilet roll holder to each toilet

Towel Rails: Phoenix Radii 800mm double rail to each bathroom & ensuite



## BATH

Freestanding 1500mm Soprano White Bath



### Bath Mixer Taps

Choose from the Phoenix Teva or Arlo wall mounted mixer taps



TEVA

OR



ARLO

## SHOWER

### Frame

900x900mm semi frameless clear glass screen with choice of brushed chrome, chrome, white or matte black aluminium frame

*Not standard with other builders*



SILVER CHROME



BRUSHED CHROME



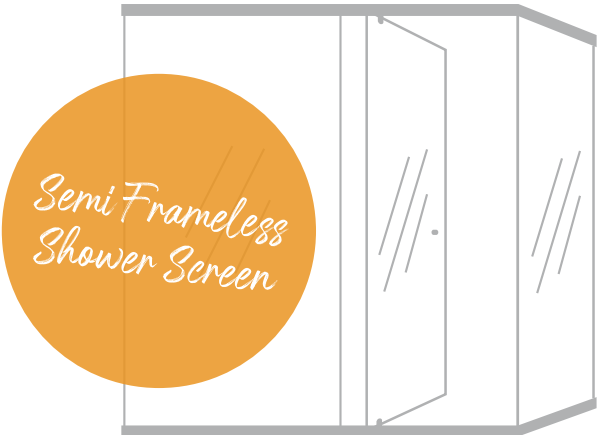
MATTE BLACK



GLOSS WHITE

### Tapware

Teva Rail Shower and matching mixer tap



## TOILET

White Empire Back to wall Toilet Suite with soft close seat



## POWDER ROOM

White Soprano 460mm wall basin with bottle trap waste (only if shown on plans)





# Bedrooms

## CARPET

Choose from three versatile ranges of pile and colours of soft polyester carpet from Redbook or Godfrey Hirst with 10mm foam underlay.



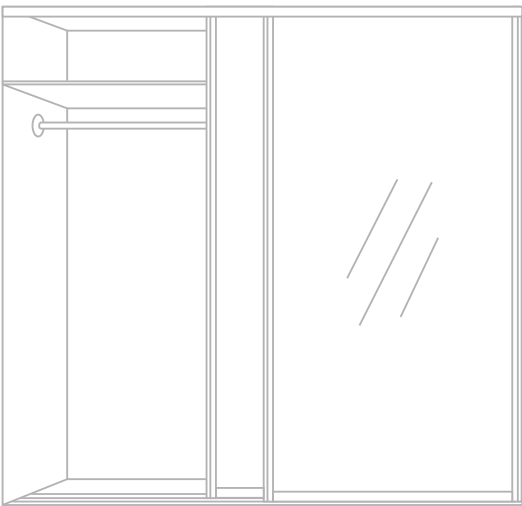
Pick your carpet colour

Neutral Beige CREATIVE MOODS	Deerhorn CREATIVE MOODS	Sand Bark CREATIVE MOODS	Raincloud CREATIVE MOODS	Grey Dawn CREATIVE MOODS	Forge CREATIVE MOODS
Driftwood CAMPASPE	Taupe CAMPASPE	Bark CAMPASPE	Storm Grey CAMPASPE	Autumn CAMPASPE	Charcoal CAMPASPE
Aged Driftwood RIVIERA	Storm Grey RIVIERA	Slate Grey RIVIERA	Mocha RIVIERA	Charcoal RIVIERA	

## WARDROBES

Built in robes to all bedrooms (unless otherwise detailed on plan) with aluminium framed sliding doors, 1x mirrored & 1x vinyl

Melamine shelf and hanging rail for storage







# Laundry

## TILING

Builders silver range of non-rectified tiles to 600mm above benchtop

## LAUNDRY TUB

Laundry Tub: Kore MkII 45L drop in tub



## CABINET

700mm base cabinetry (to match kitchen selection)

## Benchtop

20mm Caesarstone benchtop from standard range (to match kitchen selection)

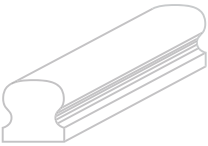
# Double Storey

## CEILING HEIGHT

2590mm ceiling height on lower floor  
2440mm ceiling height on upper floor

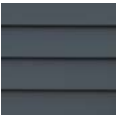
## STAIRS

Carpet grade stairs with gyprock half walls and a paint grade timber handrail ("breadloaf" profile)



## FAÇADE

Linea or Axon cladding to upper storey (FC over windows to side and rear elevations)

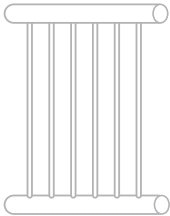



LINEA

AXON

## BALCONY

If applicable to design: balcony to have powder coated aluminium balustrade with round uprights



## FLOORING

Staircase & upper hallways to match bedroom carpet selection with 10mm foam underlay





# Internal

## FLOORING

Builder's silver range of non-rectified tiles to main floor areas, maximum tile size of 600x600mm



## ALFRESCO

Beaumont Tiles "silver range" of slip resistant tiles, maximum tile size 450x450mm

## DOORS

Hume flush honeycomb core doors - 2040mm high

Gainsborough Builder's Range Passage sets with Privacy sets to bathroom, ensuite, powder room & Bed 1

## WALLS

### Ceiling Height

2590mm ceiling height throughout

### Paint

Ceiling & Cornice to include 2 coats of Hayme's Elite ceiling white

Walls to include 3 coats of Hayme's Elite paint (1 Sealer undercoat & 2 coats of Elite Low Sheen) (1 colour only)

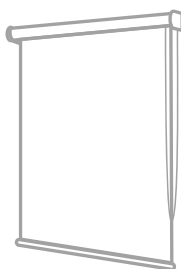
Doors architraves & skirtings to include 2 coats of Hayme's Elite Ultra trim (1 colour only)

### Mouldings

Skirting 68mmx11mm finger jointed pine

Architrave 42mm x 11mm finger jointed pine

90mm coved cornice throughout



## LINEN & STORE CUPBOARDS

As per plan with aluminium framed vinyl sliding doors and 4 white melamine shelves.

## WINDOW COVERINGS

Block-Out Roller blinds to all aluminium windows and sliding doors (Excludes wet areas)



CLOUD

LINEN

ODESSEY

CLAY

STORM

+ MORE  
OPTIONS







# Electrical

## EXTERNAL

Connection to property in homeowner's name

Meter box: Single phase meter box incl. earth leakage circuit breakers

NBN lead in including 2 data points (kitchen and lounge) and 1 double GPO to garage

## LIGHTING

### Internal

1 LED downlight per 10m<sup>2</sup> (max 30) to all living areas, each bedroom, alfresco and porch

2 x 1200mm LED baton fix lights to garage

3 in 1 heat/fan/light to bathrooms and ensuite - ducted

### External

1 x builder's range spotlight with sensor to external laundry door

2 x builder's range up/down lights to external façade

## POWER POINTS & SWITCHES

Clipsal Iconic for all switch plates

### Power Points

2 Double power points to each living area, bed 1 and kitchen.

1 Double power point to all other habitable areas

1 Double external power point to alfresco

Single power points to microwave, dishwasher, rangehood, fridge and garage door

## TV POINTS

2 Free to air TV points

## SMOKE ALARMS

Hardwired and interconnected smoke alarms to living areas and each bedroom as per Australian Standards (AS3786-2014)



## HEATING & COOLING

### Ceiling fans

Builder's range fans to 1 x living space, each bedroom and alfresco

### Air Conditioning

Daikin 5.0kW split system to main living area

Daikin 2.5kW split system to Bed 1



### Hot water system

Rheem instantaneous gas hot water system (sized to suit home)





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