



# THE SKY'S THE LIMIT

*Choose your living*

## EVOLVE LIVING COLLECTION

Smart compact designs for the first home owner or starting you off on the property ladder building wealth as an investor.



*Choose your living*



**Spectrum Homes is a locally owned and operated home building company in South East Queensland. We pride ourselves on having some of the most experienced staff, best trades and most innovative designs.**

With our logo *"choose living"* our vision is to build a home that suits your lifestyle needs perfectly, without compromise, while keeping to your budget.

Spectrum Homes has become the builder of choice with an excellent level of inclusions available. Enjoy big brand benefits, get customised quotes within 48 hours, and qualify for promotional discounts.

Spectrum Homes takes pride as a leader in Sustainable Living.





# CHOOSE YOUR LIVING IN *3 easy steps*

STEP

1

CHOOSE YOUR  
FLOORPLAN

STEP

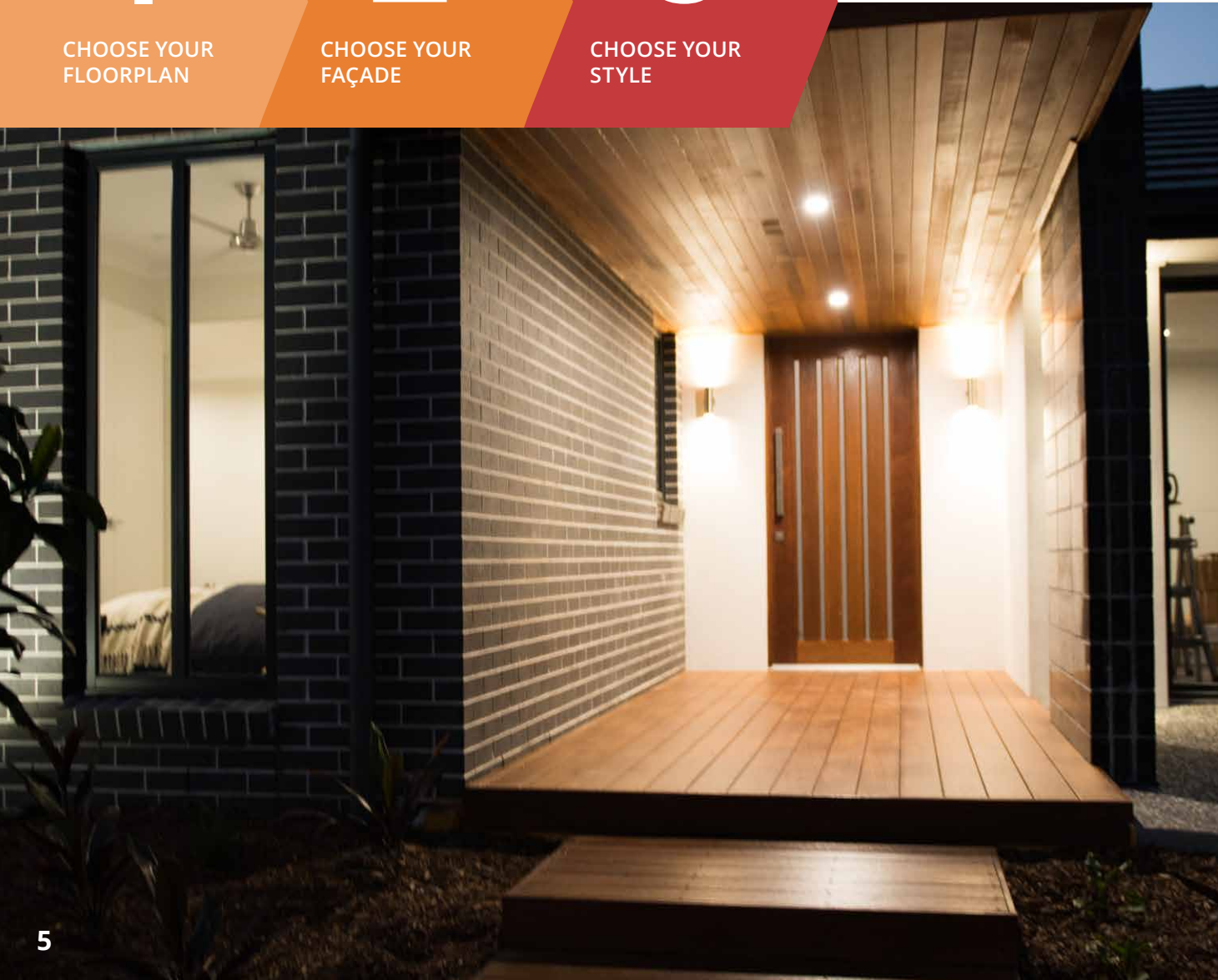
2

CHOOSE YOUR  
FAÇADE

STEP

3

CHOOSE YOUR  
STYLE



The Evolve Living Collection is designed with convenience and style in mind. Everything you need to start investing in property or to start your journey with confidence on the property ladder.

At Spectrum Homes we pride ourselves in our transparent pricing process, to ensure you fully understand what you get. Our highly qualified Home Building Consultants are there to guide and support you through each step.

We are big enough to impress and small enough to care. We believe in our ability to build quality homes and back it up with a **30 Year Structural Guarantee.**

# STEP 1

CHOOSE YOUR FLOORPLAN

STEP 2: CHOOSE YOUR FAÇADE

STEP 3: CHOOSE YOUR STYLE

## Choose your floorplan

DESIGN	SQ	SQM	WIDTH	DEPTH	BED	BATH	LIVING	CAR	OUT	MIN BLOCK WIDTH
<b>Yamba</b>	<b>18</b>	167	8.8	20.9	3	2	2	2	1	10m+
<b>Richmond</b>	<b>18</b>	168	8.6	22.0	3	2	2	1	1	10m+
<b>Camden</b>	<b>20</b>	189	8.8	23.3	3	2	2	2	1	10m+
<b>Avoca</b>	<b>21</b>	190	8.8	24.5	3	2	2	2	1	10m+
<b>Tilba</b>	<b>20</b>	187	11.3	20.4	3	2	1	2	1	12.5m+
<b>Albany 22</b>	<b>22</b>	200	11.3	20.5	4	2	2	2	1	12.5m+
<b>Echuca</b>	<b>22</b>	204	11.3	20.3	4	2	1	2	1	12.5m+
<b>Bowral</b>	<b>23</b>	209	10.8	25.3	3	2	2	2	1	12.5m+
<b>Penola</b>	<b>23</b>	209	11.2	21.3	4	2	3	2	1	12.5m+
<b>Trentham 23</b>	<b>23</b>	212	11.3	21.1	4	2	2	2	1	12.5m+
<b>Bright</b>	<b>23</b>	217	11.3	22.9	4	2	3	2	1	12.5m+
<b>Strahan 24</b>	<b>24</b>	220	11.3	22.8	4	2	1	2	1	12.5m+

Please consult one of our Home Building Consultants for a full list of our floorplans in our other collections.



10m+  
wide lots



### THE YAMBA

3 bedrooms, 2 bathrooms, 2 living areas, 2 cars

LIVING ..... 120.35m<sup>2</sup>  
 GARAGE..... 38.20m<sup>2</sup>  
 ALFRESCO ..... 8.30m<sup>2</sup>  
 PORCH.....-m<sup>2</sup>  
 TOTAL..... (18.0 squares) 166.85m<sup>2</sup>  
 HOUSE LENGTH ..... 20.85m  
 HOUSE WIDTH .....8.80m



### THE RICHMOND

3 bedrooms, 2 bathrooms, 2 living areas, 2 cars

LIVING ..... 132.00m<sup>2</sup>  
 GARAGE..... 23.10m<sup>2</sup>  
 ALFRESCO ..... 9.15m<sup>2</sup>  
 PORCH..... 3.75m<sup>2</sup>  
 TOTAL..... (18.1 squares) 168.00m<sup>2</sup>  
 HOUSE LENGTH ..... 21.96m  
 HOUSE WIDTH .....8.57m



### THE CAMDEN

3 bedrooms, 2 bathrooms, 2 living areas, 2 cars

LIVING ..... 135.50m<sup>2</sup>  
 GARAGE..... 38.80m<sup>2</sup>  
 ALFRESCO ..... 9.15m<sup>2</sup>  
 PORCH..... 5.55m<sup>2</sup>  
 TOTAL..... (20.3 squares) 189.00m<sup>2</sup>  
 HOUSE LENGTH ..... 23.27m  
 HOUSE WIDTH .....8.80m



### THE AVOCA

3 bedrooms, 2 bathrooms, 2 living areas, 2 cars

LIVING ..... 135.25m<sup>2</sup>  
 GARAGE..... 38.45m<sup>2</sup>  
 ALFRESCO ..... 12.35m<sup>2</sup>  
 PORCH..... 4.10m<sup>2</sup>  
 TOTAL..... (20.5 squares) 190.15m<sup>2</sup>  
 HOUSE LENGTH ..... 24.53m  
 HOUSE WIDTH .....8.80m

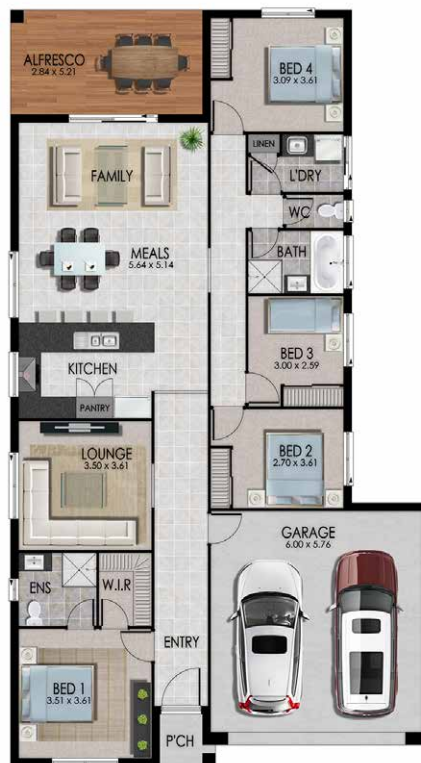
12.5m+  
wide lots



### THE TILBA

3 2 1 2

LIVING ..... 127.95m<sup>2</sup>  
 GARAGE..... 40.15m<sup>2</sup>  
 ALFRESCO ..... 16.40m<sup>2</sup>  
 PORCH..... 2.55m<sup>2</sup>  
 TOTAL..... (20.1 squares) 187.05m<sup>2</sup>  
 HOUSE LENGTH ..... 20.40m  
 HOUSE WIDTH ..... 11.29m



### THE ALBANY 22

4 2 2 2

LIVING ..... 145.15m<sup>2</sup>  
 GARAGE..... 38.50m<sup>2</sup>  
 ALFRESCO ..... 14.50m<sup>2</sup>  
 PORCH..... 1.85m<sup>2</sup>  
 TOTAL..... (21.5 squares) 200.00m<sup>2</sup>  
 HOUSE LENGTH ..... 20.54m  
 HOUSE WIDTH ..... 11.30m



### THE ECHUCA

4 2 1 2

LIVING ..... 142.50m<sup>2</sup>  
 GARAGE..... 38.55m<sup>2</sup>  
 ALFRESCO ..... 19.95m<sup>2</sup>  
 PORCH ..... 2.85m<sup>2</sup>  
 TOTAL..... (22.0 squares) 203.85m<sup>2</sup>  
 HOUSE LENGTH..... 20.28m  
 HOUSE WIDTH ..... 11.30m



### THE BOWRAL

3 2 2 2

LIVING ..... 151.25m<sup>2</sup>  
 GARAGE..... 38.80m<sup>2</sup>  
 ALFRESCO ..... 15.50m<sup>2</sup>  
 PORCH..... 3.40m<sup>2</sup>  
 TOTAL..... (22.5 squares) 208.95m<sup>2</sup>  
 HOUSE LENGTH ..... 25.30m  
 HOUSE WIDTH ..... 10.80m

12.5m+  
wide lots



### THE PENOLA

4 beds 2 baths 3 cars 2

LIVING ..... 155.20m<sup>2</sup>  
GARAGE ..... 38.30m<sup>2</sup>  
ALFRESCO ..... 12.40m<sup>2</sup>  
PORCH ..... 3.10m<sup>2</sup>  
TOTAL ..... (22.5 squares) 209.00m<sup>2</sup>  
HOUSE LENGTH ..... 21.29m  
HOUSE WIDTH ..... 11.20m



### THE TRENTHAM 23

4 beds 2 baths 1 car 2

LIVING ..... 157.25m<sup>2</sup>  
GARAGE ..... 38.45m<sup>2</sup>  
ALFRESCO ..... 14.30m<sup>2</sup>  
PORCH ..... 1.85m<sup>2</sup>  
TOTAL ..... (23.0 squares) 211.85m<sup>2</sup>  
HOUSE LENGTH ..... 21.14m  
HOUSE WIDTH ..... 11.30m



### THE BRIGHT

4 beds 2 baths 3 cars 2

LIVING ..... 158.85m<sup>2</sup>  
GARAGE ..... 38.45m<sup>2</sup>  
ALFRESCO ..... 15.60m<sup>2</sup>  
PORCH ..... 4.42m<sup>2</sup>  
TOTAL ..... (23.4 squares) 217.30m<sup>2</sup>  
HOUSE LENGTH ..... 22.87m  
HOUSE WIDTH ..... 11.30m



### THE STRAHAN 24

4 beds 2 baths 1 car 2

LIVING ..... 159.80m<sup>2</sup>  
GARAGE ..... 38.30m<sup>2</sup>  
ALFRESCO ..... 18.25m<sup>2</sup>  
PORCH ..... 3.85m<sup>2</sup>  
TOTAL ..... (23.7 squares) 220.20m<sup>2</sup>  
HOUSE LENGTH ..... 22.80m  
HOUSE WIDTH ..... 11.30m



STEP 1: CHOOSE  
YOUR FLOORPLAN

STEP  
**2**

CHOOSE YOUR  
FAÇADE

STEP 3: CHOOSE  
YOUR STYLE

# *Choose your façade*



COMFORT 1 OR 2\*



ADVANCE



VOGUE



SUPERIOR



SUPERIOR PLUS



FLAGSHIP

Brochure images are for marketing purposes only and may depict fixtures, finishes or features not included. For more information speak to one of Spectrum Homes' Home Building Consultants. \*Rendered front façade with feature brick pier.

STEP 1: CHOOSE  
YOUR FLOORPLAN

STEP 2: CHOOSE  
YOUR FAÇADE

STEP  
**3**

CHOOSE YOUR  
STYLE

*Choose your style*





# OUR TOP DESIGN CONSULTANTS HELP YOU *Choose your style*

The colour selections process can be overwhelming, but at Spectrum Homes we will guide you through the process. This selection process will be finalised over 3 different appointments:

- Tile Consultation
- Interior and Exterior Consultation
- Electrical Consultation

Each consultant is an expert in their field and will walk you through a detailed schedule, itemising all your selections. Alternatively, you can take advantage of our pre-selected **Spectrum Home Design Packs**. For investors this is ideal as it gives you a choice between 3 pre-selected colour packs, each with a maximum rental return in mind. We will look after your investment as if it is our own.

**SHORT ON TIME OR JUST LIKE OUR STYLE?**  
Choose one of our Spectrum Home Design Packs.



**CLASSIC BLACK  
AND WHITE**



**CONTEMPORARY  
GREY**



**EARTHY BROWN**



# INCLUSIONS *Choose more of what you want*

## HOME AND LAND PACKAGE HIGHLIGHTS

Spectrum Homes makes your total building experience easy and help you create value at every step of the way. All our home and land packages are pre-priced to include all the things you would expect, plus more of what you might imagine!

### KITCHEN

- 20mm Stone kitchen benchtops
- Technika appliances
  - 600mm multifunction oven
  - 600mm gas or electric cooktop
  - 600mm rangehood
- Walk-in-pantry (if indicated on plan)
- Designer kitchen with flexible design options
- Laminex cabinetry



### INTERNAL

- Reverse cycle split air conditioning system
- Quality fixtures and fittings throughout—Corinthians, Stegbar, Gainsborough, Stylus, etc.
- Walk-in-robos to master (if indicated on plan)
- LED downlights throughout



### FLOOR COVERING AND TILING

- Carpet and ceramic tiles throughout entire home
- Choose from over 120 tiles in standard range
- Quality timber, laminate, vinyl and bamboo flooring upgrade options available
- Plain brushed concrete to alfresco and porch



### EXTERNAL

- Over 44 different clay bricks in standard range
- Gainsborough double cylinder deadlock to external doors
- Automatic panel lift garage door (incl remote)
- Exposed aggregate driveway
- Corinthian 1020mm wide front entrance door



## QUALITY, COMPLIANCE AND PRE-CONSTRUCTION



- HIA contract documentation, including plans and specifications
- All certification fees include council and building approvals
- Construction to N2 wind loading
- Site survey and soil test
- Colour consultation
- QBCC Insurance
- Building all risk insurance—contract works and full indemnity
- Final internal and external clean
- Certified final inspections
- 30 Year structural guarantee
- 6 Months defects liability period (maintenance)

\*Excludes BAL, Coastal Hazard Management, Development Application fees

## SITE WORKS & SLAB (EXCLUDES FILL / SOIL REMOVAL IF APPLICABLE)



- Engineer designed monolithic slab system
- Site costs, includes "H" Class slab up to 500mm site cross fall
- "Termspec" termite protection system to all building perimeters and slab penetrations

## CEILINGS, INTERNAL WALLS & DOORS



- 2440mm ceiling height throughout
- 68mm skirting and 42mm architraves painted in Enamel High Gloss
- 75mm cove cornice to wall and ceiling junctions
- Corinthian painted flush panel internal doors with door stops
- Gainsborough G2 series lever handles to internal doors

## WARDROBES



- Walk-in robes to master (if indicated on plan)
- Built in robes with vinyl sliding doors to bedrooms
- Melamine shelf and rail to all robes
- 4 melamine shelves to storage cupboards (if indicated on plan)

## INTERNAL PAINT



- Taubmans paint system
- Taubmans white flat acrylic to all ceilings
- Taubmans washable low sheen acrylic to walls (one colour)
- Taubmans high gloss to all woodwork (same colour as wall)

## FLOOR COVERINGS AND TILING (CERAMIC TILING TO ALL WET AREAS—SILVER RANGE)



- Bathroom—2000mm tiling to shower, 150mm high skirting to walls, tiles to floors
- Laundry—600mm Tiling over tub, 150mm high skirting to walls, tiles to floor
- Water closet—150mm high skirting to walls and tiles to floor
- Carpet and ceramic tiles throughout entire home
- Quality carpet from selected standard range
- Choose from over 120 tiles in standard range

## KITCHEN



- Designer custom made kitchen cabinets
- 20mm stone bench tops with Laminex doors
- Choice of modern door handles from builders range
- Walk-in-pantry (if indicated on plan)
- Ceramic tiled splashback above benchtops
- Technika 600mm oven, cooktop (electric or gas) & rangehood
- Capri chrome mixer tap
- Radiant home RH150 stainless steel 1 and 2/3 bowl sink
- Dishwasher provision

## BATHROOM



- Laminex vanities with post formed bench tops
- Choice of modern door handles from builders range
- 1000mm high flat polished frameless mirror full width of vanity
- Invigra rail in all showers—WELS 3 star rated
- Stegbar "Grange" overlap semi-frameless shower screen
- Stylus Maxton 1525mm white acrylic bath with plug and water
- Stylus Venecia toilet suite in white—WELS 4 star rated, 4.5/3L
- Stylus Venecia vanity basin with pop up waste
- Capri toilet roll holders and towel rails as per plan

## LAUNDRY



- Cabinetry as indicated on plan
- Tiled splashback over tub
- Automatic washing machine tap set

## ELECTRICAL



- Single phase underground power from mains supply to meter box (up to 12m)
- Meter box with Earth leakage safety switch and circuit breakers
- Clipsal consultation
- Interconnected photoelectric smoke alarms with battery backup as per Australian Standards
- Two (2) television points, one (1) telephone point and one (1) data point
- Exhaust fans to all shower areas
- LED downlights and ceiling fans as per electrical plan
- Reverse cycle split air conditioning system
- NBN connection to home (if applicable)

## PLUMBING



- Storm water (150m) and sewer connections
- Two (2) external garden hose taps
- Four (4) yard surface drains

## SUSTAINABILITY



- Minimum of 6 star energy efficient rating
- Minimum 3 star WELS rated water efficient shower heads and tapware
- Ceiling insulation rating of R2.5 as required (only Asthma Foundation approved batts)
- Sisalation "wall wrap" to external walls (including garage)
- External hinged doors fitted with draft seals
- Bosch 26L continuous flow gas hot water unit (pre set temp), including recess box

## ROOF, EXTERNAL WALLS & GARAGE



- Extensive range of concrete roof tiles from standard range
- 22.5 degree roof pitch and N2 wind loading
- Extensive range (over 44 styles) of clay bricks from standard range
- Colorbond fascia, gutter and painted PVC downpipes
- Plain brushed concrete to alfresco and porch included as per building plan with all supporting piers
- Automatic panel lift garage door (including remote)
- Exposed aggregate driveway

## WINDOWS & EXTERNAL DOORS



- Powdercoated aluminium windows and sliding glass doors (clear)
- Obscured toughened glass to all bathrooms and Water Closet rooms as per BCA requirements
- Keyed locks to all opening window sashes and sliding doors
- Corinthian painted flush panel external hinged doors (if indicated on plan)
- Corinthian Madison 1020mm wide PMAD 104 painted entrance door with clear glass panels
- Gainsborough 1851 contemporary double cylinder deadlock to external doors

Inclusions in our advertised Home and Land packages may be different to the above to reflect specific lot conditions or covenant requirements. Please consult with one of our Home Building Consultants on any of our advertised products.

Quality INCLUSIONS

# ADDING STYLE *Our partners*

Bringing you the best inclusions when it comes to your home!

**TECHNIKA®**  
COOKING WITH PASSION

**smeg**  
technology with style

**BLANCO**

 **BOSCH**  
Invented for life

 **CORINTHIAN  
DOORS**  
A JELD-WEN Company

**STEGBAR**  
A JELD-WEN Company

*Gainsborough®*  
fine quality door furniture

**A&L**  
WINDOWS | DOORS

 **TAUBMANS®**

**Laminex®**  
Inspire your space

 **caesarstone®**

**essaSTONE®**  
by Laminex

 **australbricks®**  
since 1908

 **PGH BRICKS &  
PAVERS™**

 **bristleroofting™**

**Colorbond®**

 **CLIPSAL®**  
by Schneider Electric

 **TERMSPEC**  
TERMITE MANAGEMENT SYSTEM

 **BEAUMONT TILES**  
Looking good!

 **NATIONAL TILES**

**Caroma®**

 **stylus**

**Austral INSULATION**

 **RBRT**  
REDLAND BAY ROOF TRUSSES







*Choose your living*

### **Displays and Sales Office**

Coomera Retreat  
58 Hans Street, Upper Coomera, QLD 4209  
(07) 5580 0468

Flagstone  
Lot 58, Trailblazer Drive, Jimboomba, QLD 4280

### **Displays opening in 2018**

Killara—Logan Reserve  
Foreshore Coomera

### **Head Office**

64/2 Arbour Avenue, Robina QLD 4226  
(07) 5562 2256

### **Spectrum Homes QLD Pty Ltd**

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