

THE *Florate* COLLECTION



BY ANSA HOMES

A MESSAGE FROM *The Managing Director*

Welcome to ANSA Homes.

We've designed this range of inclusions for people who want the convenience of moving straight into their new home, but who also want a style and sophistication that allows them to reveal their true selves.

express yourself.

The Elevate Collection has been tailored for you to give your new home that touch of elegance and sophistication. It allows you the freedom to concentrate on finding yourself with your finishes while balancing a truly unique design that's perfect for you and your family.

bespoke.

We have carefully handpicked these inclusions so that you can enjoy living in your new home straight away.



Mark Maloney

CONCEPT
BY ANSA HOMES.



Our work endeavours to enhance the lives of those we build for and the environment in which we build in. Our surroundings, identity and relationship to others and the physical spaces we inhabit, receive the same care and attention to purpose in every home we develop.



AWARD WINNING BUILDER
2015, 2018, 2020

As an award winning builder that strives to create purpose and beauty in every home we build, we, at Ansa Homes, believe that our unique approach to meeting the needs of our clients is what sets us apart from the competition.

We feel that there is beauty in every design and we make it our purpose to deliver that beauty to all our clients. It's through this approach that we are able to build the forever homes for our customers with great success and can add the finishing touches with these high end inclusions.

ARCHITECTURE + DESIGN



ANSA HOMES

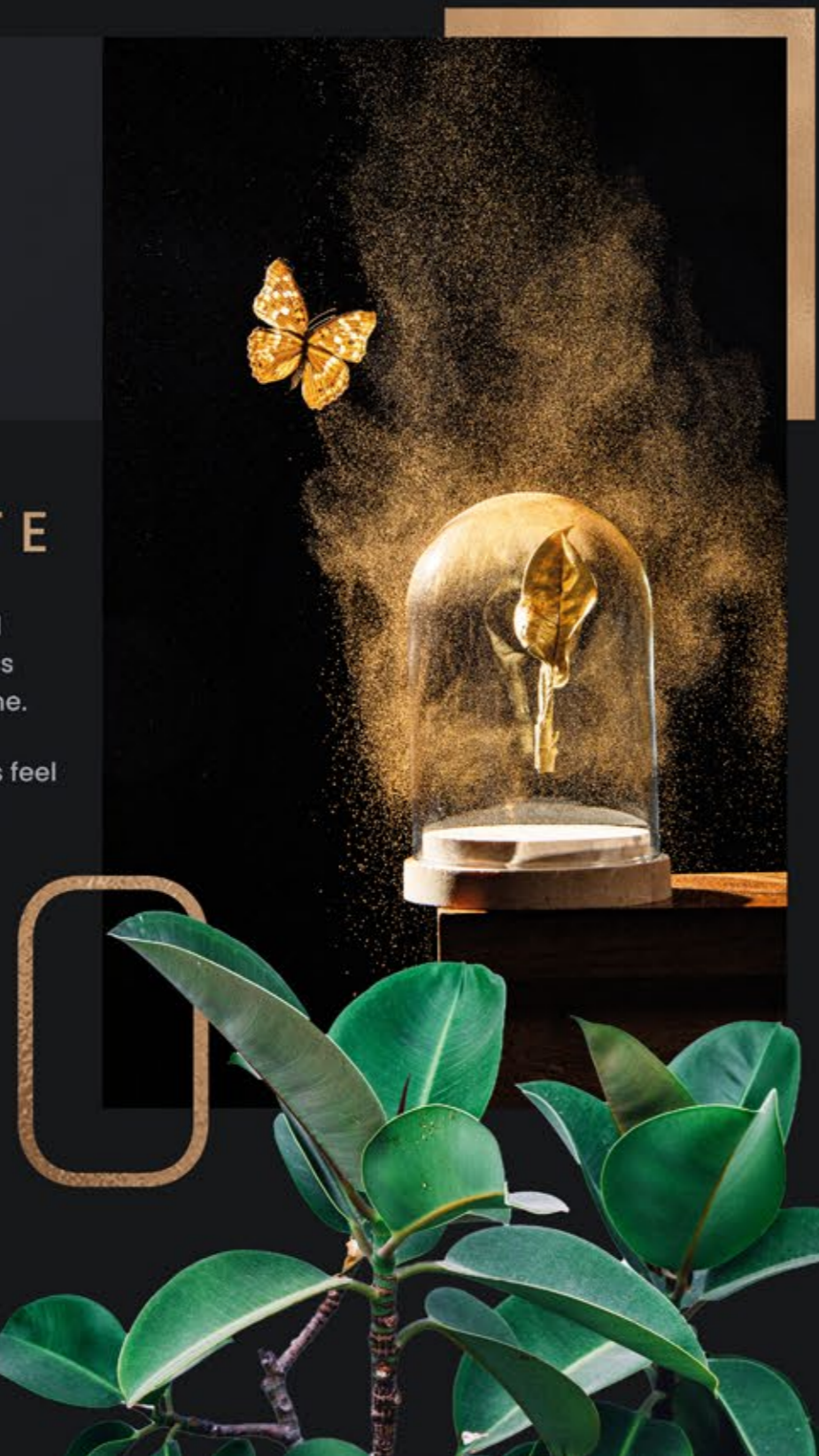
"Some people look for a beautiful place.
Others make a place beautiful."

CRAFTED FOR LIFE

ABOUT ELEVATE

Since our inception, we have always prided ourselves on having a collaborative process when it comes to building your forever home.

We believe it's important that all our clients feel heard when it comes to choosing the right inclusions for them and their families.



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ARCHITECTURE + DESIGN

Elevate COLLECTION

AH

A MESSAGE FROM THE MANAGING DIRECTOR
ABOUT THE ELEVATE COLLECTION

INCLUSIONS

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- KITCHEN
- APPLIANCES
- BATHROOM
- INTERIOR
- LAUNDRY
- FLOORING
- WINDOWS & DOORS
- ELECTRICAL
- EXTERIOR

OTHER IMPORTANT INFORMATION



SITE WORKS



The Fundamentals

- Earthworks: Cut and Fill Site up to 1m
- Supply and Install Screw Piers up to H1 Slab
- 20mm Water Service with Near Side Connection
- 19mm Natural Gas Service
- Single Phase Electrical Meter Box located on same side of lot as connection point
- Sewer Connection
- Stormwater Connection

STRUCTURAL



The Fundamentals

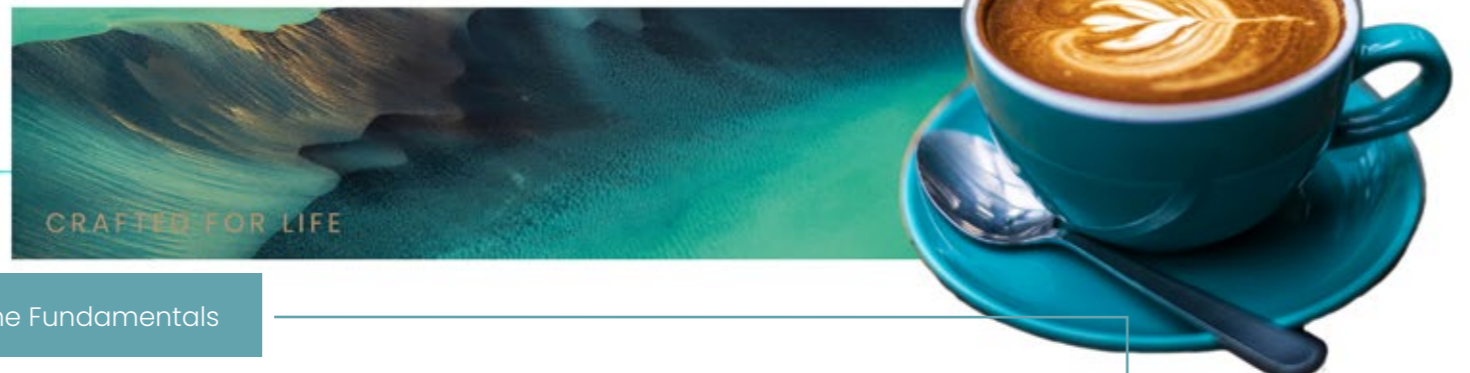
- Waffle Pod Slab
- Termite Resistant H2 Treated Frames
- 90mm Stud Frames to Ground & First Floors
- 300mm Engineered Joist Systems Between Floors
- 450mm Eaves (subject to facade)
- 2600mm Nominal Ceiling Height to Ground Floor
- 2450mm Ceiling Height to First Floor



KITCHEN



From the very beginning, we always wanted to have a high level of inclusions as standard. It's important to provide our customers with a good point to jump up from, because you want to not because they need to and that's what we set out to achieve.



The Fundamentals

- 1. Overhead Kitchen Cupboards with Bulkhead to ceiling
- 2. Tiled Splashback up to 700mm High
- 3. Polytec Melamine Doors
- 4. Abey Double Bowl Stainless Steel Inset Sink

KITCHEN+
valued at \$9,160 for only \$2,899



Elevate inclusions

- 1. 40mm Stone Benchtop, or:
20mm Stone Benchtop with 2 x Waterfall Ends
- 2. 2 x Banks of 3 x Drawers Either Side of Oven
- 3. Abey Double Bowl Undermount Sink
- 4. Phoenix Arlo Chrome Sink Mixer, or;
Phoenix Teva Chrome Sink Mixer, or;
Phoenix Vivid Slimline Pull-Out Sink Mixer

"Everything happens in the kitchen.
Life happens in the kitchen"

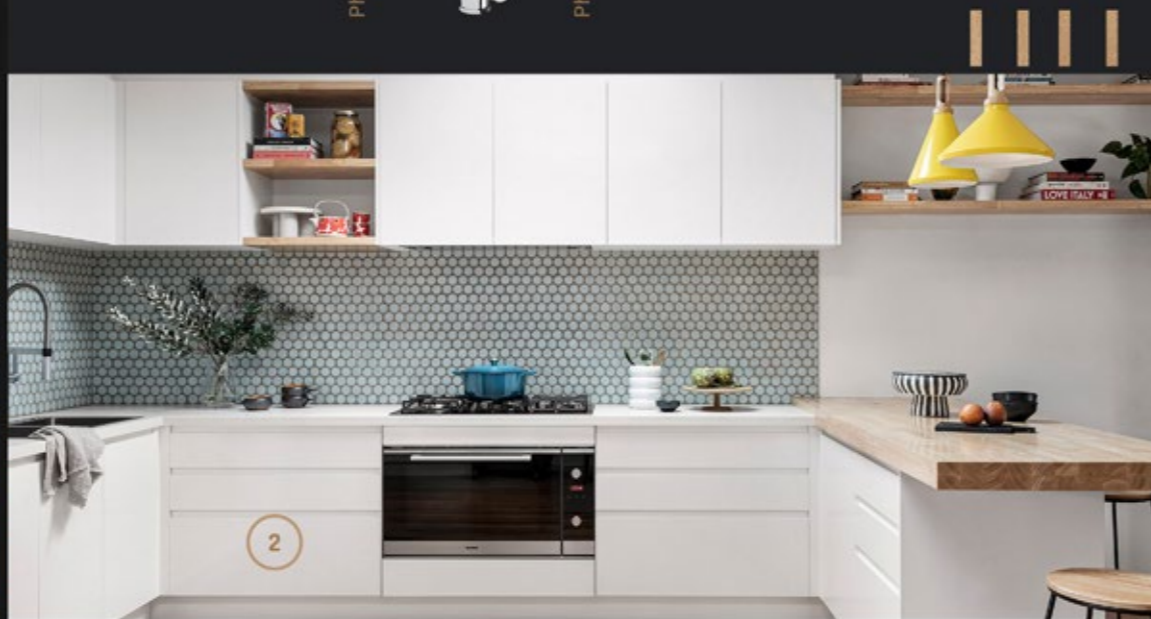
20mm Stone Benchtop with Waterfall Ends



As the heart of the home, your kitchen defines the feel of your house. It's the one room that brings families together, feeds the tummies and nurtures the souls of it's occupants. Cooking is one of the strongest ceremonies for life. It's what gives us value and elevates our qualities.

Our collection of kitchen inclusions will make your hub of activity a nourishing and enjoyable time together. With soft close doors and drawers, 40mm stone benchtops, a full height and width window kitchen splashback, and many more inclusions, this "heart" will be a true reflection of your sophistication and style.

2 x Bank of Drawers Either Side of Oven



"Find your inspiration; and hold on to it"

Hettich Soft Close Hinges



2400mm High Overhead Cupboards and Full height & width window splashback

Window splashbacks are an elegant way to define your style in the kitchen. We allow 200mm from the edge of your panels or walls to include powerpoints for your appliances and include tiling to keep a seamless scheme with your selections.

The 2400mm high overhead cupboards will add to the finish and function of your kitchen.

Elevate inclusions

- 5. 2400mm High Overhead Cupboards
- 6. Full Height and Width Splashback Window
- 7. Hettich Soft Close Hinges to Doors and Drawers

APPLIANCES



APPLIANCES + STANDARD

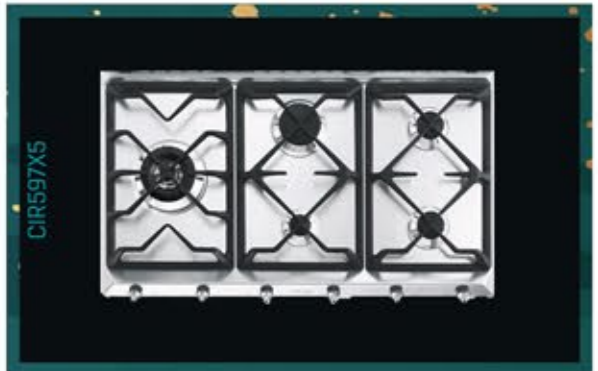
With design, performance and attention to detail at the root of development in all their appliances, it's no wonder we have chosen to partner with Smeg for our inclusions. Although this comes as standard with your new home, we thought it was important to mention that we have aligned ourselves with companies that have like-minded benchmarks when it comes to our clients.

The Fundamentals

1. Smeg 900mm Free Standing Oven, or; Smeg 900mm Underbench Oven, and; 900mm Gas 5 Burner Cooktop
2. Smeg 900mm Undermount Rangehood



OR



SMEG APPLIANCES



APPLIANCES+ valued at \$2,350 for only \$599



||||| SMEG

Flevate inclusions

1. Smeg Built in 600mm Dishwasher
2. Smeg Built in Microwave with Trimkit



BATHROOM

Custom Made Vanities with Polytec Cupboards and Caroma Luna 450 Above Counter Basin



BATHROOM FUNDAMENTALS



The Fundamentals

- | | | |
|--|---|--|
| 1. Phoenix Arlo Bath
+ Shower Mixer, or:
Phoenix Teva Bath
+ Shower Mixer | 3. Phoenix Radii Bathroom Accessories | 8. Caroma Luna Soft Close
Toilet Suites |
| 2. Phoenix Vivid Slimline
Twin Shower, or;
Phoenix Teva Twin Shower, or;
Phoenix Pina Rail Shower | 4. Custom Made Wall Hung Vanities
with Polytec Cupboards, Laminated
Benchtops, Soft Close Doors | 9. HPM Ducted Ventilated Fan |
| | 5. Caroma Luna 450
Above Counter Basin | 10. 2000mm High Tiles to Shower |
| | 6. Semi Frameless Shower Screens | 11. 500mm High Tiles to Bath |
| | 7. Frameless Polished Edge Mirrors | 12. Skirting Tile to Remainder |



"Sometimes the most productive thing you can do is relax"



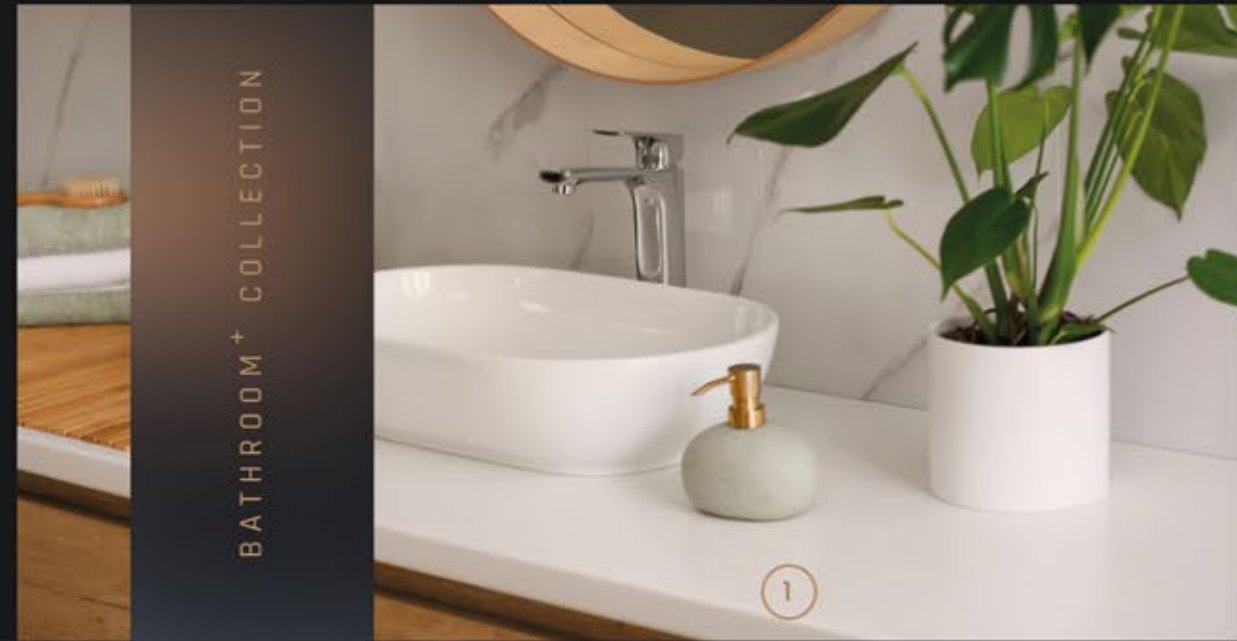
Frameless Edge Mirror



Phoenix Radii Hand Towel Phoenix Radii Robe Hook Phoenix Radii Toilet Roll Holder

BATHROOM +

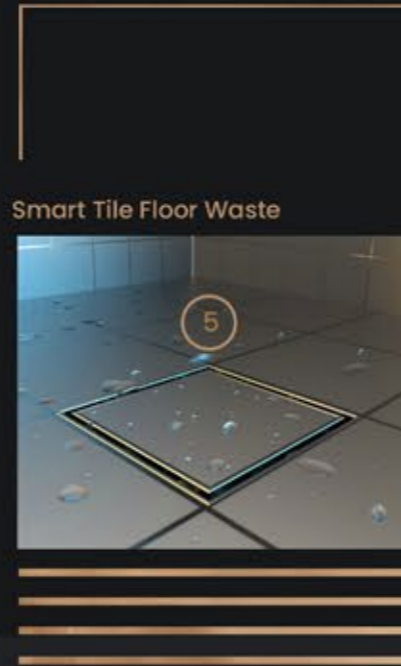
valued at \$12,690 **for only \$2,999**



BATHROOM+ COLLECTION

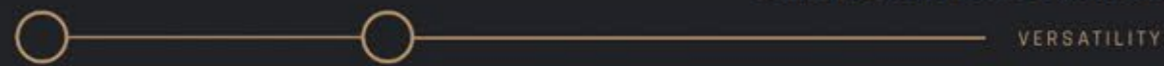
1

20mm Engineered Stone Benchtop to Vanity



Smart Tile Floor Waste

5



VERSATILITY



3

Clark 1600mm Freestanding Bath

Phoenix "Arlo" Shower Mixer & Bath/Wall Basin Mixer



2

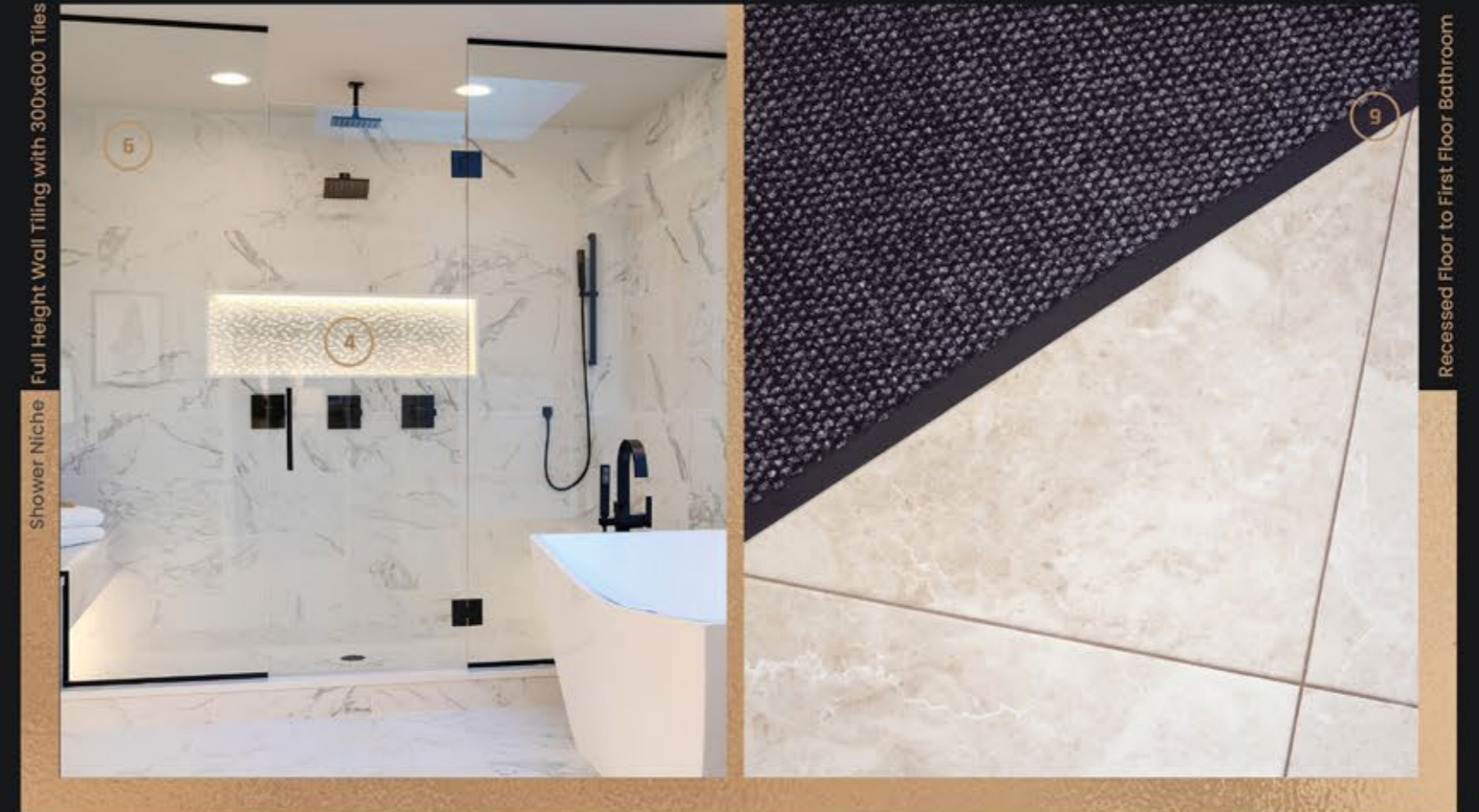
OR



Phoenix "Teva" Shower Mixer & Bath/Wall Basin Mixer

THE LOOK

Finding beauty in your bathroom will be easy with the selection available to you through this collection. Whether your bathroom is flooded with natural light, is your cave of deep, dark tranquility, or is the most practical room in the house, this is a hallowed realm of the home and should be a joy to inhabit.



Shower Niche Full Height Wall Tiling with 300x600 Tiles

Recessed Floor to First Floor Bathroom

Elevate inclusions

- 20mm Stone Benchtop, to Vanity
- Phoenix "Arlo" or "Teva Wall Mounted Basin Mixers
- Clark 1600mm Freestanding Bath
- Shower Niche to Main Bathroom and Ensuite
- Smart Tile Floor Waste to All Wet Areas
- Full Height Tiling to Bathroom and Ensuite
- Large Format Wall Tiles (300mm x 600mm)
- Soft Closing Doors to Vanities
- Recessed Floor to First Floor Bathroom and Ensuite
- Phoenix Radii 800mm Double Towel Rail

INTERIOR + ELECTRICAL



The Fundamentals

1. 10mm Plasterboard to Walls and Ceilings
2. 90mm Cove Cornice Throughout
3. Staircase to Suit Carpet Finish, with;
4. Solid Pine Handrails and Newel Posts to Suit Paint Finish
5. White Melamine Shelving to Pantry and Wardrobes
6. Taubmans 3-Coat Paint System Throughout

The Fundamentals

7. 1 x Light Point per Room
8. Hardwired Smoke Detectors (with Battery Back-up)
9. HPM Le Grand Excel Life Light Switches and Powerpoints
10. NBN Pre-Wiring and Provision
11. Light Provision to Laundry Door with Junction Box



8 Hard Wired Smoke Detector



9 HPM Excel Life Switches

DESIGN

Choosing paint colours, lights, electrical switches, door profiles, door handles and all the other details that must be considered, can be overwhelming but we're always here to lend a helping hand to guide you where necessary.

FUNCTION

Working out what uses these selections have is key to finding the right fit for you and your family. For example, you may want a frosted door for your kitchen pantry but need solid doors for your bedrooms. Whatever the purpose, always consider the "use" when making your decisions.



INTERIOR + ELECTRICAL+
valued at \$15,100 for only \$2,999



FUNCTION VS DESIGN

Square Set Cornice



2 x TV and CAT6 Data Points

HPM Le Grand LED Downlights

Elevate inclusions

- 1. 20 x HPM Le Grand LED Downlights
- 2. 2 x Free-to-Air TV/CAT6 Data Point Combination

Elevate inclusions

- 3. Taubmans Endure Premium Wall Paint
- 4. Square Set Ceiling to Living Areas and Theatre/Media on Ground Floor



2750mm Ceiling Height

OR



2600mm Ceiling Height



INTERIOR + CEILING HEIGHT

THE RIGHT PROPORTION

Ceilings are one of the main players in articulating areas within a space or rooms within a room, to create a balanced spatial experience.

Because ceilings cover large surfaces they have a strong impact on the perception of space and in the overall atmosphere created. Ceiling height will also have an impact on the space's adaptability to different uses in the future.

Elevate inclusions

1. 2750mm Ceiling Height to Ground Floor,
or;
2600mm Ceiling Height to First Floor

"Interior design is making the best possible use of the available space."

LAUNDRY +

valued at \$5,100 **For only \$599**



Extra Long Cabinets up to 1.2m and Clark Drop in Sink



Stone Benchtop and Extra High Splashback Tiling



5 Recessed Slab to Ground Floor Laundry

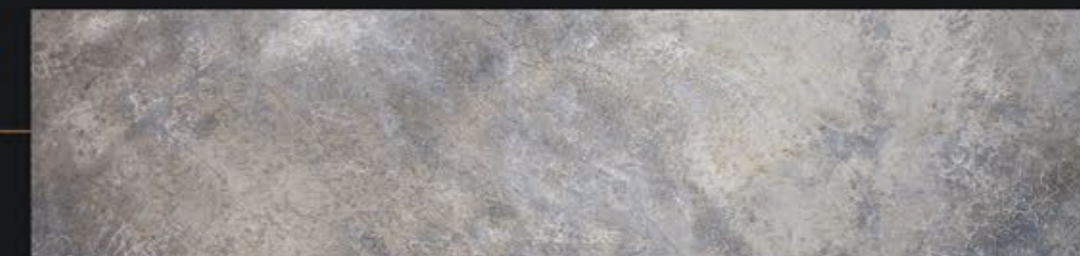


Elevate inclusions

1. 1200mm Long Cabinets with Polytec Matt Doors
2. Clark 45L Drop in Sink
3. 20mm Stone Benchtop
4. Tiled Splashback up to 600mm High
5. Recessed Slab for Flush Transition Between Flooring

CONCRETE SLAB

The role of your concrete slab is one of the most important of your build. Not only does it provide the structural integrity of the whole house, but it also plays into the functionality of your ground floor step. In the Elevate Collection, we provide a recessed slab to your laundry and WC for a seamless transition between these rooms and your main flooring.





Solution Dyed Carpet and 10mm Underlay



Choosing the right flooring is not as simple as it seems. It's more complicated than finding the right look and feel for your new home. Several factors like moisture, durability, cleaning and more, will greatly influence your decision. Have a think about the following questions and perhaps that will narrow down your choice:

1. Do you need a pet friendly floor?
2. Do you need a low-maintenance floor?
3. Will your floor have a high amount of foot traffic?

For tips and advice, have a chat to one of our design consultants before making your final decision.



FLOORING +

valued at \$8,380 for only \$1,999



600 x 600mm Tiled Flooring

- TILES
- CARPET
- LAMINATE

Elevate inclusions

1. Up to 600mm x 600mm Tiles to Main Areas on Ground Floor, or; Laminate Flooring
2. Solution Dyed Carpet and Underlay to Bedrooms, Study, Theatre and First Floor

OR



Laminate Flooring

WINDOWS & DOORS



Hume Laundry Door



Hume Skirting & Architraves



The Fundamentals

1. Wideline Powder Coated Aluminium Windows and Stacker Doors
2. Gainsborough Trilock Contemporary Entrance Set
3. HUME XF3 Laundry Door with Clear Glass Window
4. Automatic Garage Opener:
2 x Hand Held Remotes, 1 x Wall Mounted Remote
5. Hume Half Splay Skirting and Architraves
6. Gainsborough Internal Door Handles: "Adel", or "Bela" or "Tristan"

WINDOWS + DOORS +

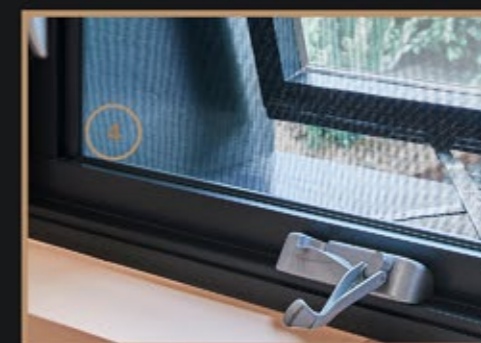
valued at \$9,800 For only \$1,999



2410mm Increased Door Height & Recessed Slab for Flush Tracks to Stacker Doors



2400mm High Steel Sectional Garage Door



PVC Mesh Flyscreens to All Openable Windows



Increased Ground Floor Window Heights

"There's a world out there
Open the window and see".

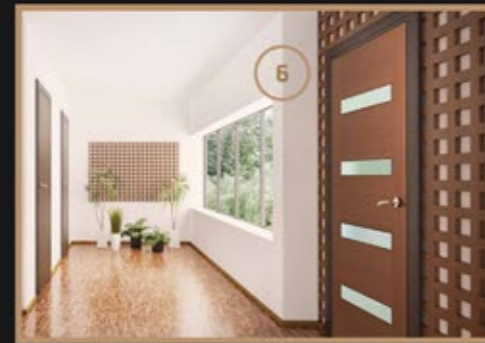


2340mm High Hume Flush Internal Doors with Square Set Openings



Elevate inclusions

1. 2410mm Increased Stacker Door Height
2. Recessed Slab for Flush Tracks to Stacker Doors
3. 2400mm High Steel Sectional Garage Door
4. PVC Mesh Flyscreens to All Operable Windows
5. Increased Ground Floor Window Height
6. 2340mm Hume "Savoy" Range Front Entry Door
7. 2340mm High Hume Flush Internal Doors with Square Set Openings



2340mm x 820mm
Hume Savoy Front Entry Door

AIR CONDITIONING+

valued at \$12,500 **For only \$2,899**



AIR CONDITIONING + COLLECTION



Elevate inclusions

Fully Ducted 14.9kW Actron
Air Conditioning System

One of the great advantages of ducted air conditioning is the amount of control you have over the temperature in your house and specifically, in your rooms.

Not only are you able to cool and heat your entire house, with this system, you are also able to zone your rooms separately when they're not being used saving you on electricity.



Weathertex Ecowall Cladding

The Fundamentals

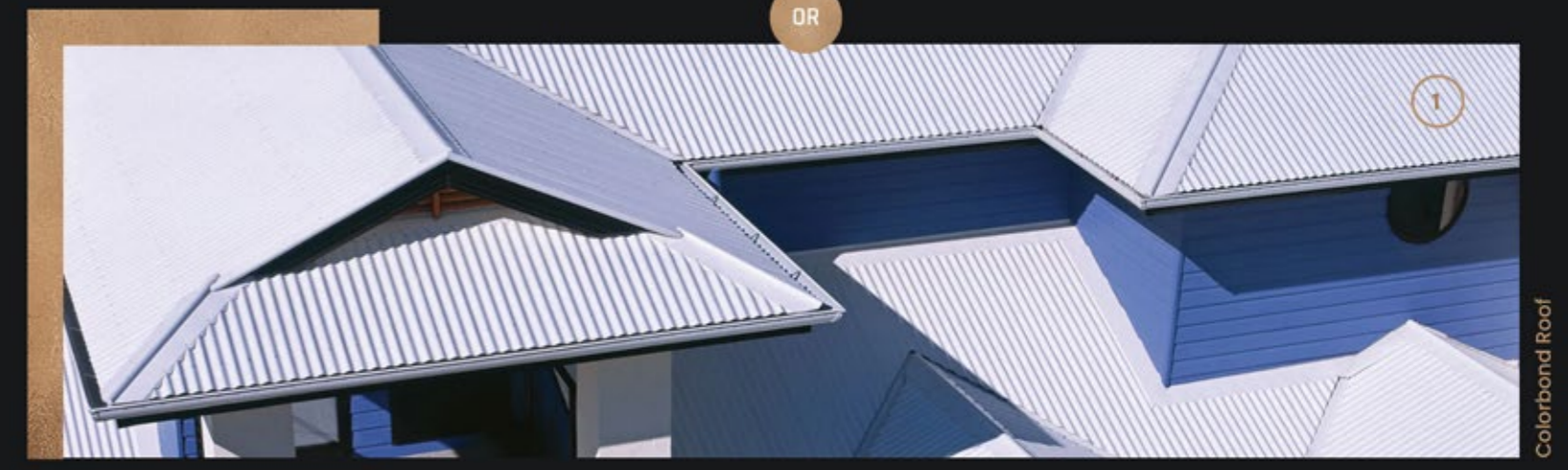
1. PGH Bricks for Face Brickwork
2. Weathertex Cladding: Ecogroove, Weathertex or Ecowall
3. Flickguard Perimeter Cavity Termite Barrier
4. Colorbond Facia and Quad Gutters for Low Maintenance
5. Floor Tiling to Front Patio Including Riser Tile to Exposed Edge
6. Garden Taps: 1 x Potable to Front of Home, 1 x From Rainwater Tank to Back



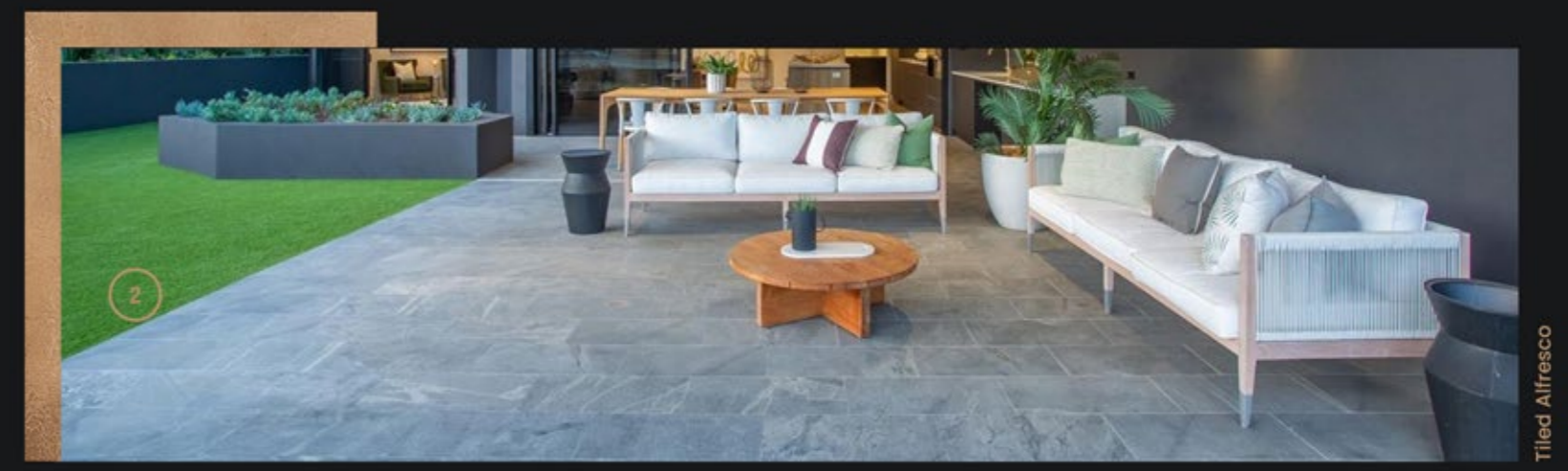
PGH Brickwork



Bristle Classic Yeoman Roof Tile



Colorbond Roof

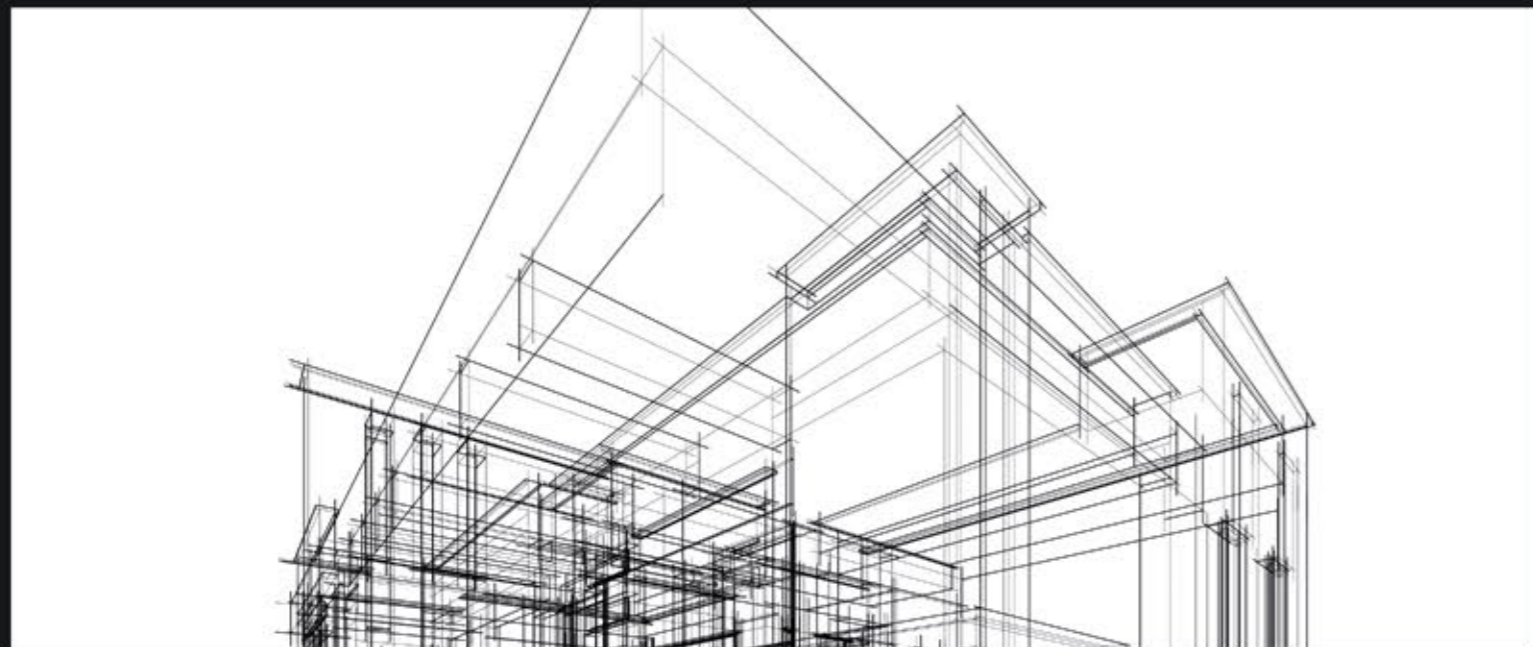


Tiled Alfresco

EXTERIOR +
valued at \$5,300 **For only \$1,499**

Elevate inclusions

1. Bristle Classic Range Yeoman Shingle Flat Profile Concrete Tile, or; Colorbond Metal Roofing
2. Tiling to Alfresco with Riser to Exposed Edges




THE NITTY GRITTY

Your BASIX requirements and your Council requirements will be the final hurdle in building your forever home. Whilst they may seem complicated, they're actually pretty easy to navigate once you know how. Lucky for you, our team of experts will be able to walk you through and address any areas of concern.

We'll ensure your BASIX requirements can be met and are accounted for within our, 'Final Price First' approach, so you can move forward with certainty and no hidden surprises.

ARCHITECTURE + DESIGN

Basix

 ANSAHOMESFAQS



"Every exit is an entry somewhere else"

BASIX



Colorbond Rainwater Tank



R2.0 Pink Wall Insulation



Rinnai 26L Gas Hot Water System



Gas Heating Point

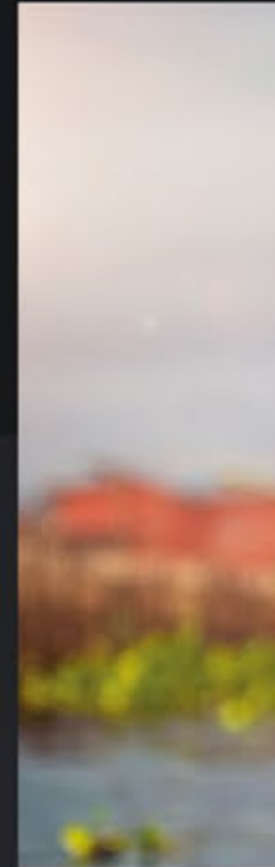


The Fundamentals

1. 3,000L Colorbond Slimline Rainwater Tank
2. R2.0 Rated Fletcher Pink Glasswool Insulation Batts to External Walls
3. R4.1 Rated Fletcher Pink Glasswool Insulation Batts to Exposed Ceilings
4. Rinnai 6 Star 26L Continuous Flow Hot Water System Recessed into Wall
5. 1 x Internal Gas Heating Point



"Imagine a world where every person has a home"



HOME FOR A HOME

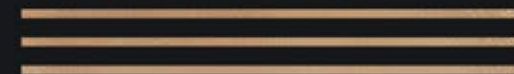
You may not know this about us, but at ANSA Homes, we have a "home for a home" campaign that we run with our partners Habitat for Humanity Australia. This means that for every home we sell here in Australia, we donate the cost of building a home in places like Cambodia, Bangladesh, Sri Lanka and many other countries around the world.

We do not factor this cost into any of our home builds, it is simply our way of giving back to a world that needs our help.



THE *Elevate*
COLLECTION

CRAFTED FOR LIFE



TERMS & CONDITIONS:

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