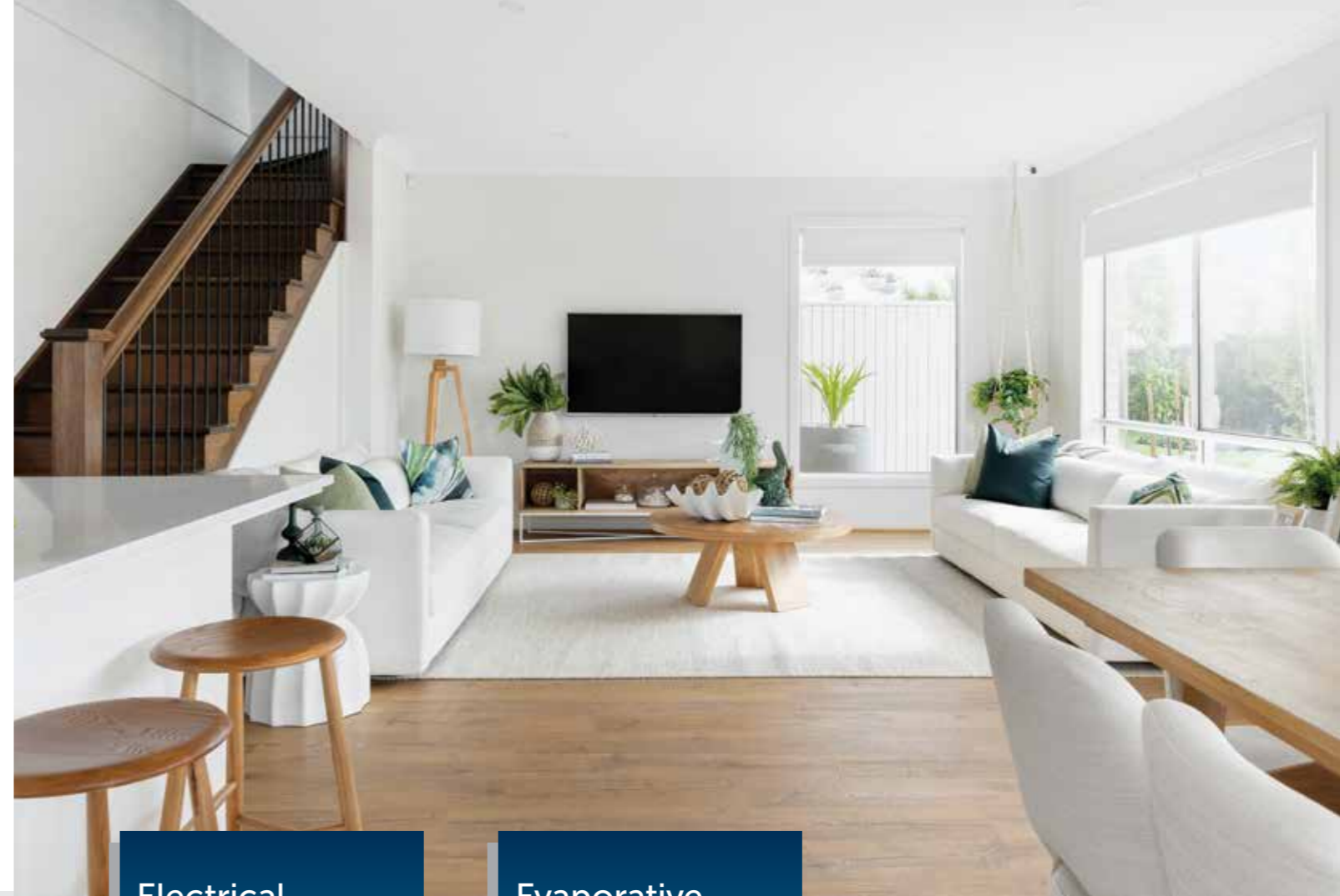


Upgrade Packs*

Optimise your home

Take your new Smart Living home to the next level with one or more of our luxe packs. These packs have been designed to help you optimise the area/s of your home that mean the most to you. There are ten packs for you to choose from,

choose one, choose ten or a number in between – the choice is completely yours. Only you know what is going to create that little extra something that helps individualise your new home suit your lifestyle.



External Pack

\$7,499 Double
\$6,499 Single

Internal Pack

\$6,499 Double
\$5,499 Single

Kitchen Pack

\$5,499 Single
& Double

Electrical Pack

\$5,999 Single
& Double

Evaporative Cooling Pack

\$5,499 Single
& Double

Flooring Pack

\$9,999 Double
\$8,499 Single

Stone Bench Pack

\$2,499 Single
& Double

Staircase Pack

\$3,499 Double*

*House type dependant

Render Pack

\$1,999 Double
\$1,499 Single

Brick Pack

\$1,999 Double
\$1,499 Single

*Terms and Conditions Apply.



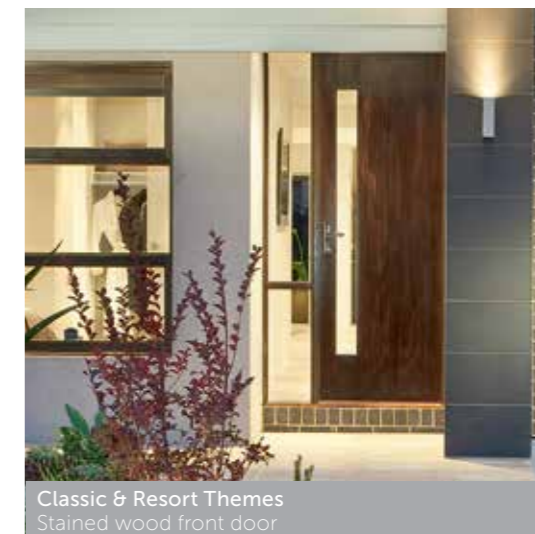
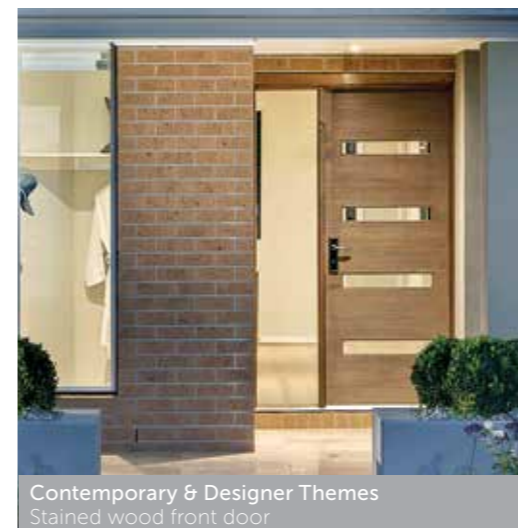
External Pack

Double **\$7,499***

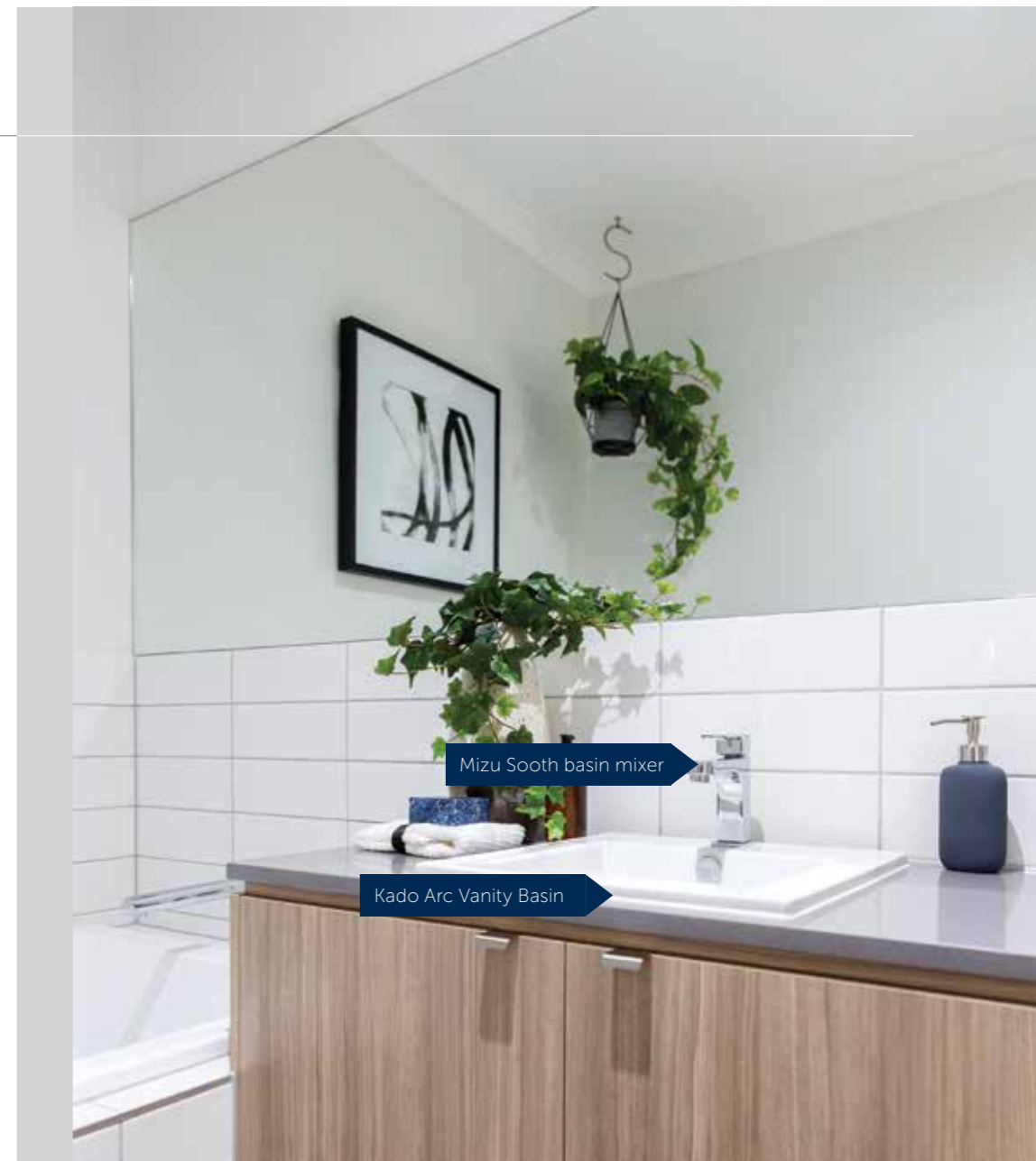
Single **\$6,499***

1. Flyscreens to openable windows
2. Sectional Panel lift Garage Door with remote
3. 2,340mm high Corinthian Door: MAD 101; **OR**
4. MAD104 with clear glazing in Oak Veneer finish (colour scheme specific)
5. 2,590mm ceilings to ground floor
6. Entry front Lockwood Nexion Vision entrance set
7. Feature render to facade
8. Category 1 brick work over garage door
9. Category 1 brick work over windows
10. Garage access door

*Terms and Conditions Apply.



Images are indicative and are for illustration purposes only. They show homes that are not part of the Porter Davis Smart Living range.



SMART LIVING PACKS

2,000mm high shower screen

Handheld Shower Rail

Mizu Sooth wall mixer

Double Vanity to Master Ensuite

Mizu Sooth basin mixer

Kado Arc Vanity Basin

Stainless steel insert trough

Internal Pack

Double **\$6,499***
Single **\$5,499***

1. 3 coat wall paint
2. Tiled Niche to master ensuite shower: 325x1025mm or 425x425mm (design specific)
3. Tiled shower bases to standard ensuite & bathroom;
4. Double vanity to master ensuite (design specific).
5. Dummy lever sets to linen and cloak room.
6. Privacy lever sets to wet areas.
7. 2,000mm high Crystal Tech shower screen & 2,100mm tiling to ensuite & bathroom.
8. Laundry laminate cabinet with stainless steel insert trough.
9. Mizu Sooth basin mixers to ensuite, bathroom & powder room (design specific).
10. Mizu Sooth wall mixers to showers & bath.
11. Hand held shower rail to ensuite & bathroom showers.
12. Kado Arc vanity basins to ensuite, bathroom.
13. Kado Arc or Posh Dominique basins to powder room (design specific).
14. Ensuite internal door (design specific).
15. Quickslide units to bedroom robes

* Terms and Conditions Apply.
Images on these pages are indicative and are for illustration purposes only.



720mm overhead cabinetry to kitchen

Technika stainless steel canopy rangehood

Technika 900mm stainless steel upright cooker

Soft close runners

Technika 600mm stainless steel dishwasher

Teknobil sink mixer with pull out veggie sprayer

AFA double bowl undermount sink

Kitchen Pack

Single & Double **\$5,499***

1. Technika 900mm stainless steel canopy rangehood.
2. Technika 900mm stainless steel upright cooker.
3. Technika 600mm stainless steel dishwasher.
4. 720mm overhead cabinetry to kitchen with 10mm overhang to overhead cabinets
5. Teknobili Oz T7 300 sink mixer with pull out vegie sprayer to Kitchen sink.
6. Soft closers to all kitchen cabinetry.
7. Category 2 tiled splashback upgrade up to bottom of overhead cabinets (refer to drawings).

*Terms and Conditions Apply.
Images on these pages are of a Smart Living home with Luxe Pack and Kitchen Pack included.

SMART LIVING PACKS



Electrical Pack

Single & Double **\$5,999***

Get all the power you need for a growing family.

1. LED Downlights to all living areas
2. Additional double power points to living areas and bedrooms
3. Provision for pendant feature light to Dining area
4. Additional data point
5. TV Point
6. Security System - Reliance 12 with 4 x Motion detectors

Each house design has its own electrical pack drawing, please refer to this for the number of LED lights, power points and data points.

* Terms and Conditions Apply.

† Number of electrical inclusions is house specific. Please ask your sales consultant to see the electrical drawings for the house design you are interested in.

Evaporative Cooling Pack

Single & Double **\$5,499***

Breeze through those hot Summer days and nights with Evaporative Cooling

1. To upstairs only on double storey homes.

BUILD WITH CONFIDENCE



Flooring Pack

Double **\$9,999***
 Single **\$8,499***

Enjoy timber laminate flooring to entry, living and kitchen and soft underfoot comfort with carpet to the bedrooms.

1. Category 1 Carpet & Timber Laminate; or
2. Tiled Flooring to Allocated Areas

*Terms and Conditions Apply.

Stone Bench Pack

Single & Double **\$2,499***

Bring a touch of luxury and class to your kitchen with stone benchtops.

1. Category 1 20mm Stone Benchtop to Kitchen, Ensuite, Bathroom & Powder Room (Design Specific)
2. AFA flow double bowl undermount sink.



BUILD WITH CONFIDENCE

Staircase Pack

\$3,499*

Make a statement with a traditional style staircase with stained timber treads, rises and handrail

1. Traditional option 2NC (to allocated double storey house types)
2. Retro Option 2 (to allocated double storey house types)

* Traditional 2NC Staircase shown

* Terms and Conditions Apply.

* Traditional 2NC staircase to allocated home design is the Huntingdale. Retro option 2 is available on the Fernbrook, Uptown, Daytona & Verona house designs.



Render Pack

Double \$1,999*

Single \$1,499*

Provide coloured render to front façade of home

Image used is to show render option only and is to be used as a guide. Image is not a Smart Living range option



Porter Davis Smart Living Terms and Conditions

Criteria: Predetermined floorplans, design options and colour themes must be followed when purchasing a Smart Living home from Porter Davis. No variations allowed.

Building on your own land: This is subject to a site and soil survey, therefore fixed pricing does not apply in this instance. All Smart Living builds must be within the Porter Davis Build Zones and surcharges may apply. Note: If any pre-determined design options are selected you will need to confirm that your land is suitable and note that additional build times and costs may apply. The designated colour palettes within each of the four styles are pre-determined and cannot be altered in any way. In some rare instances, estate guidelines may require a colour/material change. As estate covenants must be adhered to, any changes required will need to be met by the client. Porter Davis will assess the suitability to build your chosen smart Living home on your block and reserves the right of refusal to proceed, based on our internal assessment. Please speak to your sales consultant.

Colour Themes: Your chosen theme Classic, Contemporary, Designer or Resort will be applied to the exterior and interior of your home. Themes cannot be mixed and matched; homes must have the same exterior and interior theme e.g. Resort Exterior and Resort Interior. All colours swatches shown are as close as possible to actual colours. Due to the limitations of the printing process, photographic and printed images may not represent true colour.

Packs: Pack themes must match your overall chosen

theme of either Classic, Contemporary, Designer or Resort. Your selected theme will be automatically applied to any packs selected. Important: A credit is not valid if the design constraints of your selected house type do not allow for a listed pack inclusion. Pack prices are correct at time of printing and are subject to change without notice.

For First Home Buyers wanting details about the First Home Owner grant, please visit <http://www.sro.vic.gov.au/first-home-owner> Porter Davis reserves the right to cease, alter or extend this promotion at any time without notice. Information is correct at time of printing. Porter Davis Homes takes no responsibility for changes that occur after this date, errors or omissions. Effective: 4 March, 2019

BUILD WITH CONFIDENCE

Brick Pack

Double **\$1,999***

Single **\$1,499***

Provide Category 3 bricks to whole house as per colour scheme selection. (refer to scheme detail for brick colour relevant to scheme).

* Terms and Conditions Apply.