



Davis Sanders. Make it Yours.

More than just a name. Combining a boutique builder's ability to attend to each customer's unique needs, with the capabilities, reliability and value of a big company, Davis Sanders Homes gives you the best of both worlds.

In 1991, a fledgling building company was born out of a need for broader building services that could deliver quality, expertise and value. A major housing contract saw the residential construction arm of this business move to Albury, where it evolved into an independent and trusted name in home building across northern Victoria and southern New South Wales.

Over the years, the company's outstanding reputation has attracted some of the finest design and construction professionals in the region.

Whether we're building on a rural property, in a new development or an established suburb, you can be sure that you'll always receive our sound, honest and personal approach to exceptional service and outstanding quality.



Murray Pigdon
Director









Contents

- 01** 30 Years of Award Winning Homes
- 03** Building with us
- 06** 7 Step Build Process
- 08** Your Home Selection Studio
- 09** Allure Collection
- 11** Allure Single Storey Facades
- 16** Allure Double Storey Facades
- 19** Allure Single Storey Floorplans
- 45** Allure Double Storey Floorplans
- 49** Connect Family Living
- 51** Connect Single Storey Facades
- 56** Connect Double Storey Facades
- 59** Connect Single Storey Floorplans
- 94** Connect Double Storey Floorplans
- 98** Expressions Luxury Inclusions
- 103** Encore Custom Designs

30 Years of Award Winning Homes

For almost 30 years, the team at Davis Sanders Homes has been proudly building high-quality, award-winning homes with that special, uniquely personal touch.



HIA WINNER 2017

NORTHERN VICTORIA BATHROOM OF THE YEAR

VICTORIA BATHROOM IN A DISPLAY HOME

VICTORIA KITCHEN IN A DISPLAY HOME





Building with us

One of the first things you'll notice about Davis Sanders Homes is that we're different - and that's just how we like it. We're different because we genuinely believe that no two homes can be the same, because after all, no two people are the same. That's why we keep your needs at the centre of every decision and create a home, that's just right for you.

With so many building companies out there vying for your business, it is important to do your homework before committing to a home building company because we are not all the same. Over the past 30 years Davis Sanders Homes has built an outstanding reputation as a premier building company, that combines experience, superior service and produce absolute quality homes.

We are continually striving to provide an innovative and comprehensive range of homes that are energy efficient and adaptable, that our clients will love living in and enjoy building with us.







7 Step Build Process

There are of course many small parts to the building process, but if you're building for the first time, here are the 7 main steps - from choosing your plans right through to holding the keys in your hand.

1. Reviewing your options

Start by finding out just how great your Davis Sanders home could be with an obligation-free review of your requirements, objectives and budget.

This includes a free site inspection with an appraisal for home siting, energy efficiency assessment and preliminary costing.

2. Choosing and approving your design

At Davis Sanders Homes you have the choice to either use our award-winning Design Service to create a unique Custom Design Home or select and adapt an existing plan from our Connect Family Living or Allure Collection.

Whichever option you choose, we will prepare a full set of construction drawings plus a complete specification and quote for your approval.

3. Colour consultation

Our colour consultants will help you select complementary bricks, tiles, paints and laminates so your new home reflects your taste - from the exterior architectural detail right through to the interior fittings and finishes.

4. Setting the price and timeline

Once your design is approved and we have surveyed your home site, we guarantee a fixed price and fixed timeline for the construction of your home. The price will only vary if you decide to make changes during the building process, so you know there are no nasty surprises down the track.

5. Getting your approvals

We will prepare all your contract documentation and permit applications and pay all the associated fees for required permits, insurances, engineering plans and so on. All you need to do is sign the contract.

6. Building your home

Your building supervisor will manage the whole project to bring your home in on time and on budget, keeping you informed of progress and answer any questions as they arise.

7. Settling in

Our service doesn't stop the day you move in. We will carry out a 3-month maintenance check to make sure you're settling in smoothly and happy with your new home.



Your Home Selection Studio

From the moment you decided to build a new home, your mind is probably filled with ideas about decor, fixtures and fittings, facades and colour schemes. At the Davis Sanders Homes, Your Home Selection Studio, you will see your dreams become reality.

All those ideas start to take shape on your very own style day at the Your Home Selection Studio located in our head office, where you will work, side by side, with your professional Colour Consultant.

Style Day

Your day at the Studio is devoted entirely to you and your dreams, where you'll see and feel first hand, our wide range of fittings, finishes, taps, tiles, lighting and much more, to make your new home, complete.

Your Colour Consultant will help you create the ideal colour palette to suit your style, home design and of course, personal taste.

We take you on a 'Style Safari' with everything at your finger tips. Your day commences with your exterior selections beginning at our brick display where you will be delighted by the comprehensive range we have on offer. Next its roofing, exterior claddings, garage doors, windows and doors.

Your Colour Consultant will you work through all the options, at your pace and when you are one hundred percent happy with your exterior scheme we start creating the perfect interior for you and your family. Your decisions will include flooring, tiles, taps, toilets, paint colours and most importantly you will get to experience the three full, working, kitchens and four bathrooms we have on display.

You will spend the whole day with your Colour Consultant and she will make sure that your every need is catered for. From refreshments throughout the day to a working lunch that meets any dietary requirements you may have.

We are sure that you will love making your home truly yours at the Your Home Selection Studio.



Allure Collection

ALLURE
COLLECTION

The freedom to live in luxury every day and enjoy your own piece of paradise is yours with the sophisticated designs of the Allure Collection. With generous light filled open plan living that overlook alfresco dining areas, these stunning homes, with their striking facades, make luxury living, your daily reality.

Private master bedrooms suites and separated living spaces provide quiet tranquil retreats, taking on a haven-like ambience away from the hustle and bustle of the kitchen and family rooms.

Reflecting the best of provincial space and setting, some of our Allure homes have been designed around a linear floorplan that benefit from broad allotments and reward their owners with generous light-filled rooms and sweeping outlooks. These homes are ideal for rural settings and create separate zones for parents, children and family entertaining, giving everyone their own personal space and the freedom to be part of the action or nestle up with a good book in peace. Welcome to, the Allure Collection.





Allure Single Storey Facades



GRANDEUR



MADISON



BALDWIN



DAINTREE



MEDINA



QUAYS



RIVIERA



SIERRA



AUBURN



AVANTI



NEO



PULSE



NUVO



ABBEY



ACCENT



VISTA



ARCO



DENVER



GEORGIO



CHALET

Allure Double Storey Facades



NEWPORT



HARDWICK



HOUSTON



FENTON MK2



GRANGE



CLASSIQUE



JAMISON



Alpha 37



This home is perfect if you have either North to side, rear or front of your home. With this aspect, your home will be bathed in natural light, warm in winter and cool in the summer. The well-appointed kitchen, with walk-in pantry, sits at the heart of this family-oriented home, making it perfect for entertaining. With all bedrooms zoned together it is the perfect home for those with a young family.

Designed to suit 18m x 35m block

House Area (m ²)	341.70m ²
House Area (sqsq)	36.80sqsq
Exterior Length	27.62m
Exterior Width	15.76m
Block Depth	35.00m

Available Facades

Arco, Abbey, Pulse, Accent,
Neo, Denver



Alpha 33



Designed to suit 18m x 33m block

House Area (m ²)	303.60m ²
House Area (sqsq)	32.70sqsq
Exterior Length	25.52m
Exterior Width	15.76m
Block Depth	33.00m

Alpha 30



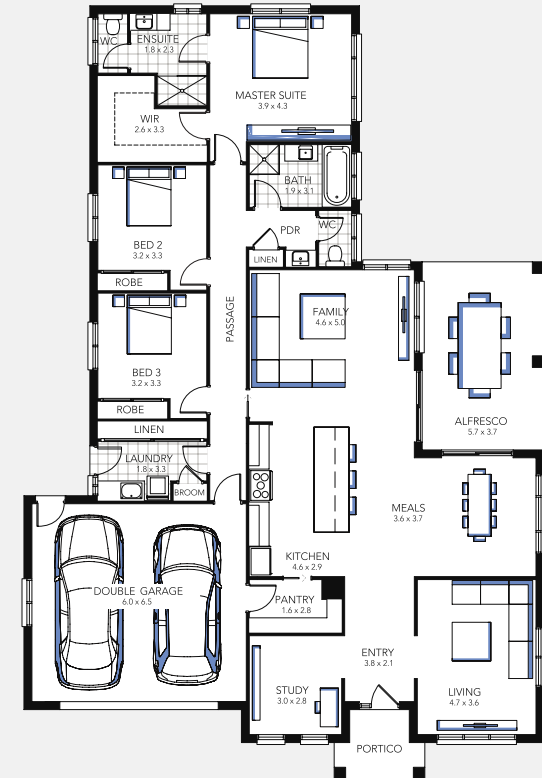
Designed to suit 18m x 31m block

House Area (m ²)	275.30m ²
House Area (sqsq)	29.70sqsq
Exterior Length	23.43m
Exterior Width	15.76m
Block Depth	31.00m

Alpha 33



Alpha 30



Augusta 33



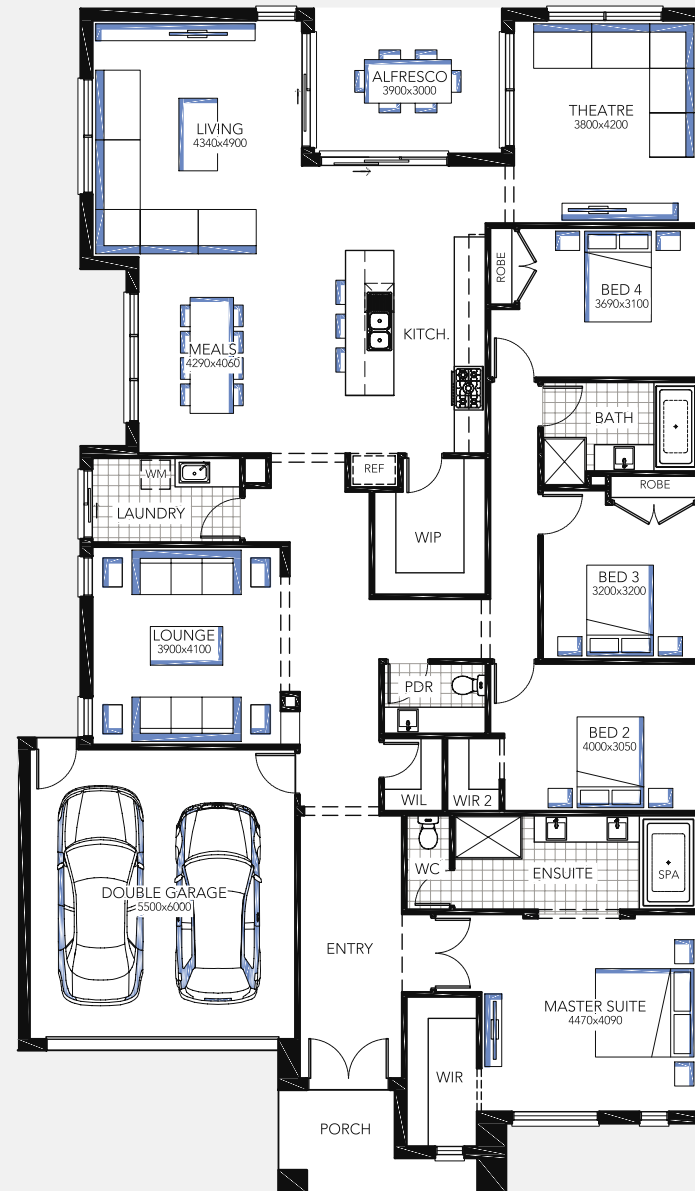
The Augusta's clever design and opulent floorplan are perfect for those families looking for a superb home that will make the most of their back garden. With all of the major living areas positioned around the central located alfresco this magnificent home is the perfect entertainer.

Designed to suit 14m x 32m block

House Area (m ²)	305.30m ²
House Area (sqs)	32.86sqs
Exterior Length	24.50m
Exterior Width	14.30m
Block Depth	32.00m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo



Avanti 41



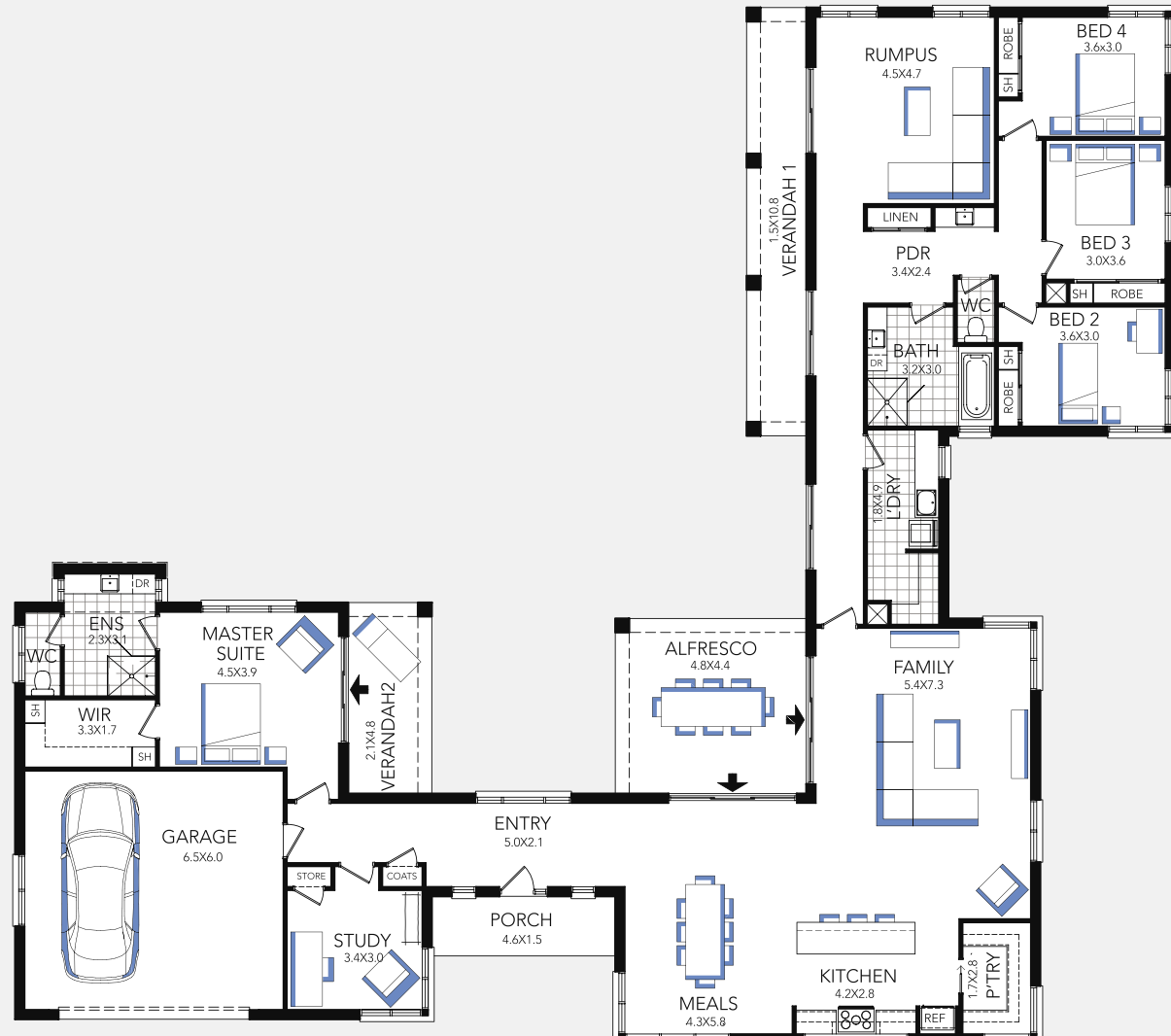
This fabulous “L” shaped modular floorplan has everything you need for the perfect family home. With open breeze ways and plenty of views to the back yard, this home would be perfect for a centrally located back-yard pool. Designed for resort style living, the Avanti lets you holiday at home, every day.

Designed to suit 32m x 34m block

House Area (m ²)	377.50m ²
House Area (sqsq)	40.6sqsq
Exterior Length	26.03m
Exterior Width	29.14m
Block Depth	34.00m

Available Facades

Avanti



Bianco 36



At the heart of this beautiful home sits a glorious, gourmet kitchen serviced by a generous pantry and walk through laundry which are fully integrated into the meals and family living area.

If you love to entertain, this home is perfect. The kids' bedrooms are separated from the hustle and bustle, with the capacity to be closed off when required, while a formal sitting room provides a sophisticated haven for the grown-ups.

Designed to suit 18m x 33m block

House Area (m ²)	328.70m ²
House Area (sqsq)	35.30sqsq
Exterior Length	25.93m
Exterior Width	16.08m
Block Depth	33.00m

Available Facades

Pulse, Arco, Accent, Neo,
Denver, Chalet



Bianco 33



Designed to suit 18m x 32m block

House Area (m ²)	305.00m ²
House Area (sqsq)	32.80sqsq
Exterior Length	24.84m
Exterior Width	15.48m
Block Depth	32.00m

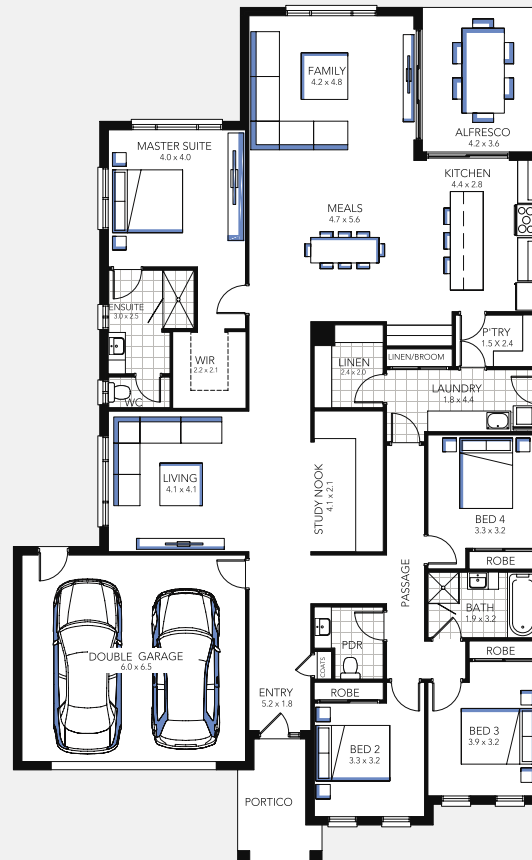
Bianco 29



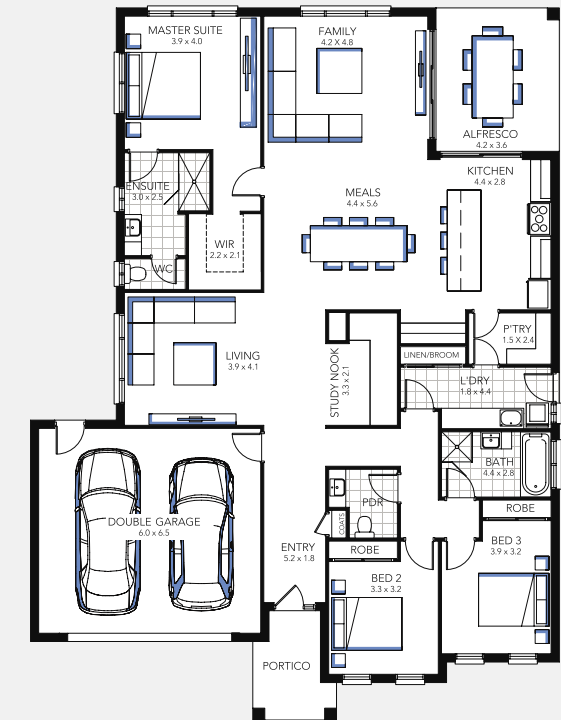
Designed to suit 18m x 28m block

House Area (m ²)	268.30m ²
House Area (sqsq)	28.80sqsq
Exterior Length	20.85m
Exterior Width	15.48m
Block Depth	28.00m

Bianco 33



Bianco 29



Cromwell 33



Privacy and luxury are key with the contemporary design of the Cromwell. Your family will love the generous, light filled living spaces, beautiful bedrooms, each with its own walk in robe, and plenty of spots to enjoy family time or entertain guests. This home presents beautifully from the moment you walk in the front door and is a home that you and your family will love living in.

Designed to suit 16m x 34m block

House Area (m ²)	306.40m ²
House Area (sqsq)	32.99sqsq
Exterior Length	25.54m
Exterior Width	13.88m
Block Depth	33.50m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo





Grandeur



Capri 32



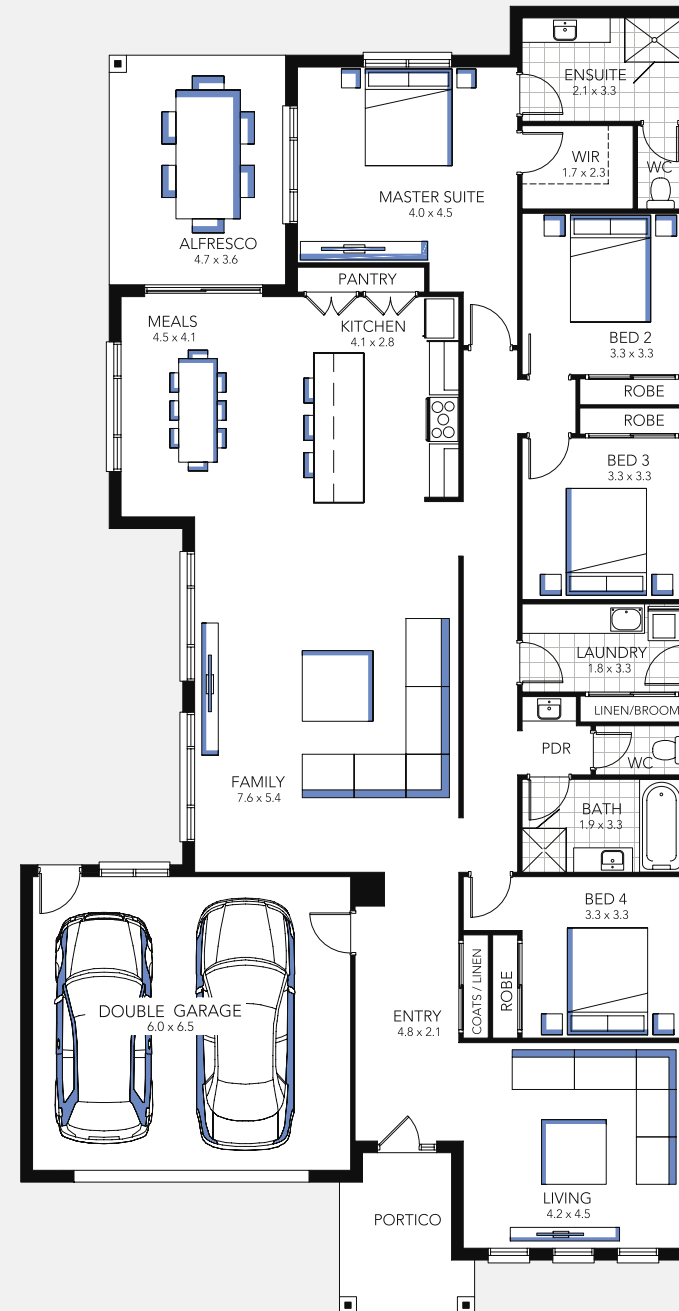
A fabulous home, of generous proportions, suits both North to front and North to side. The Capri is an entertainers delight! This family home makes a statement as soon as you enter, with views across the outdoor entertaining area through to the back garden. Two living areas give you the choice of formal or informal living, with a choice of dining options, whether it's the kitchen breakfast bar, stunning meals area or alfresco. The Capri is a beautiful and practical family home for all seasons.

Designed to suit 16m x 34m block

House Area (m ²)	295.40m ²
House Area (sqsq)	31.70sqsq
Exterior Length	26.71m
Exterior Width	13.78m
Block Depth	34.00m

Available Facades

Nuvo, Arco, Pulse, Vista, Accent,
Neo, Denver



Capri 30



Designed to suit 16m x 33m block

House Area (m ²)	278.50m ²
House Area (sqsq)	29.90sqsq
Exterior Length	25.72m
Exterior Width	13.58m
Block Depth	33.00m

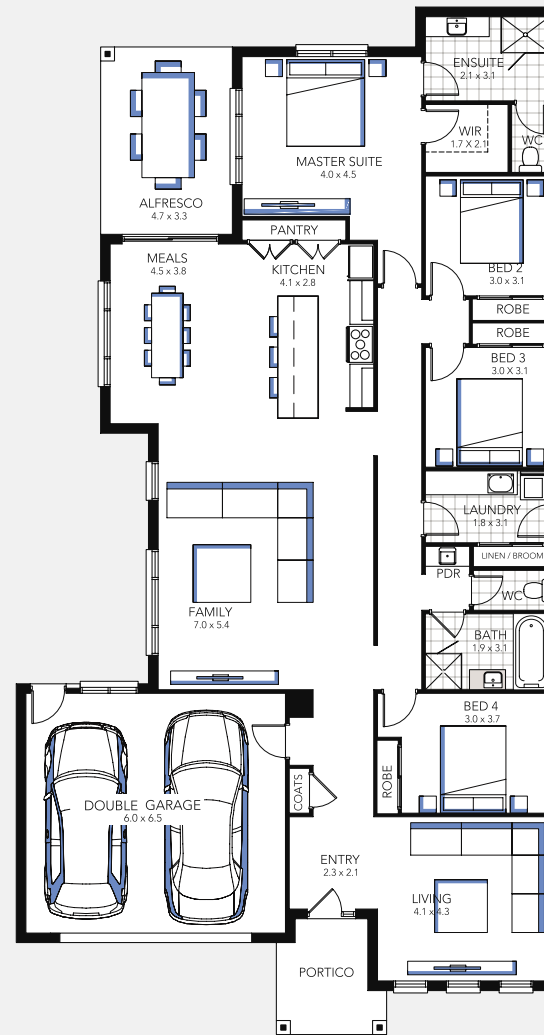
Capri 28



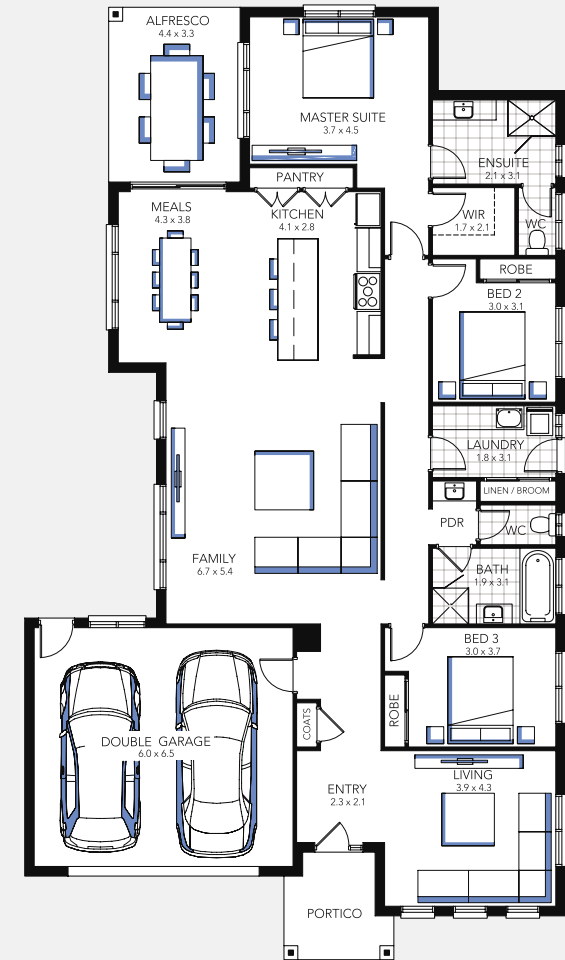
Designed to suit 16m x 31m block

House Area (m ²)	260.00m ²
House Area (sqsq)	28.00sqsq
Exterior Length	23.92m
Exterior Width	13.58m
Block Depth	31.00m

Capri 30



Capri 28



Colorado 37



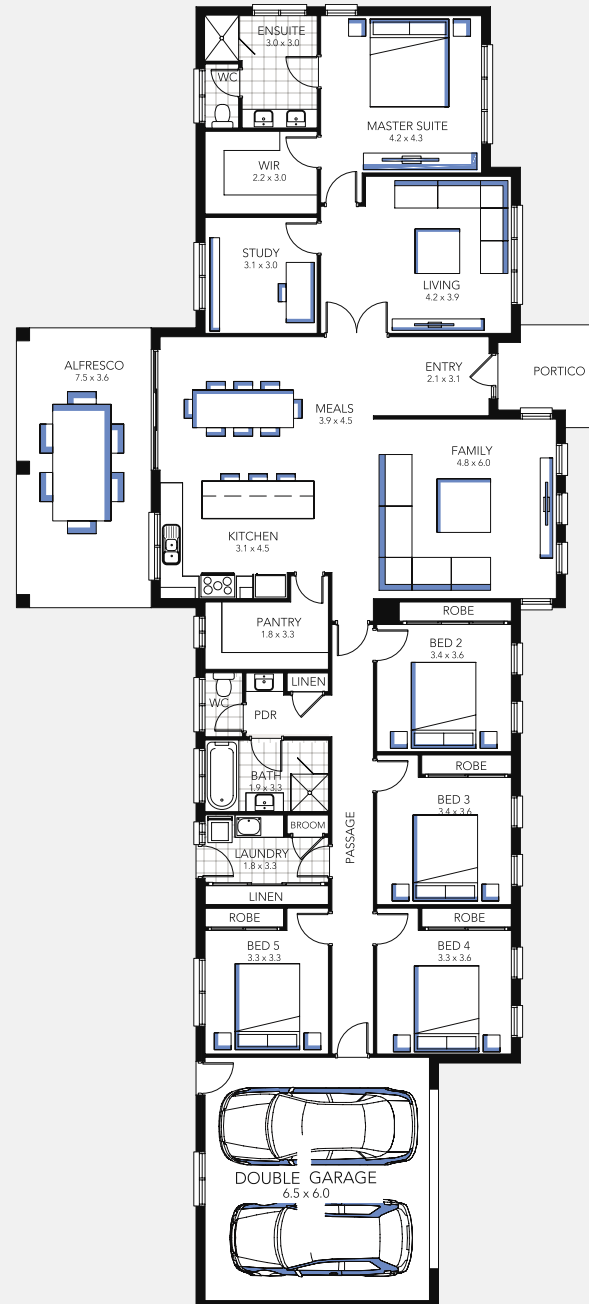
The large undercover alfresco area off the kitchen and family room forms the central focal point of this home and provides a great space for entertaining. The “L” shaped kitchen with its island bench and generous pantry gives you plenty of space when feeding a crowd. If you are looking for a 5 bedroom home, then look no further as the Colorado come in a 3, 4 and 5 bedroom option.

Designed to suit 33m x 23m block

House Area (m ²)	331.90m ²
House Area (sqsq)	35.70sqsq
Exterior Length	15.77m
Exterior Width	34.82m
Block Depth	23.00m

Available Facades

Arco, Chalet, Vista, Pulse, Accent, Abbey, Neo



Colorado 35



Designed to suit 33m x 23m block

House Area (m ²)	317.40m ²
House Area (sqsq)	34.20sqsq
Exterior Length	15.77m
Exterior Width	32.82m
Block Depth	23.00m

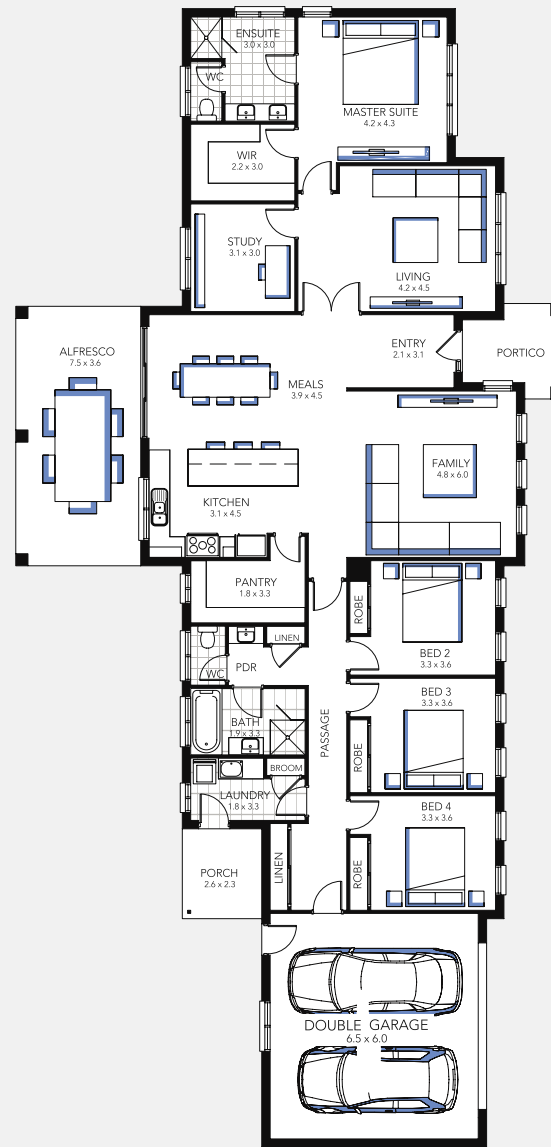
Colorado 32



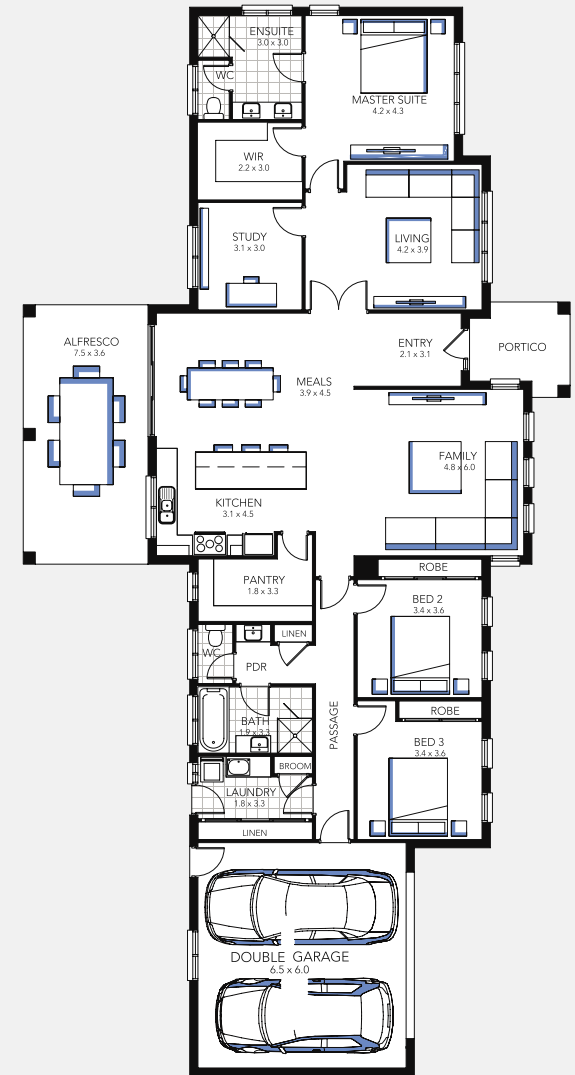
Designed to suit 33m x 23m block

House Area (m ²)	297.30m ²
House Area (sqsq)	32.00sqsq
Exterior Length	15.77m
Exterior Width	30.83m
Block Depth	23.00m

Colorado 35



Colorado 32



Delta 32



Generous proportions, clever design and efficient use of space, make this the perfect home. This home does not compromise on features with both formal and informal living areas, walk in pantry and beautiful master suite.

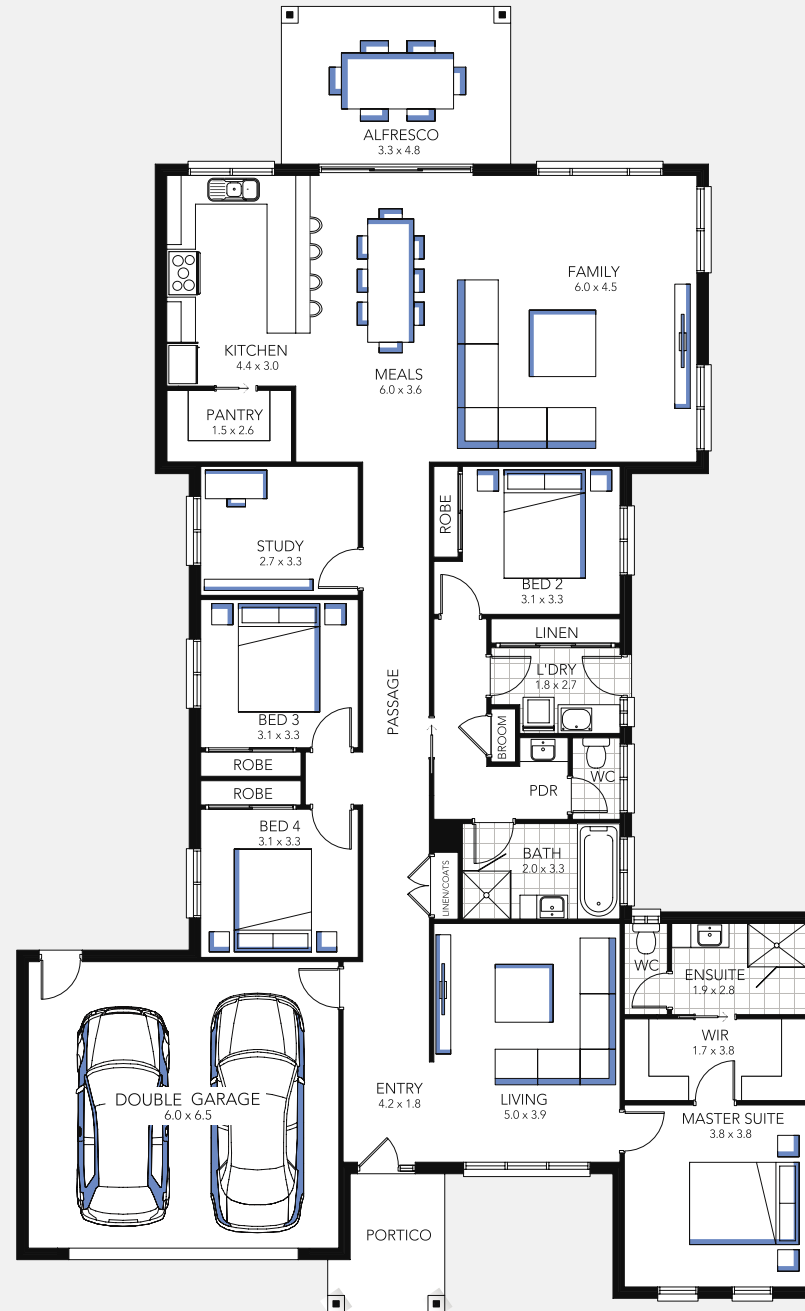
The central hallway invites you into the heart of the home where family living, meals and kitchen all embrace the outdoor alfresco and garden. The perfect home for capturing views to the rear and keeping an eye on the kids whilst they play in the back yard.

Designed to suit 19m x 35m block

House Area (m ²)	294.80m ²
House Area (sqsq)	31.70sqsq
Exterior Length	31.70m
Exterior Width	16.76m
Block Depth	35.00m

Available Facades

Arco, Pulse, Neo, Denver



Delta 31



Designed to suit 19m x 34m block

House Area (m ²)	283.60m ²
House Area (sqsq)	30.50sqsq
Exterior Length	27.05m
Exterior Width	16.76m
Block Depth	34.00m

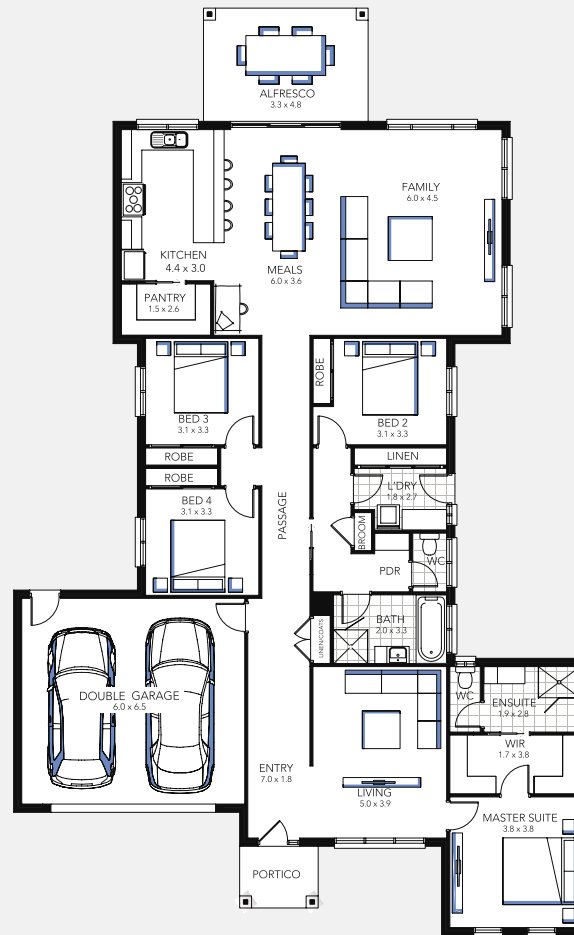
Delta 28



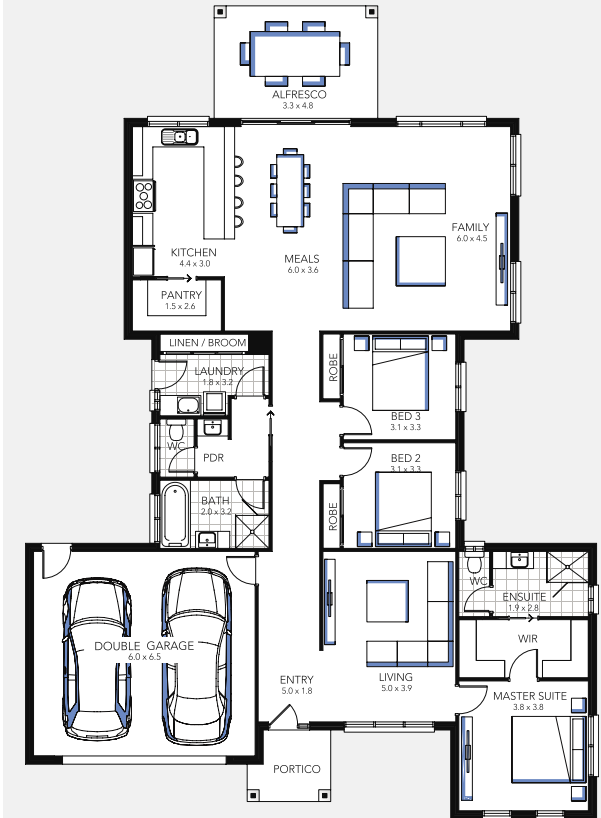
Designed to suit 19m x 31m block

House Area (m ²)	260.40m ²
House Area (sqsq)	28.00sqsq
Exterior Length	23.86m
Exterior Width	16.76m
Block Depth	31.00m

Delta 31



Delta 28



Eclipse 37



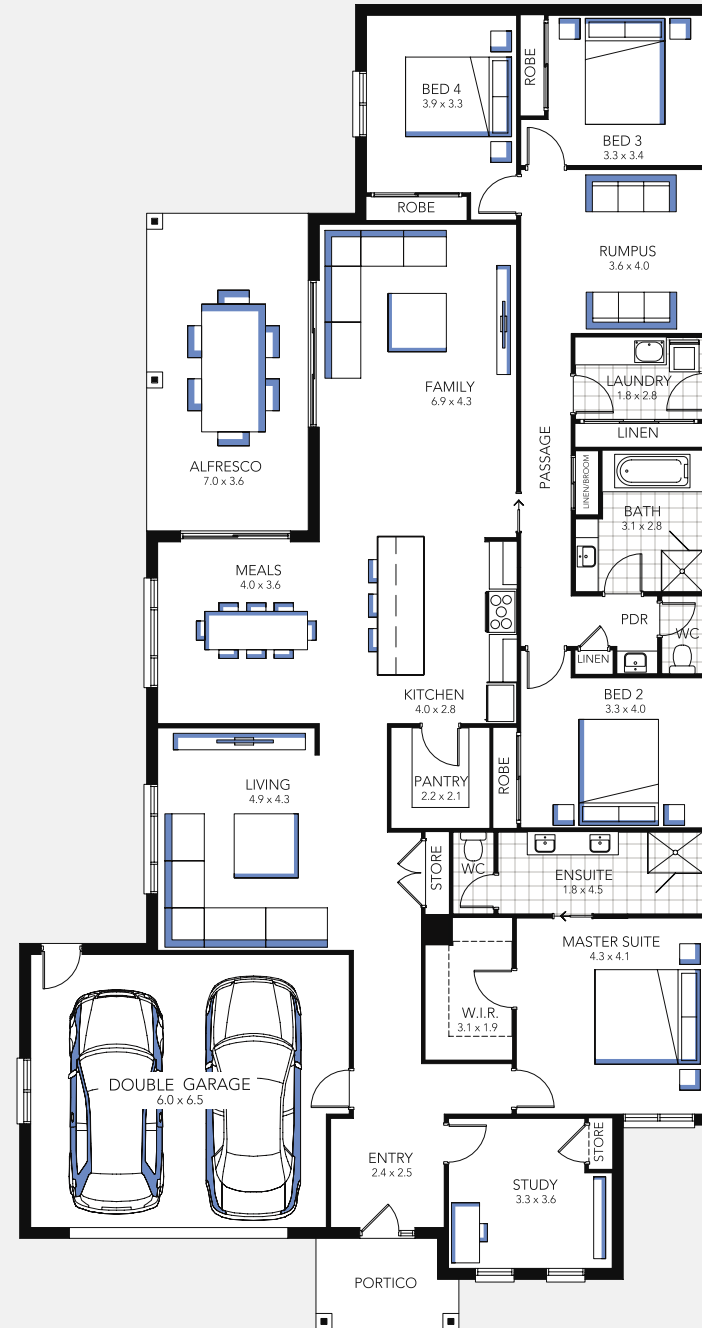
It is generous spaces for all the family with the Eclipse! This home is designed to impress with the kitchen at its heart, a fabulous walk in pantry, meals area and family spaces plus outdoor entertainment area, right at your fingertips. In the winter months the cosy ambiance of the formal living area will prove to be a popular gathering place for family and your guests.

Designed to suit 18m x 36m block

House Area (m ²)	339.50m ²
House Area (sqsq)	36.50sqsq
Exterior Length	29.12m
Exterior Width	15.25m
Block Depth	36.00m

Available Facades

Nuvo, Arco, Pulse, Vista, Accent, Denver, Neo



Eclipse 35



Designed to suit 18m x 35m block

House Area (m ²)	323.80m ²
House Area (sqsq)	34.90sqsq
Exterior Length	27.85m
Exterior Width	15.25m
Block Depth	35.00m

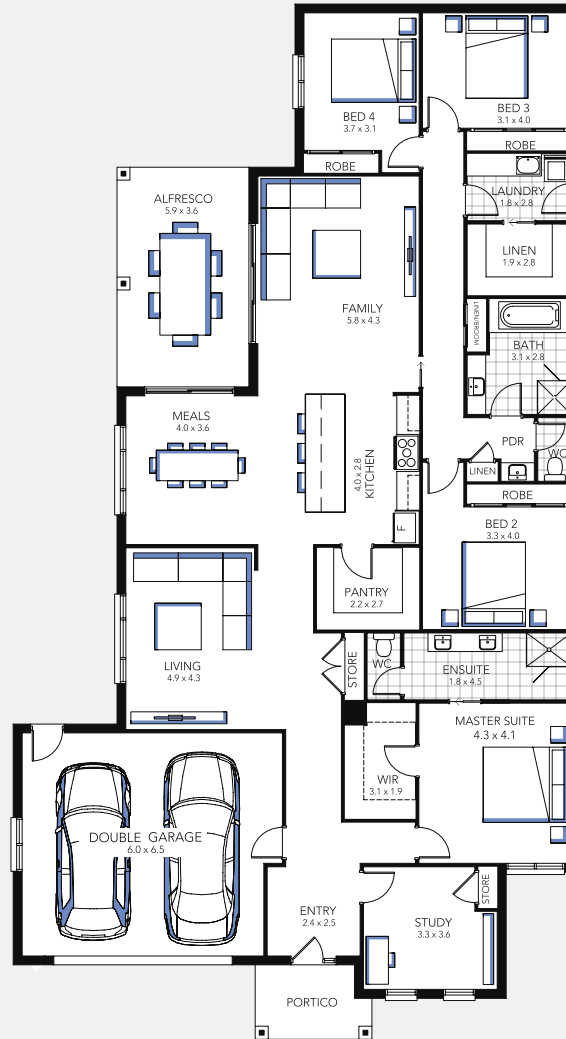
Eclipse 33



Designed to suit 18m x 33m block

House Area (m ²)	301.60m ²
House Area (sqsq)	32.50sqsq
Exterior Length	26.03m
Exterior Width	15.25m
Block Depth	33.00m

Eclipse 35



Eclipse 33



Indiana 29



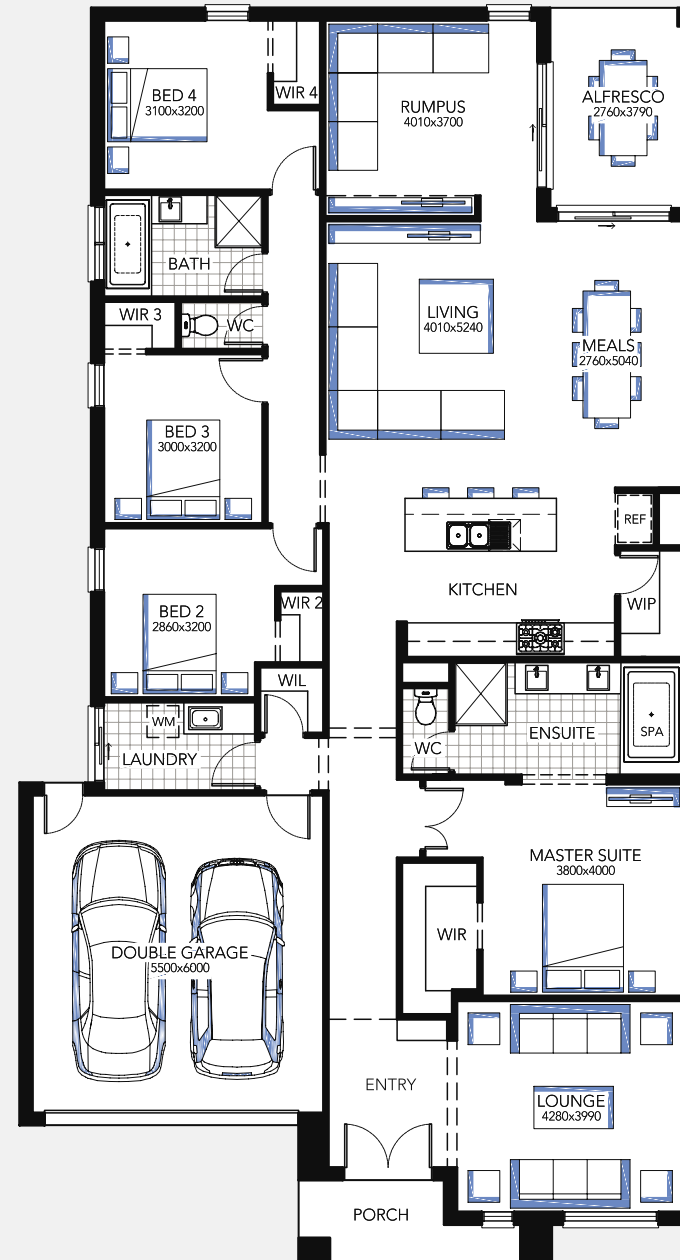
This is open plan living at its finest! From the moment you step into the oversized foyer you will be greeted by a luxury home that will intrigue and delight you. With light filled living spaces you will be drawn into the heart of this home that focuses around the centrally located gourmet kitchen. If you love to entertain then the alfresco which can be accessed from both your kitchen/meals area and your rumpus room will inspire you to invite your friends, pop the champagne corks and bring out the canapes.

Designed to suit 16m x 32m block*

House Area (m ²)	303.70m ²
House Area (sqsq)	32.69sqsq
Exterior Length	24.49m
Exterior Width	13.93m
Block Depth	32.00m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo



Maison 33



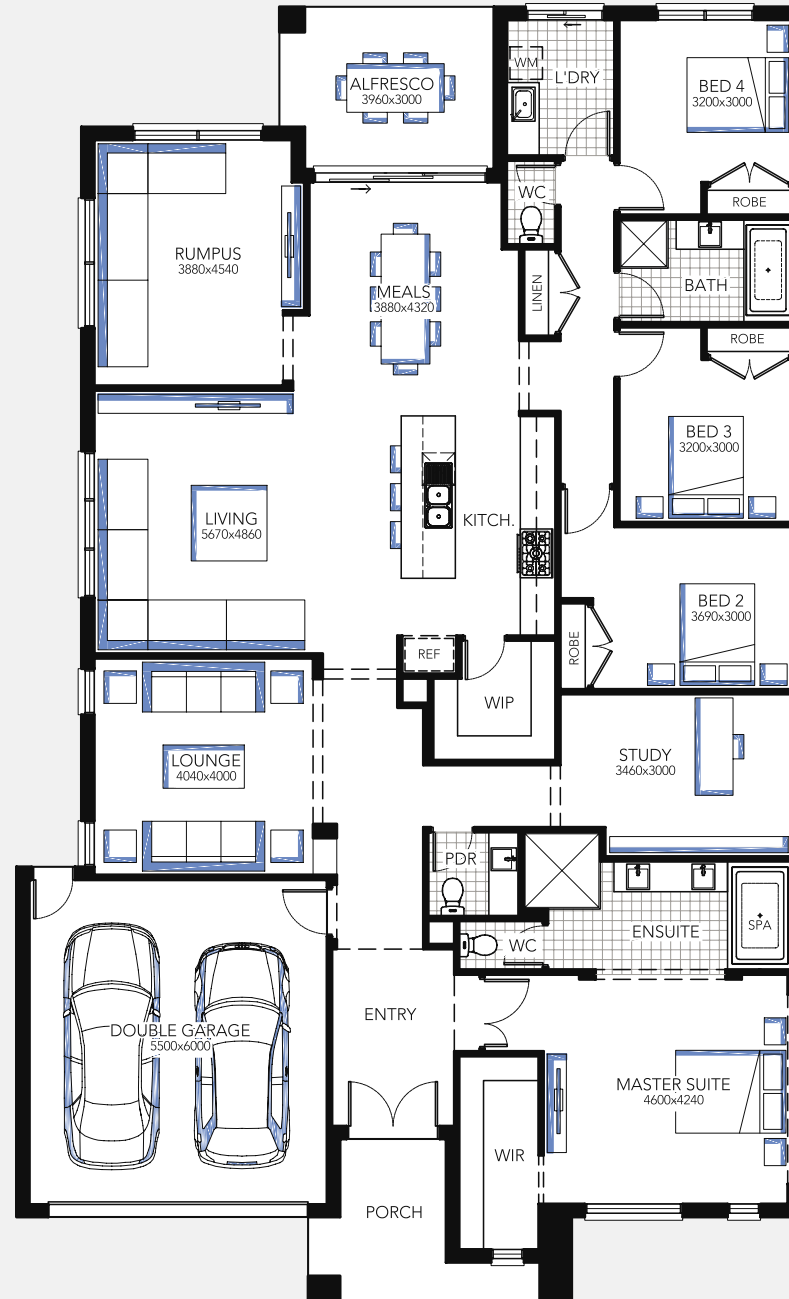
The Maison will inspire and delight even the most discerning buyer with its sophisticated formal living spaces, private home office and majestic master suite. This gorgeous family home has something for every member of the family with its ultimate entertainment and lifestyle zone and secluded sleep zones.

Designed to suit 17m x 32m block*

House Area (m ²)	306.40m ²
House Area (sqsq)	32.94sqsq
Exterior Length	23.92m
Exterior Width	14.58m
Block Depth	32.00m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo



Manor 38



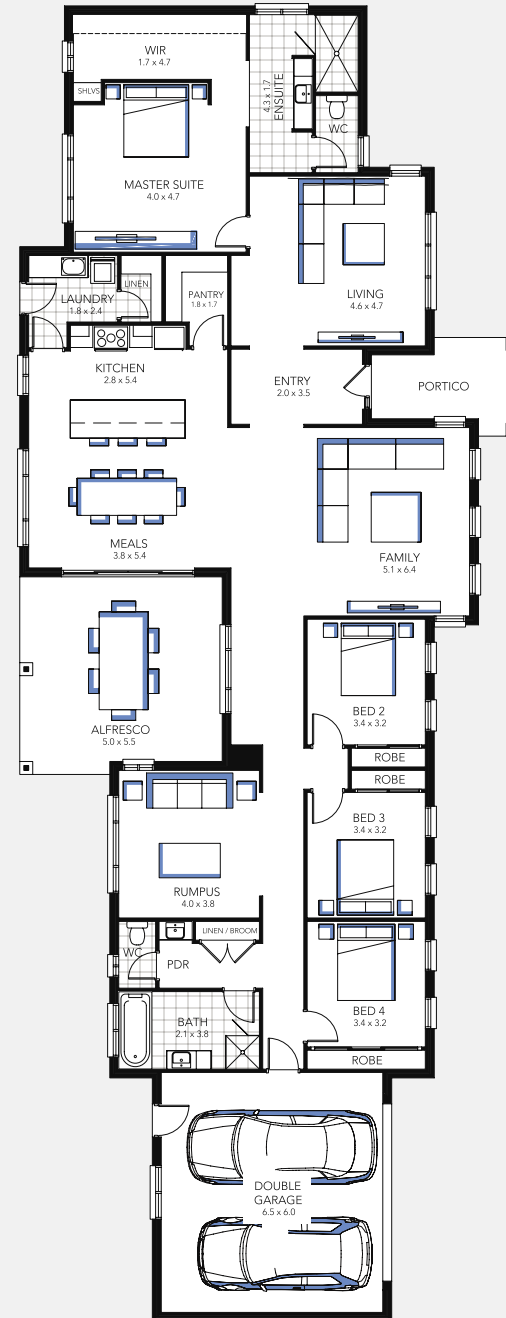
The first thing you'll notice about this cleverly designed family home is the distinctive 'wrap-around' layout, as the kitchen, meals and family area, all embrace the large undercover alfresco and rear garden. Also addressing the rear garden is the main bed suite with its stylish ensuite layout and generous walk in robe. Capturing views to the front and the rear, from all the key living areas makes this the ideal choice to make the most of your aspect.

Designed to suit 38m x 21m block

House Area (m ²)	347.10m ²
House Area (sqs)	37.40sqs
Exterior Length	13.72m
Exterior Width	35.57m
Block Depth	21.00m

Available Facades

Chalet, Arco, Vista, Pulse,
Accent, Abbey, Neo



Manor 37



Designed to suit 37m x 21m block

House Area (m ²)	336.40m ²
House Area (sqsq)	36.20sqsq
Exterior Length	13.72m
Exterior Width	34.47m
Block Depth	21.00m

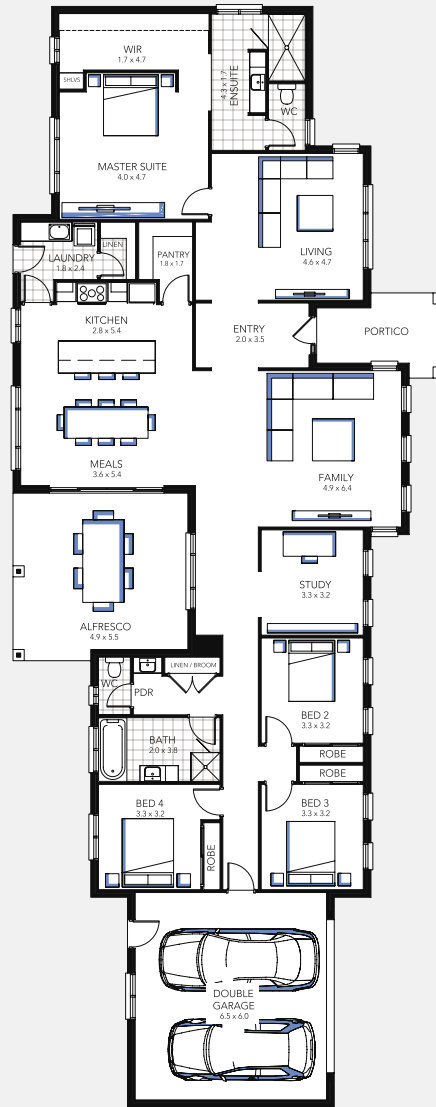
Manor 33



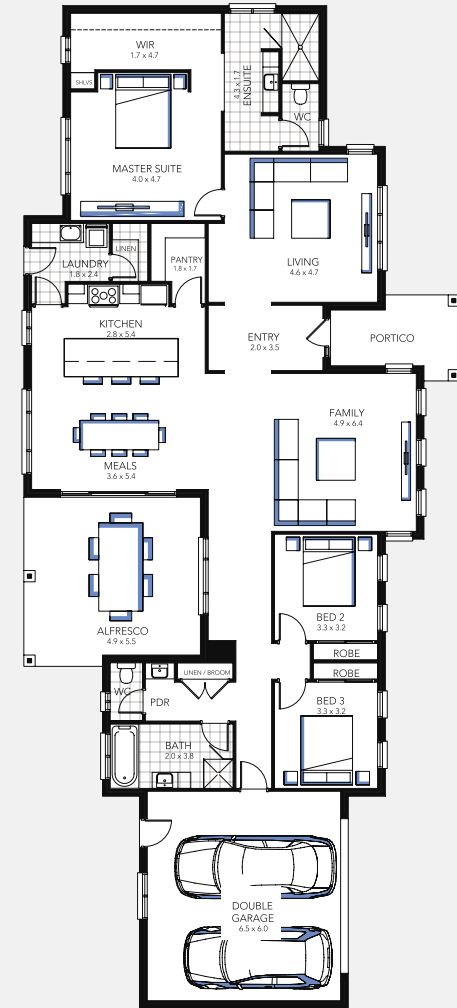
Designed to suit 33m x 21m block

House Area (m ²)	306.60m ²
House Area (sqsq)	33.00sqsq
Exterior Length	13.72m
Exterior Width	31.08m
Block Depth	21.00m

Manor 37



Manor 33



Radison 35



Luxury galore is on offer at the Radison. This glamorous large scale family home with three living areas and home office seamlessly combines open plan living with private spaces. The enormous master suite, which is reminiscent of those only experienced in a five-star hotel, will spirit you away from the hustle and bustle of family life as soon as you enter those beautiful double doors.

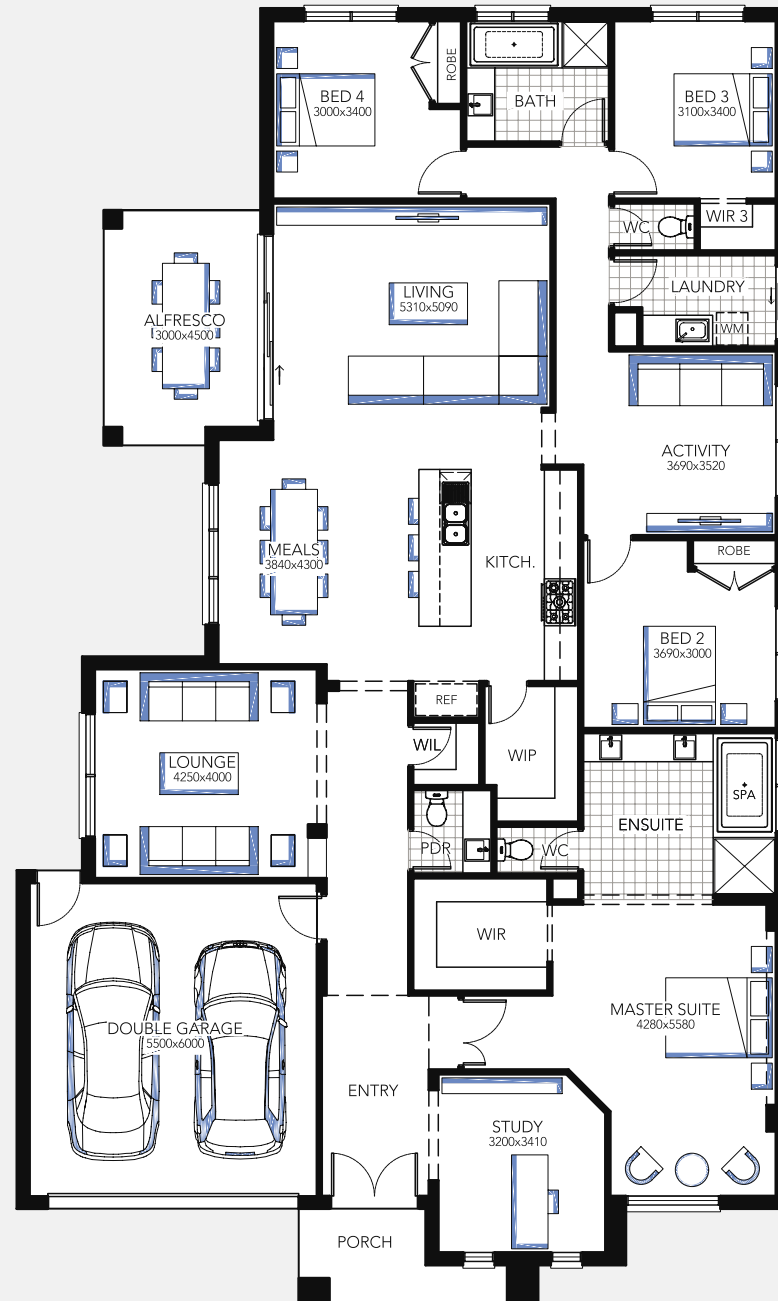
Designed to suit 16m x 34m block

House Area (m ²)	325.10m ²
House Area (sqsq)	35.00sqsq
Exterior Length	26.21m
Exterior Width	14.76m
Block Depth	34.00m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo





Regent 35



With North to the side of this stunning home, the Regent will really shine. Flooded with natural light and the warming rays of the winter sun, this home focuses its attention around the centrally located kitchen and alfresco which is directly accessed from both the kitchen and meals area. Four living areas and separated sleep zones make the Regent a superb family home and entertainer.

Designed to suit block*

House Area (m ²)	324.60m
House Area (sqsq)	34.95sqsq
Exterior Length	25.55m
Exterior Width	14.46m
Block Depth	0.00m

Available Facades

Riviera, Auburn, Baldwin, Grandeur,
Madison, Sierra, Quays, Medina, Daintree,
Neo





Windsor 36



This superbly designed home offers the growing family room to move, with its open plan kitchen and meals areas, generous family room and formal living area, addressing the undercover alfresco.

The Windsor is the perfect family home for keeping an eye on the kids during the day whilst the generous bedrooms that are zoned from the main hub of the house, provide peace and quiet at night.

Designed to suit 23m x 26m block

House Area (m ²)	326.20m ²
House Area (sqsq)	35.10sqsq
Exterior Length	18.54m
Exterior Width	25.64m
Block Depth	26.00m

Available Facades

Denver, Arco, Pulse, Accent, Neo



Astoria 52



Wow, wow, wow! This is opulent living at its best! With four oversized bedrooms, all with their own ensuites and walk in robes this is a home that the whole family and your guests will love. Down stairs, the Astoria will captivate you from the moment you enter the striking entry and make your way past the full sized home office to the light filled living and entertainment hub of this outstanding family home.

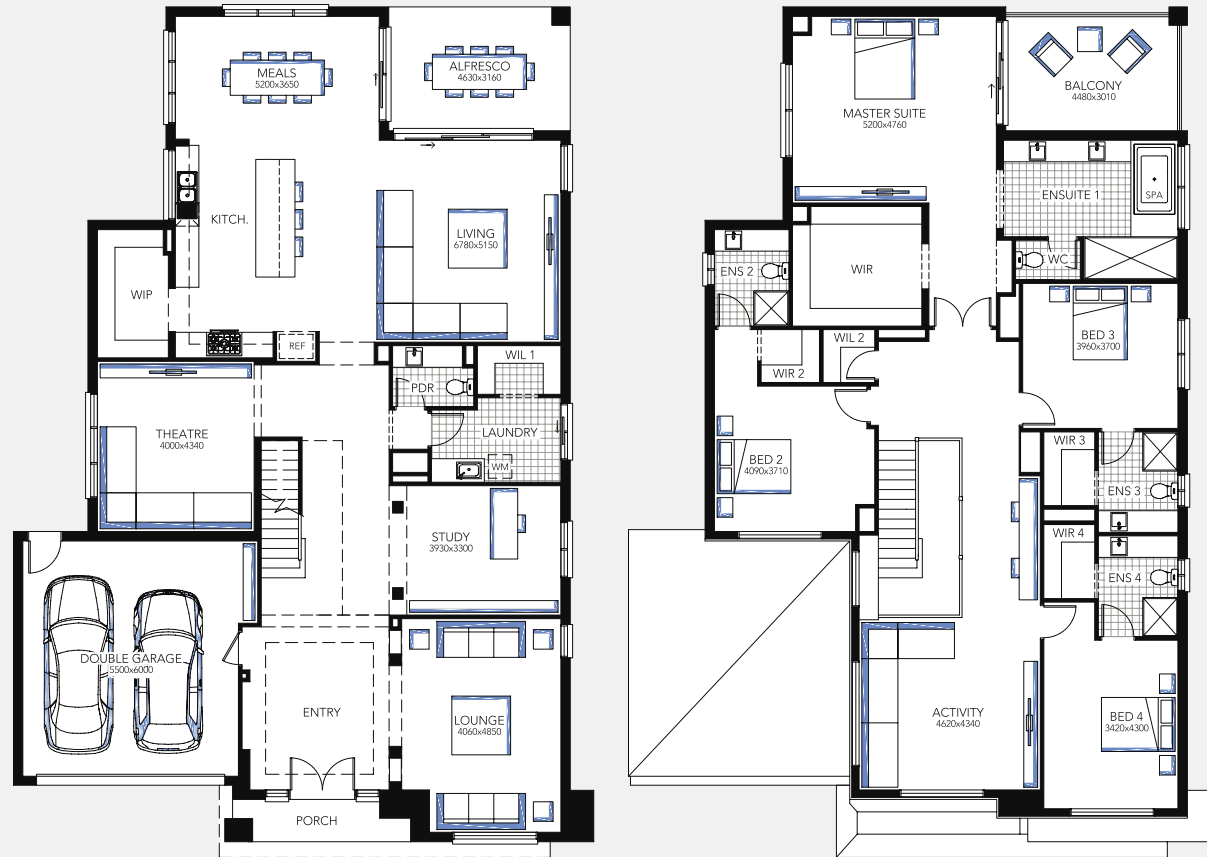
Designed to suit 17m x 30m block*

House Area (m ²)	472.70m ²
House Area (sqsq)	50.88sqsq
Exterior Length	21.29m
Exterior Width	14.80m
Block Depth	30.00m

Available Facades

Newport, Classique, Hardwick,
Grange, Houston, Fenton MK2, Jamison

Double Storey



Canterbury 44



The innovative design of the Canterbury offers the perfect blend of opulent shared living spaces and private retreats. Upon entering this stunning home you will be captivated by the abundance of space and natural light. Your family will love the luxury of having personal walk in robes and their own upstairs activity area and study nook.

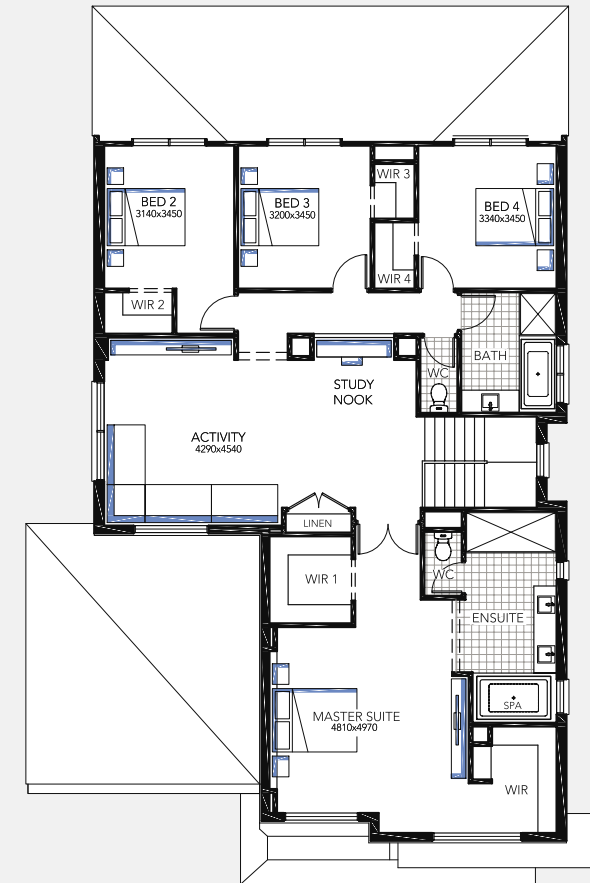
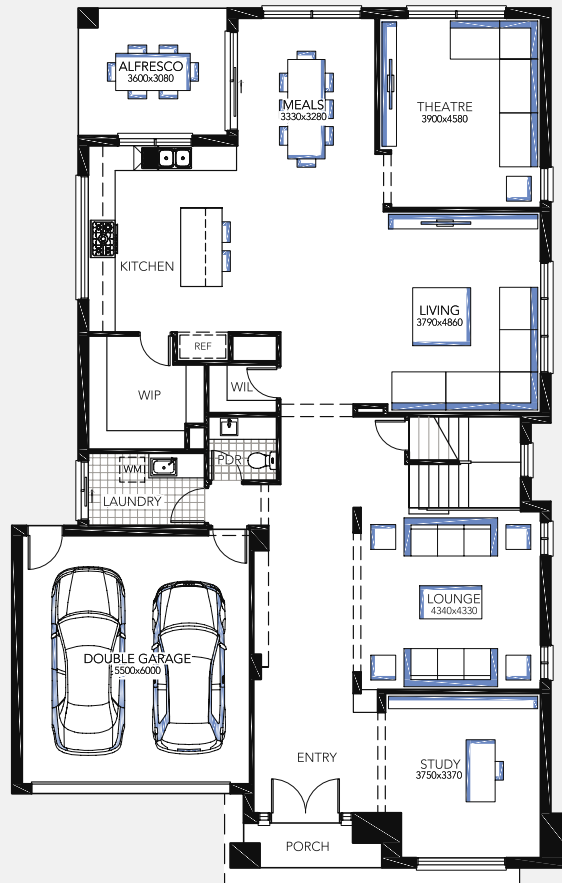
Designed to suit 16m x 28m block*

House Area (m ²)	401.70m ²
House Area (sqsq)	43.24sqsq
Exterior Length	20.75m
Exterior Width	13.60m
Block Depth	28.00m

Available Facades

Newport, Classique, Hardwick,
Grange, Houston, Fenton MK2, Jamison

Double Storey



Montague 44



The Montague is a show stopper from the moment you enter. Stunning light filled spaces invite you into the heart of this home, the galley kitchen with its enormous pantry, meals area and family living that all address the outdoor alfresco. You will never want to leave the Montague with its abundance of living and entertaining spaces across 2 levels and the ultimate in master suite luxury.

Designed to suit 15m x 30m block*

House Area (m ²)	400.45m ²
House Area (sqsq)	43.11sqsq
Exterior Length	21.47m
Exterior Width	12.48m
Block Depth	30.00m

Available Facades

Newport, Classique, Hardwick,
Grange, Houston, Fenton MK2, Jamison





Connect Family Living

CONNECT
FAMILY LIVING

Specially designed to suit a range of typical suburban blocks and solar aspects, Connect Family Living focuses on flexible open plan living spaces, privacy and plenty of natural light to make these homes feel spacious and comfortable year-round.

Connect Family Living typically give you the option of three or four generous bedrooms and two or three fabulous family areas, with most including a walk in pantry and under cover alfresco entertaining area. Connect Family Living offer practical and affordable family living solutions wrapped up in beautifully designed, six star rated homes. Welcome to, Connect Family Living.





Connect Single Storey Facades



HARTLEY



LISMORE



MONTANA



OAKLAND



OSPREY



RIVIERA



SAHARA



SIERRA



HILLCROFT



AIRLIE



ASCOT



ABBEY



NUVO



ACCENT



CHALET



ARCO



VISTA



PULSE



NEO



DENVER

Connect Double Storey Facades



BREEZE



CHEVAL



GRANDVIEW



JAMISON



LANGLEY



MIAMI



NEWINGTON



SOMERSET



BENTLEY

Amberley 26



The heart of this beautiful home is the gourmet kitchen and generous pantry which is located right in the middle of this home providing easy access to the meals areas, family living and theatre room or rumpus. If you love to entertain, this home is perfect as the kid's bedrooms are separated from the hustle and bustle and can be closed off when required.

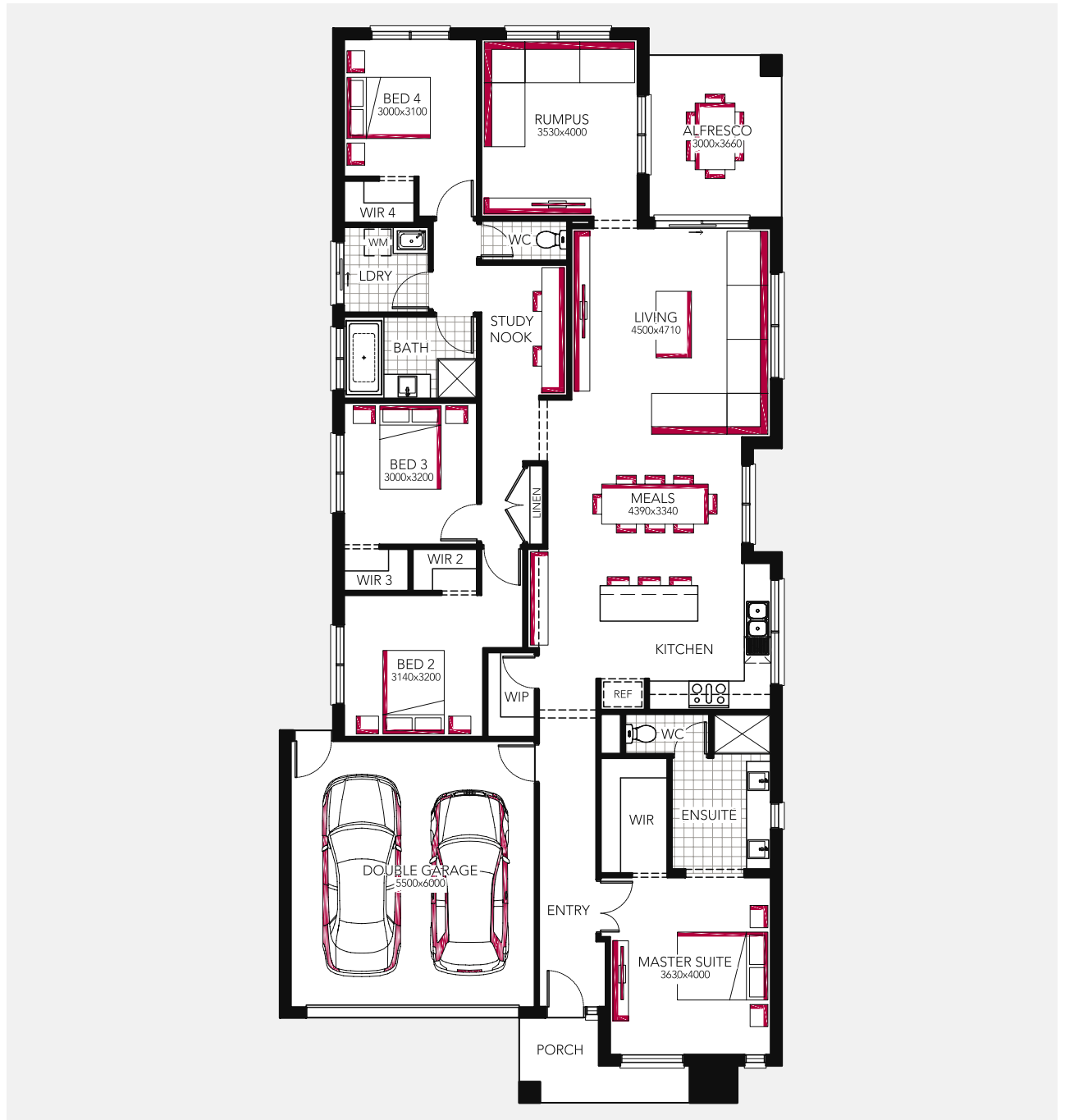
Designed to suit 12.5m x 32m block

House Area (m ²)	238.98m ²
House Area (sqs)	25.72sqs
Exterior Length	24.20m
Exterior Width	11.33m
Block Depth	32.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo





Arlington 26



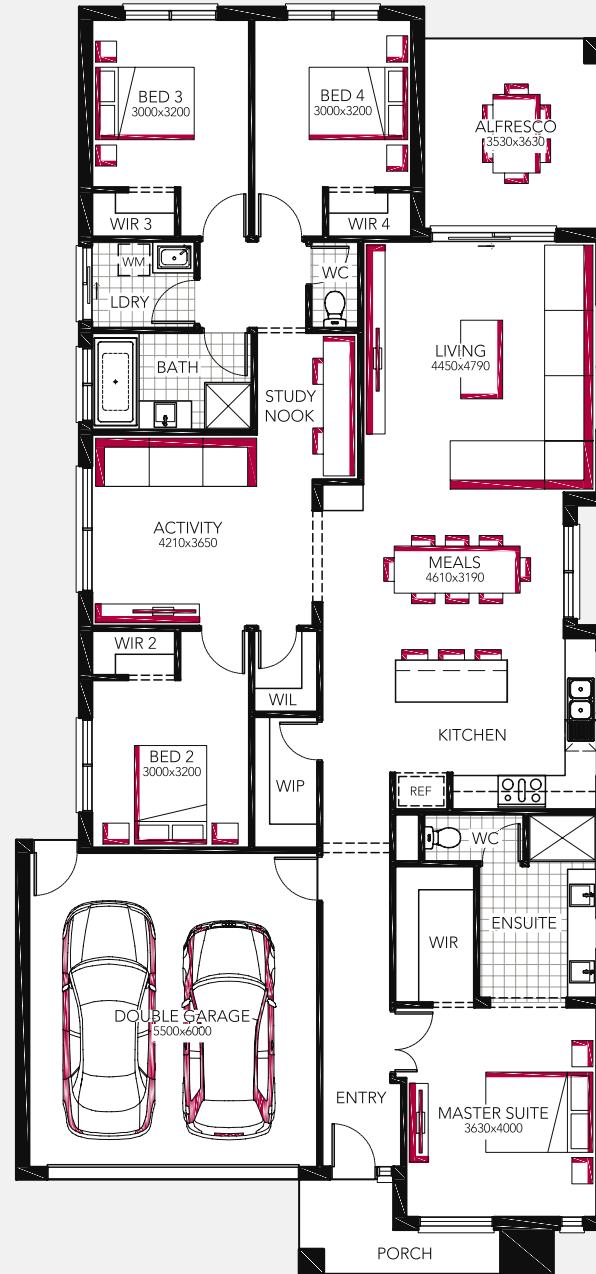
Bursting with character, this light filled home is perfect for the growing family. The kids have their own wing which comprises an activity or TV room plus a dedicated study nook for homework. Mum and Dad will also love their enormous Master suite with its oversized ensuite and walk in robe.

Designed to suit 15m x 22m block*

House Area (m ²)	246.86m ²
House Area (sqs)	26.57sqs
Exterior Length	22.14m
Exterior Width	12.60m
Block Depth	22.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo



Beechwood 27



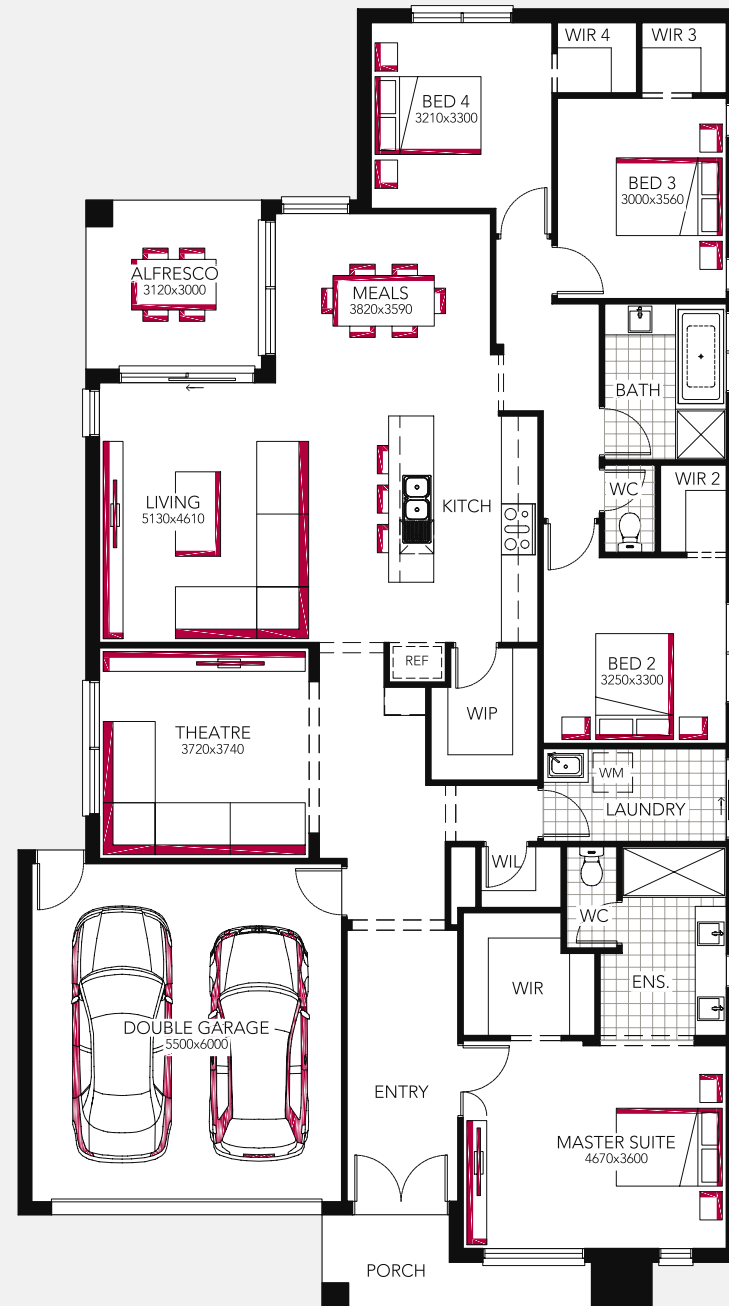
Whether you are looking for a home for a family or there is just the two of you, this home fits the bill. With the main bedroom at the front within access to the formal lounge or home theatre, family, meals area and kitchen, The Beechwood provides separation from the children's or guests wing of the home making it ideal for grandparents, families and couples.

Designed to suit 15m x 23m block*

House Area (m ²)	250.70m ²
House Area (sqsq)	26.98sqsq
Exterior Length	23.07m
Exterior Width	12.80m
Block Depth	23.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo



Aura 30



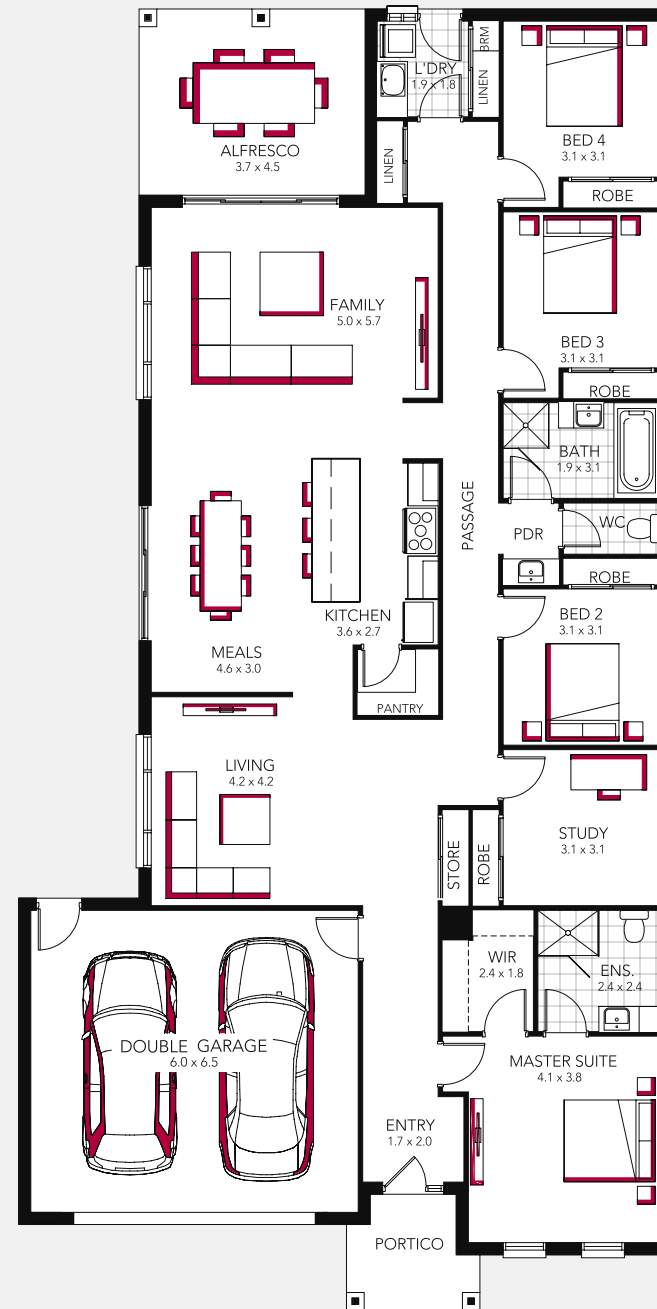
Whether you are looking for a home for a family or there is just the two of you, this home fits the bill. With the main bedroom at the front within easy access to the formal lounge, family, meals area and kitchen, The Aura provides separation from the children's or guests wing of the home making it ideal for retirees, families and singles.

Designed to suit 15m x 33m block

House Area (m ²)	277.50m ²
House Area (sqs)	29.90sqs
Exterior Length	25.84m
Exterior Width	12.96m
Block Depth	33.00m

Available Facades

Accent, Pulse, Vista, Neo, Nuvo, Arco,
Denver



Aura 27



Designed to suit 15m x 32m block

House Area (m ²)	253.00m ²
House Area (sqsq)	27.30sqsq
Exterior Length	25.14m
Exterior Width	12.96m
Block Depth	32.00m

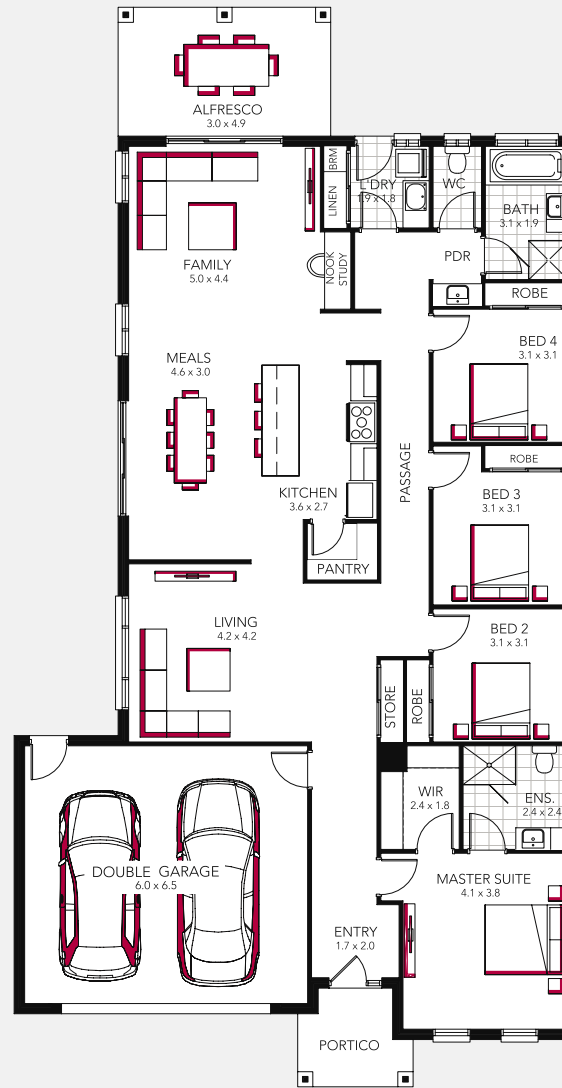
Aura 26



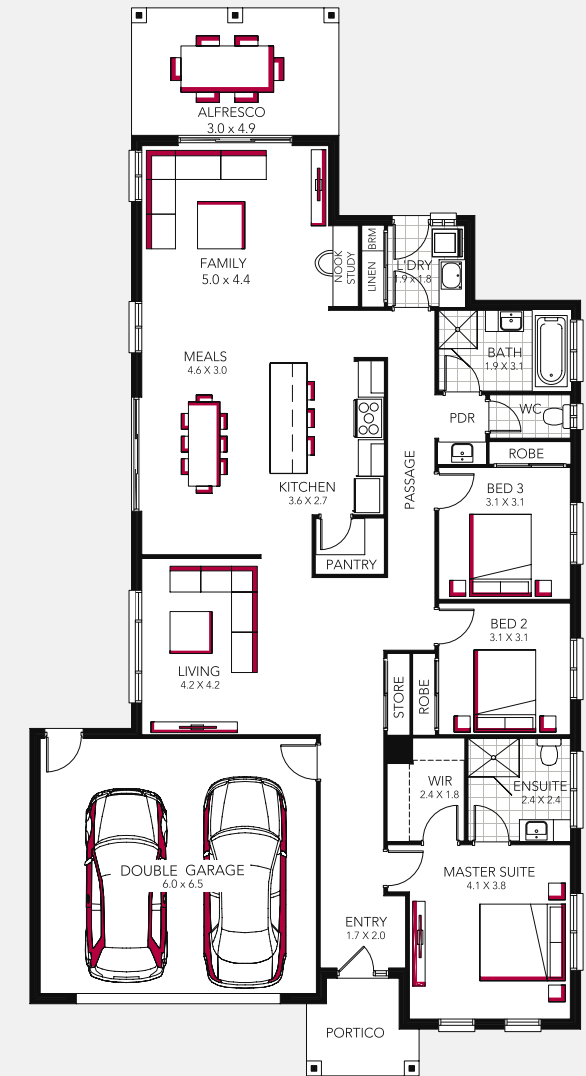
Designed to suit 15m x 32m block

House Area (m ²)	237.30m ²
House Area (sqsq)	25.60sqsq
Exterior Length	25.14m
Exterior Width	12.96m
Block Depth	32.00m

Aura 27



Aura 26



Broadway 23



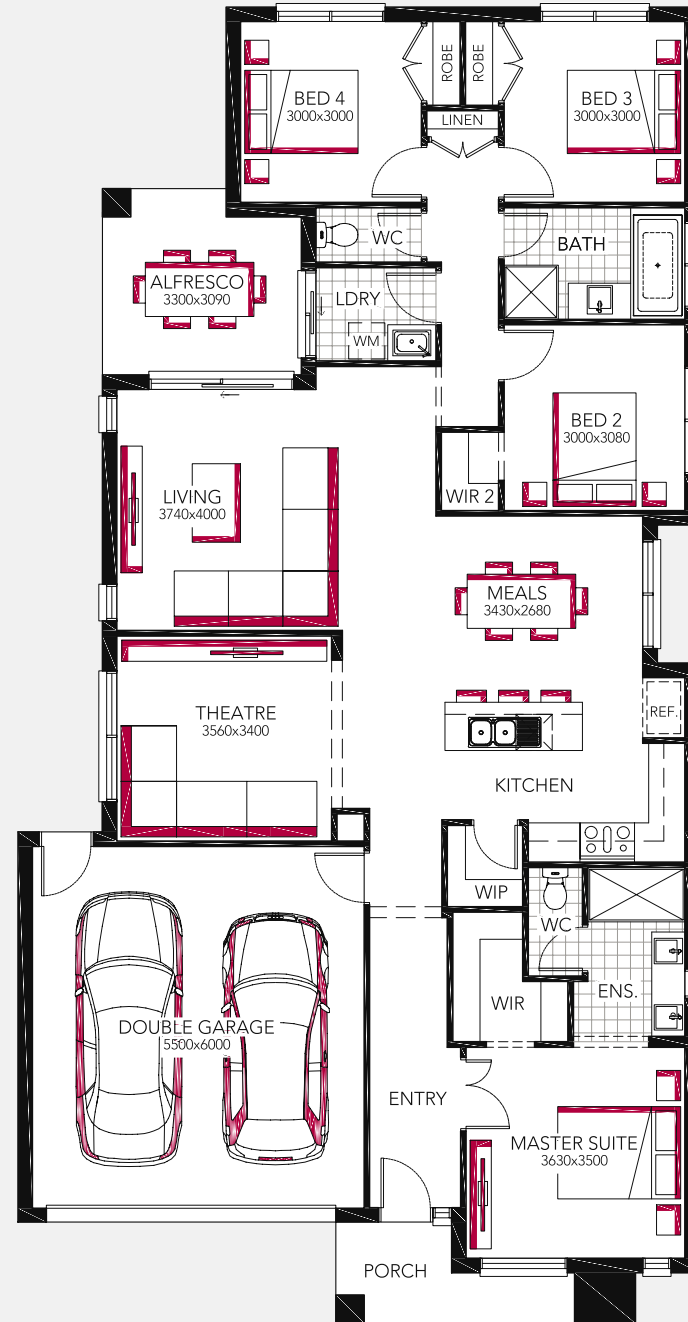
The perfect family home for those with North to the side blocks of land where you can make the most of your open plan living spaces by flooding them with light. This intelligent design cleverly separates sleep zones from living spaces providing a peaceful haven for kids at night and privacy for Mum and Dad.

Designed to suit 14m x 22m block*

House Area (m ²)	210.10m ²
House Area (sqsq)	22.61sqsq
Exterior Length	21.83m
Exterior Width	11.30m
Block Depth	22.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo



Crompton 27



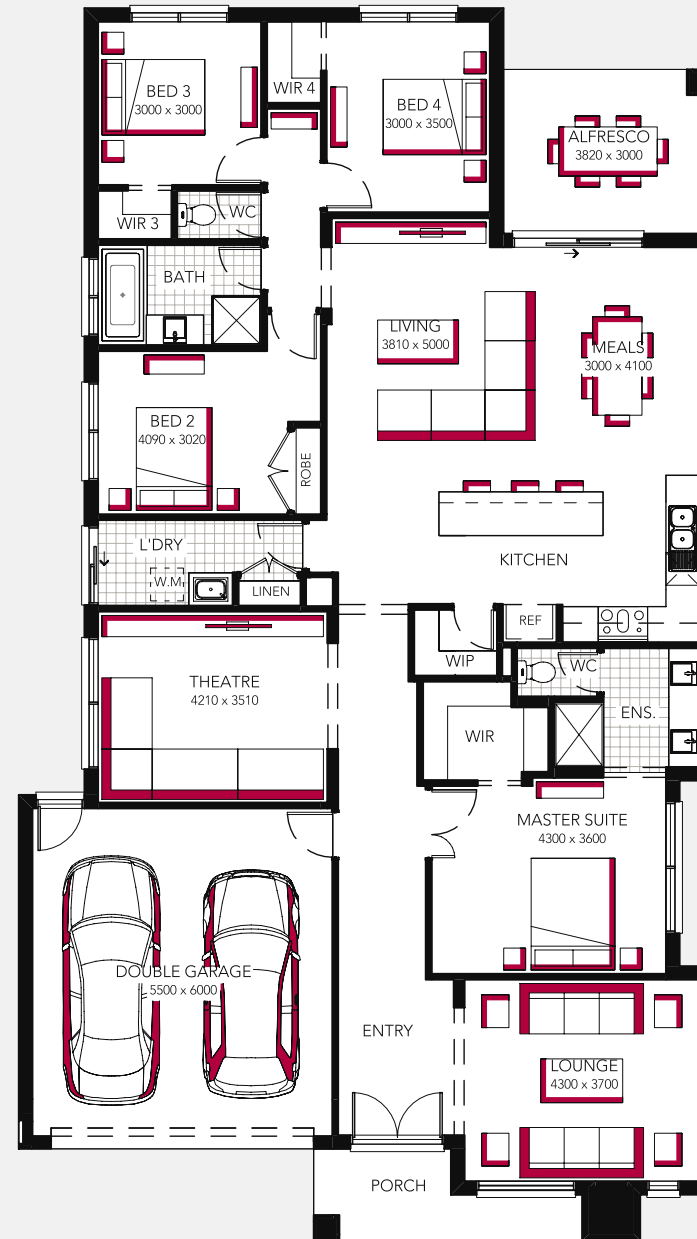
Wow! With three separate living areas this contemporary home has got the lot! Your family will love the separated kids sleep zone and home theatre and centrally located family hub that centres around a gourmet kitchen and pantry. If you love to entertain then look no further.

Designed to suit 15m x 23m block*

House Area (m ²)	251.96m ²
House Area (sqs)	27.12sqs
Exterior Length	22.53m
Exterior Width	12.68m
Block Depth	23.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo



Cedars 27



At the heart of this country living style home is the spacious kitchen and pantry where family and friends can gather around the dinner table to share a meal, a chat or just hang out.

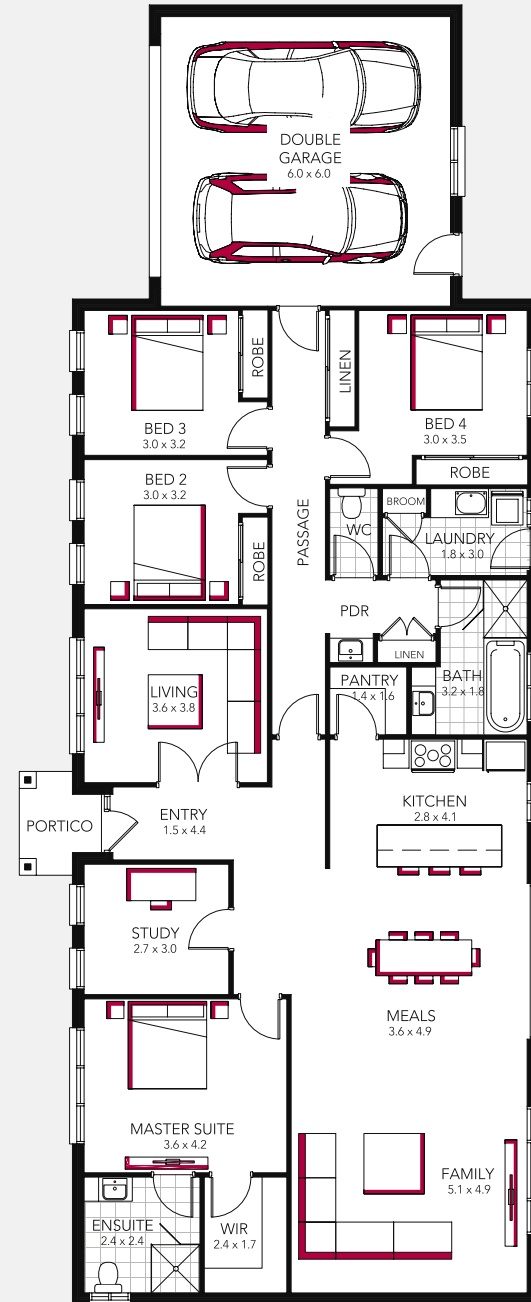
This home provides generous proportions, with everything you need in a great home, in an uncluttered layout. This simple floorplan will suit both the city slicker and the country dweller and is a great, affordable family home.

Designed to suit 29m x 18m block

House Area (m ²)	243.10m ²
House Area (sqsq)	26.10sqsq
Exterior Length	10.76m
Exterior Width	26.92m
Block Depth	18.00m

Available Facades

Arco, Pulse, Georgio, Abbey, Neo,



Cedars 25



Designed to suit 27m x 18m block

House Area (m ²)	224.80m ²
House Area (sqsq)	24.10sqsq
Exterior Length	10.76m
Exterior Width	25.03m
Block Depth	18.00m

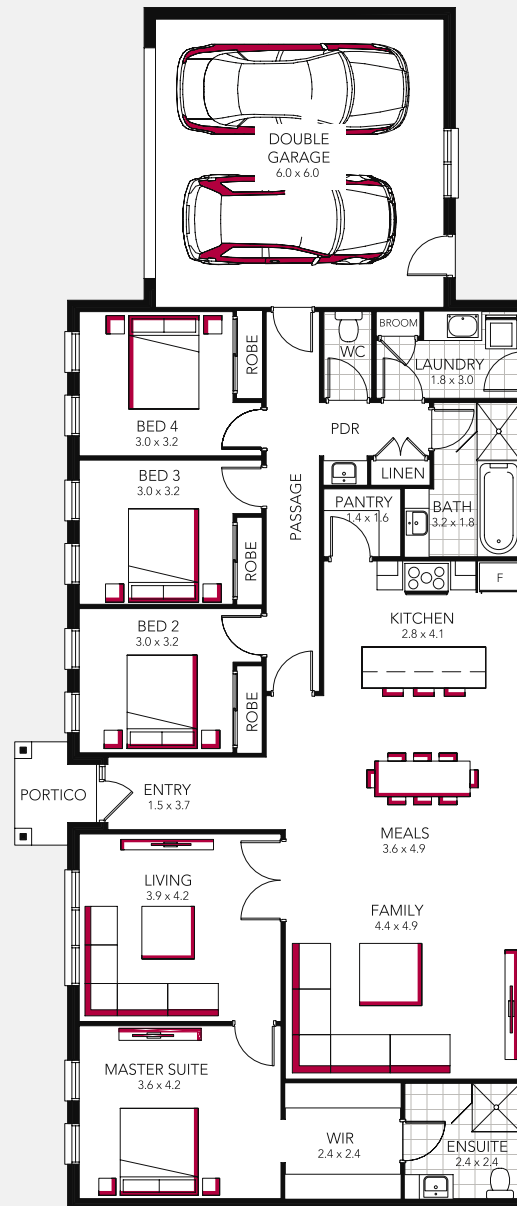
Cedars 23



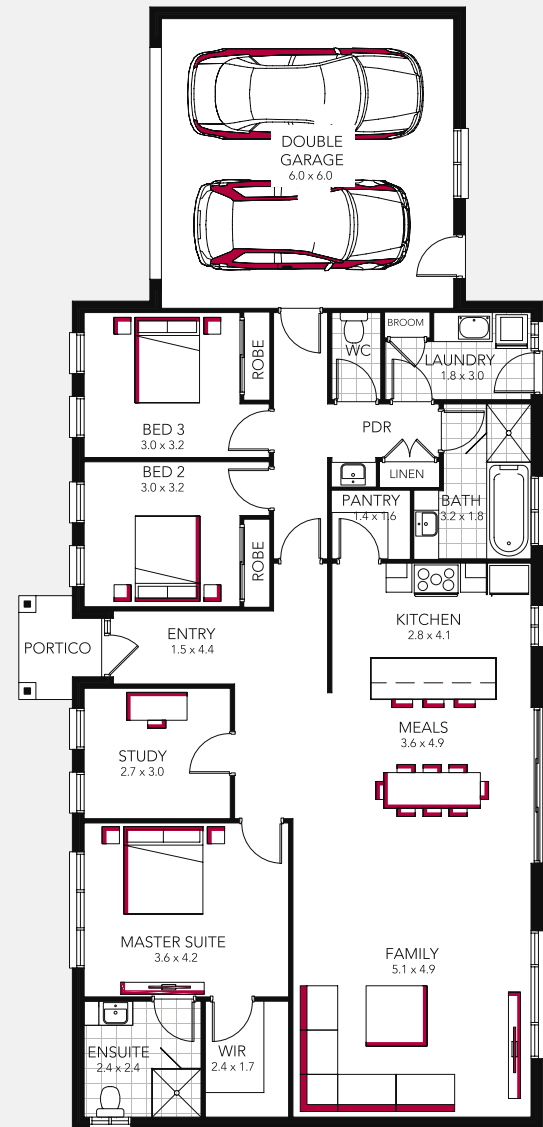
Designed to suit 25m x 18m block

House Area (m ²)	207.40m ²
House Area (sqsq)	22.20sqsq
Exterior Length	10.76m
Exterior Width	23.23m
Block Depth	18.00m

Cedars 25



Cedars 23



Dawson 34



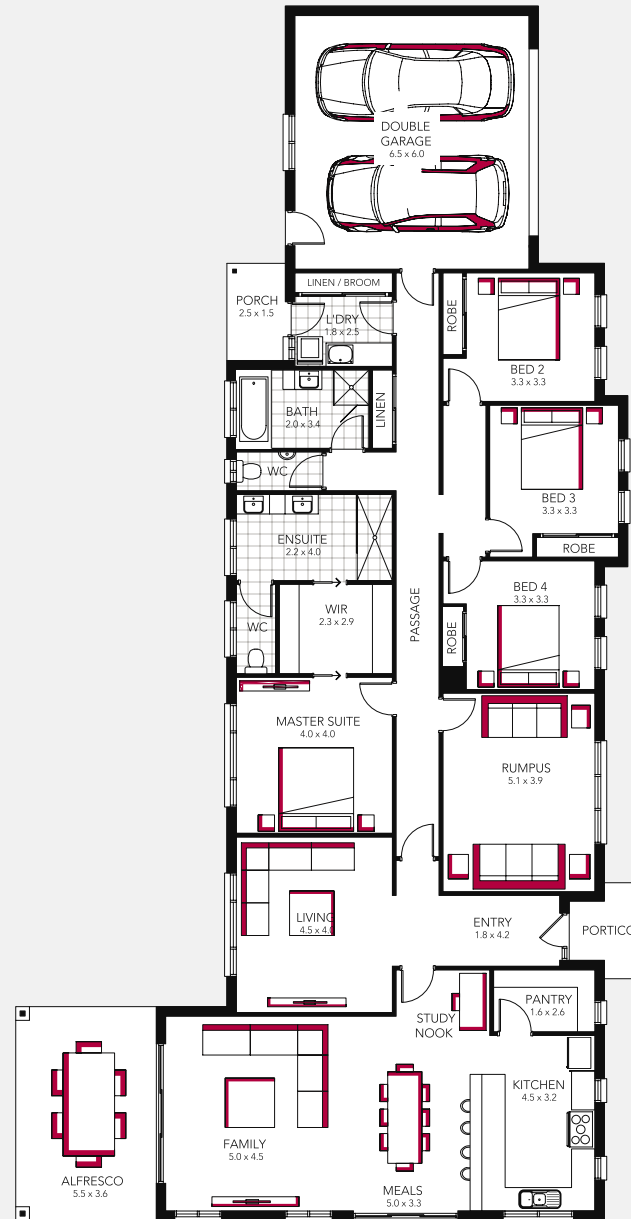
If you are looking for a great family home that provides plenty of space for family living, with generous bedrooms for the kids and a master suite that your friends will envy then look no further than the Dawson. It's the perfect home for either a rural setting or a large block in town. The kitchen layout with its generous walk in pantry and study nook close by, allows you to supervisor homework whilst preparing family meals.

Designed to suit 33m x 23m block

House Area (m ²)	311.00m ²
House Area (sqm)	16.18m
Exterior Length	31.11m
Exterior Width	18.00m
Block Depth	23.00

Available Facades

Denver, Arco, Pulse, Georgio, Abbey, Neo



Dawson 30



Designed to suit 30m x 23m block

House Area (m ²)	279.00m ²
House Area (sqsq)	30.00sqsq
Exterior Length	16.18m
Exterior Width	27.92m
Block Depth	23.00m

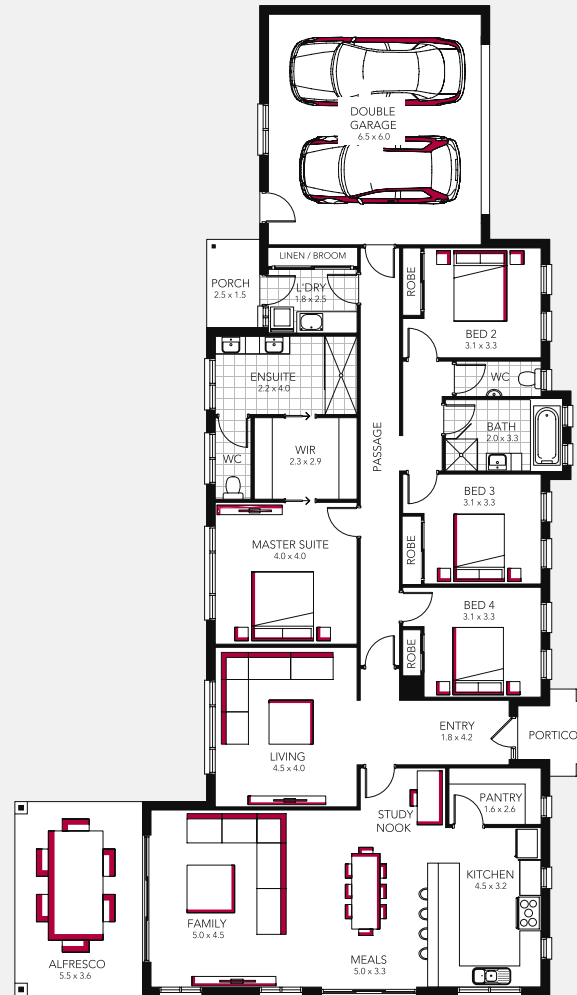
Dawson 27



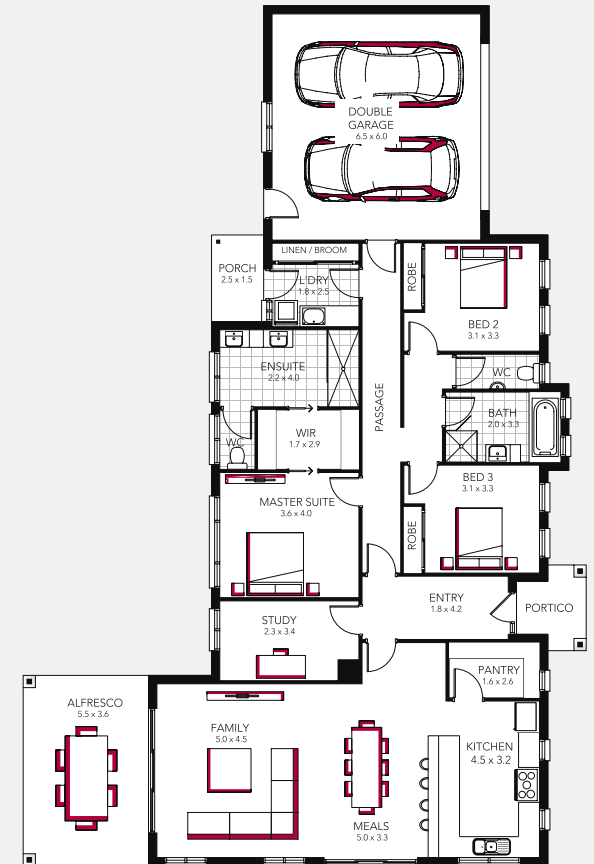
Designed to suit 27m x 23m block

House Area (m ²)	248.20m ²
House Area (sqsq)	26.70sqsq
Exterior Length	16.18m
Exterior Width	24.73m
Block Depth	23.00m

Dawson 30



Dawson 27



Embleton 29



This exquisitely designed home offers the growing family room to move with its open plan kitchen, meals areas, generous family room all addressing the undercover alfresco. The spacious main bedroom suites location guarantees privacy and provides a hidden oasis for parents to retreat to when necessary. With the centrally located dedicated study and home theatre this fabulous will please the most discerning buyer.

Designed to suit 15m x 32m block

House Area (m ²)	266.30m ²
House Area (sqsq)	28.66sqsq
Exterior Length	24.47m
Exterior Width	12.80m
Block Depth	32.00m

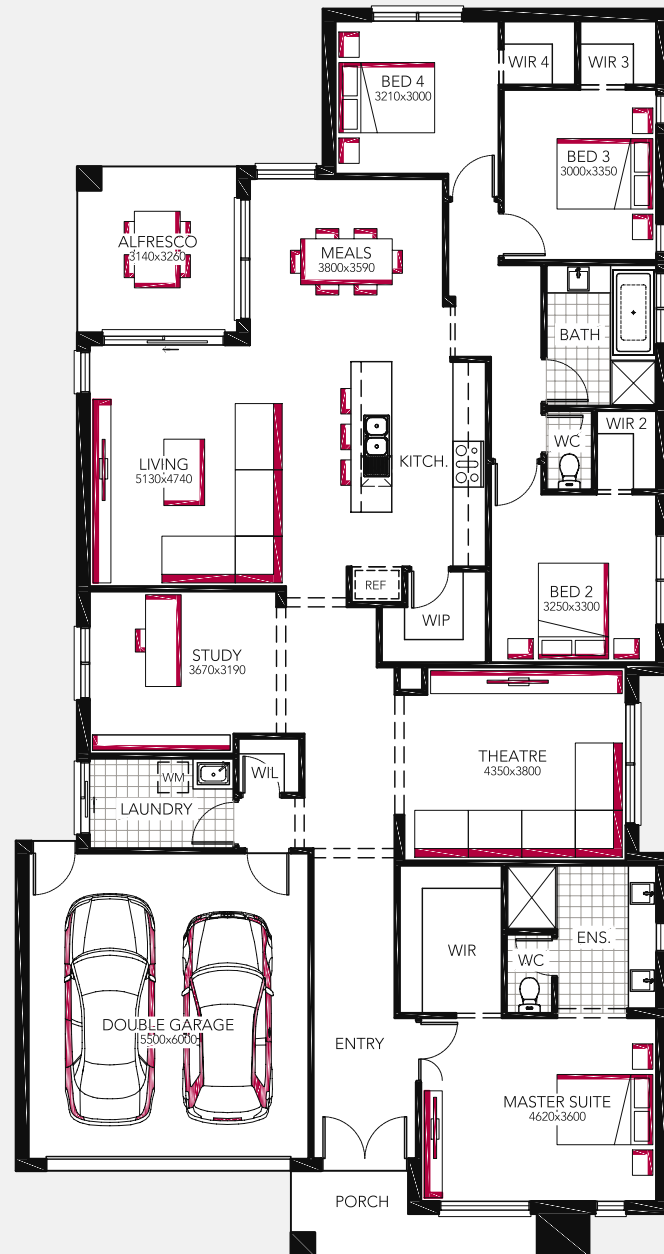
Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Neo





Ascot



Fremont 32



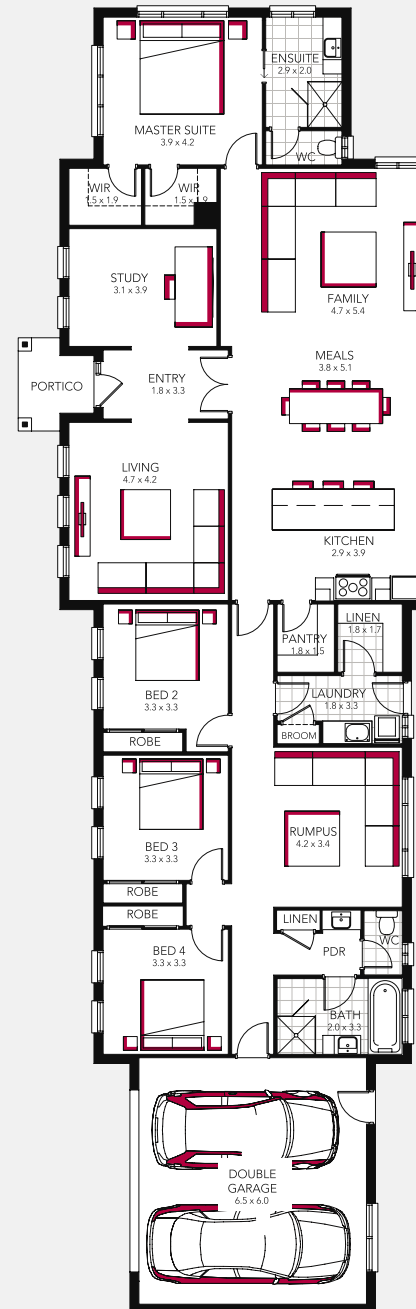
With plenty of spaces for formal and informal living this country style home has everything you could possibly wish for in a grand country home. With a walk in pantry, walk in linen, full sized study or home office and grand master suite with double walk in robes, this makes an outstanding family home. The main bedroom is thoughtfully situated for tranquil privacy away from the other bedrooms. From the powder room to the large laundry and abundance of storage space, this home will suit the most discerning homeowner.

Designed to suit 37m x 18m block

House Area (m ²)	289.90m ²
House Area (sqsq)	10.97m
Exterior Length	34.43m
Exterior Width	13.00m
Block Depth	18.00

Available Facades

Arco, Chalet, Vista, Pulse, Georgio, Accent, Abbey, Neo



Fremont 30



Designed to suit 34m x 18m block

House Area (m ²)	274.20m ²
House Area (sqs)	29.50sqs
Exterior Length	10.97m
Exterior Width	31.60m
Block Depth	18.00m

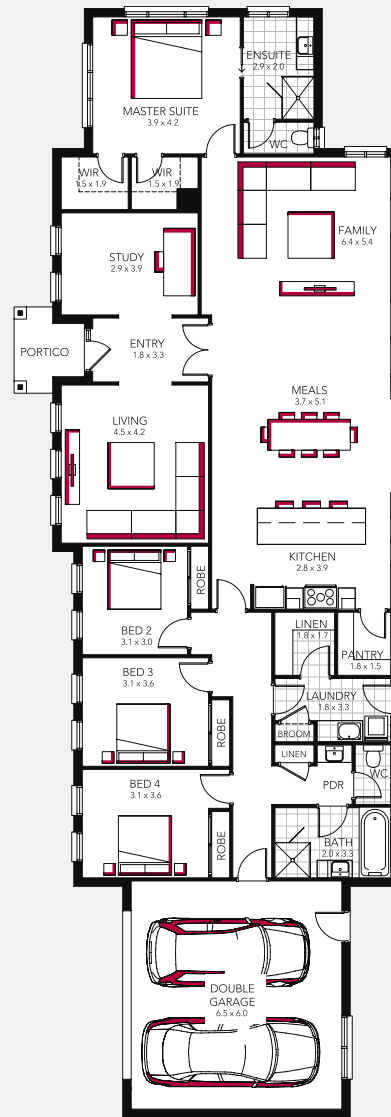
Fremont 27



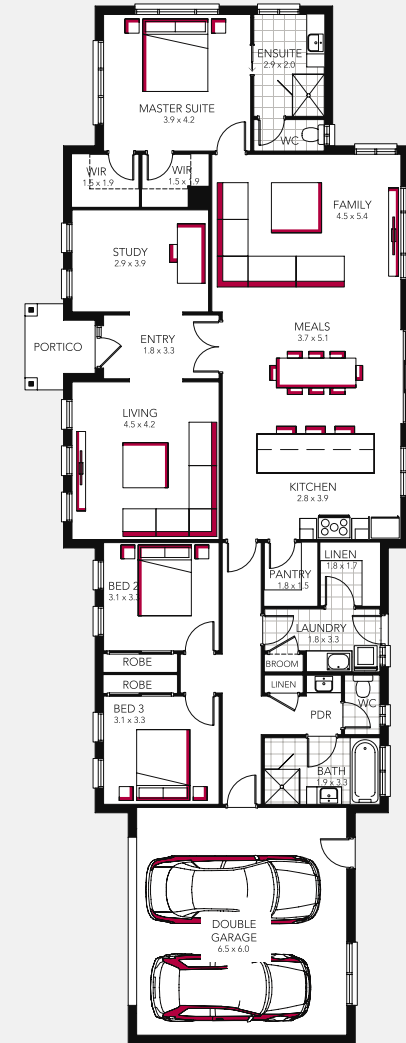
Designed to suit 32m x 18m block

House Area (m ²)	249.00m ²
House Area (sqs)	26.80sqs
Exterior Length	10.97m
Exterior Width	29.62m
Block Depth	18.00m

Fremont 30



Fremont 27



Indigo 29



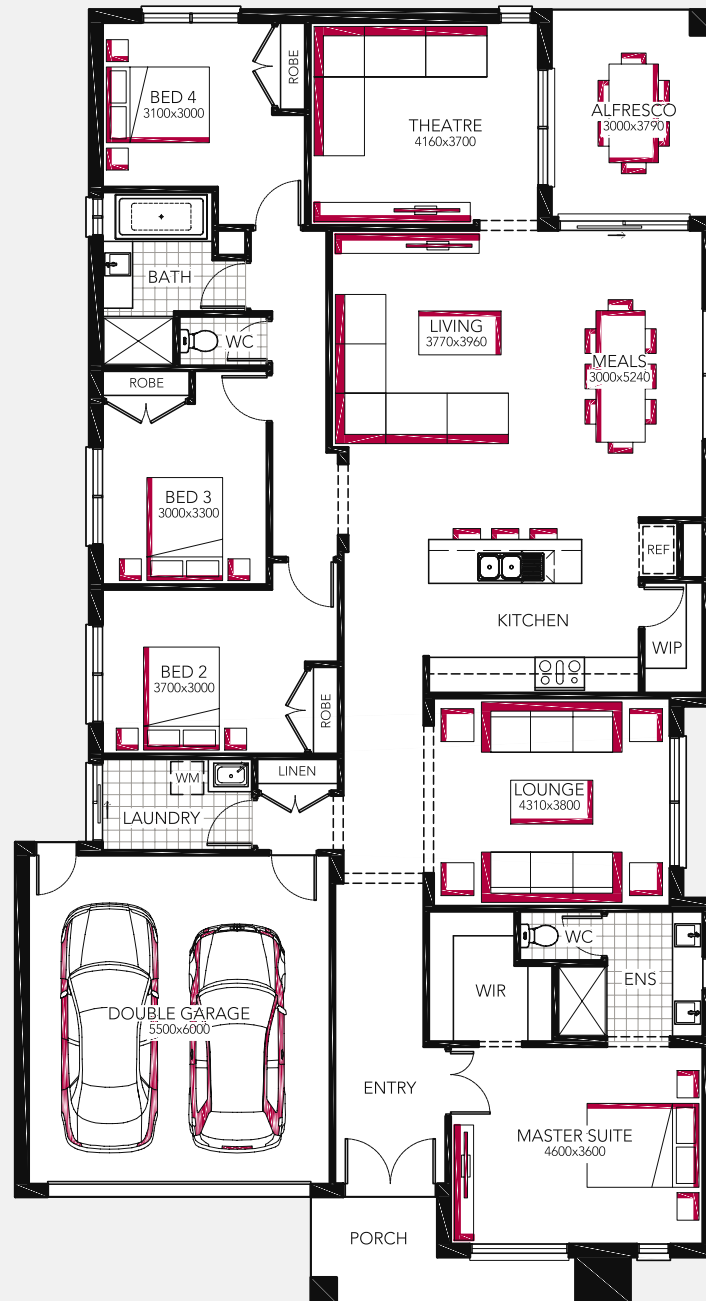
The perfect family home for those with north to side to let the winter sun and an abundance of natural light shine into all three communal living areas of this home. With a dedicated sleeping wing and central lifestyle hub this home will tick all the boxes for you and your family.

Designed to suit 15m x 24m block*

House Area (m ²)	267.20m ²
House Area (sqs)	28.77sqs
Exterior Length	23.60m
Exterior Width	12.78m
Block Depth	24.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Riviera, Neo, Osprey



Matera 29



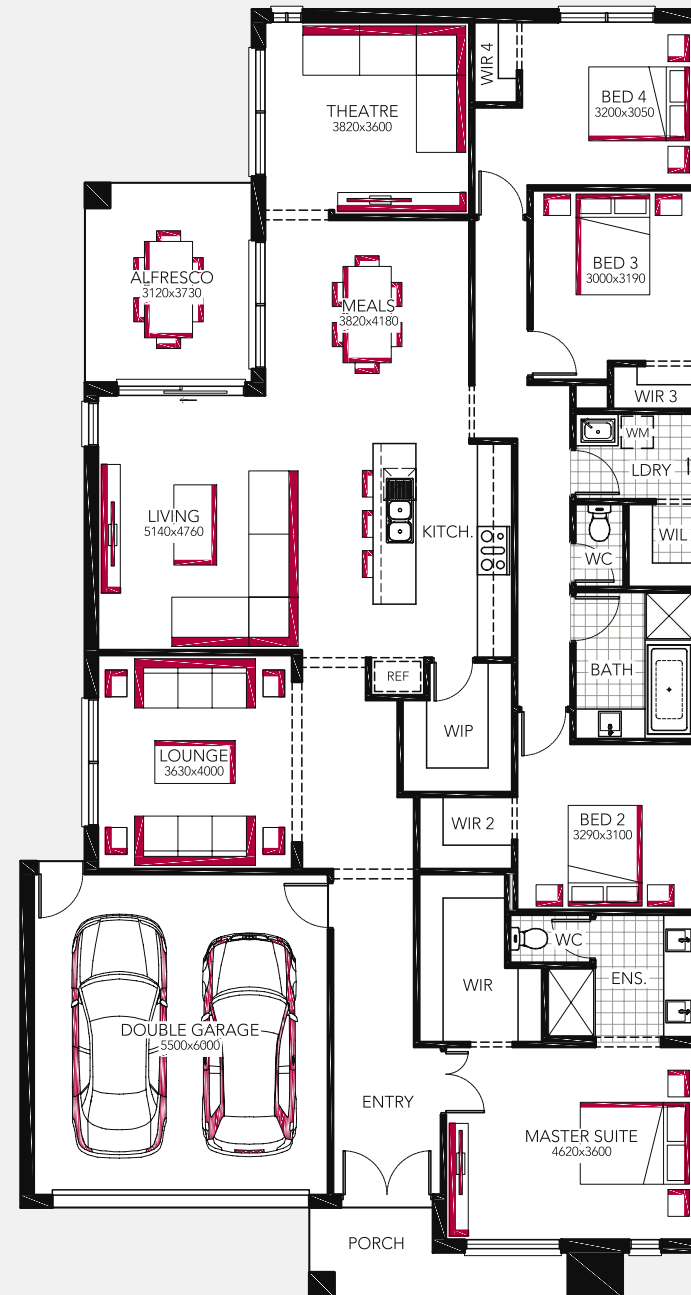
With three beautiful living areas, a private parents master suite with a huge walk in robe and walk in robes to all three of the children's bedrooms, this home will be sure to please the whole family. This clever design focuses family time around the centrally located gourmet kitchen, generous walk in pantry, family living and meals area plus formal lounge and home theatre.

Designed to suit 15m x 32m block*

House Area (m ²)	268.40m ²
House Area (sqs)	28.89sqs
Exterior Length	24.06m
Exterior Width	12.80m
Block Depth	32.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Osprey, Riviera, Neo



Jade 34



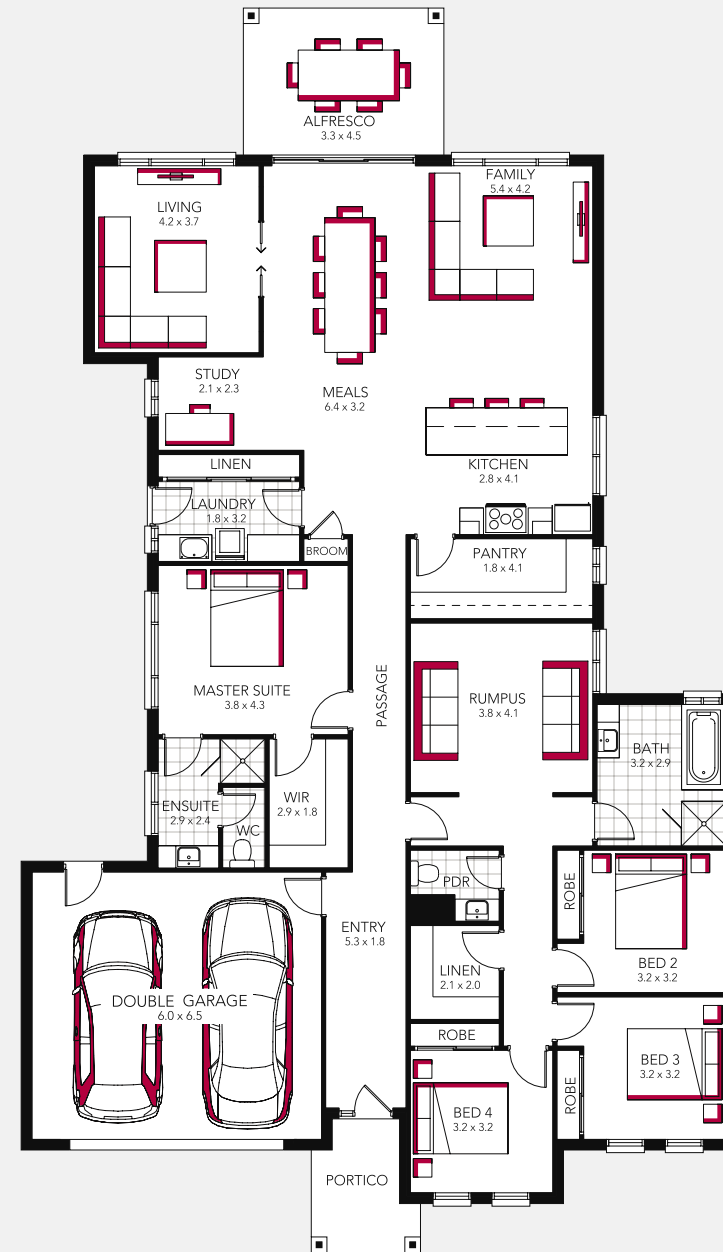
Designed for wider frontages, the Jade is one of our most flexible floorplans. This versatile design can easily be adapted to suit your aspirations and lifestyle. Whether you need an extra bedroom or two, or you're looking to add a rumpus or home theatre, the Jade floorplan combines flexibility with style and convenience.

Designed to suit 18m x 35m block

House Area (m ²)	308.70m ²
House Area (sqs)	33.30sqs
Exterior Length	27.93m
Exterior Width	16.06m
Block Depth	35.00m

Available Facades

Accent, Pulse, Vista, Neo, Chalet,
Arco, Denver



Jade 31



Designed to suit 18m x 34m block

House Area (m ²)	286.80m ²
House Area (sqsq)	30.80sqsq
Exterior Length	26.73m
Exterior Width	15.64m
Block Depth	34.00m

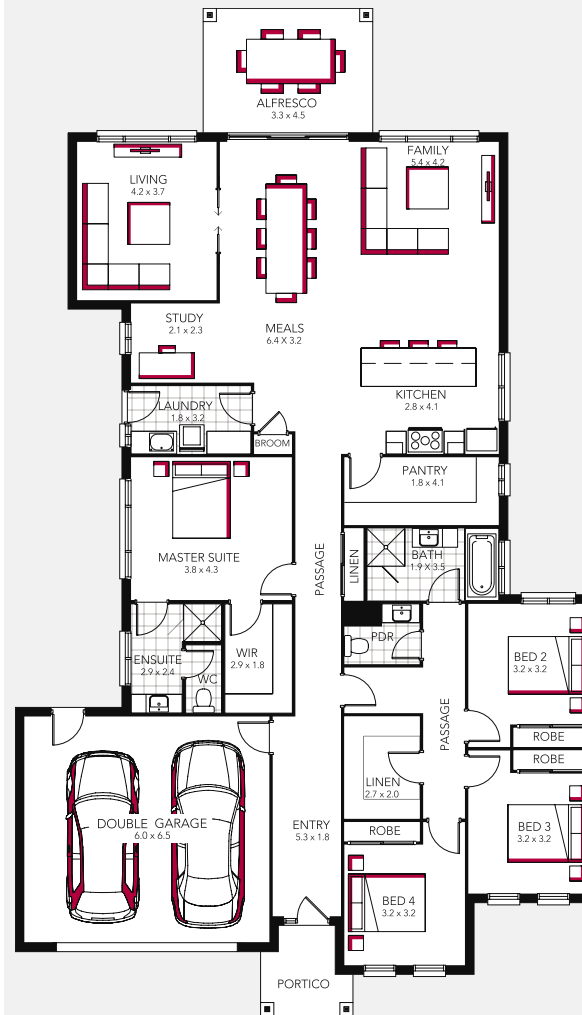
Jade 30



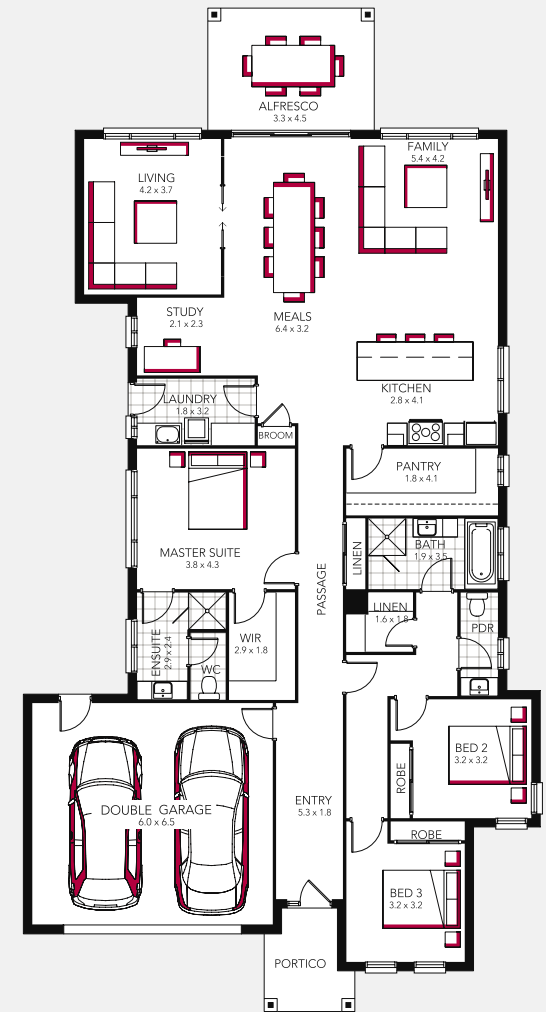
Designed to suit 16m x 34m block

House Area (m ²)	271.50m ²
House Area (sqsq)	29.20sqsq
Exterior Length	27.13m
Exterior Width	13.97m
Block Depth	34.00m

Jade 31



Jade 30



Napa 32



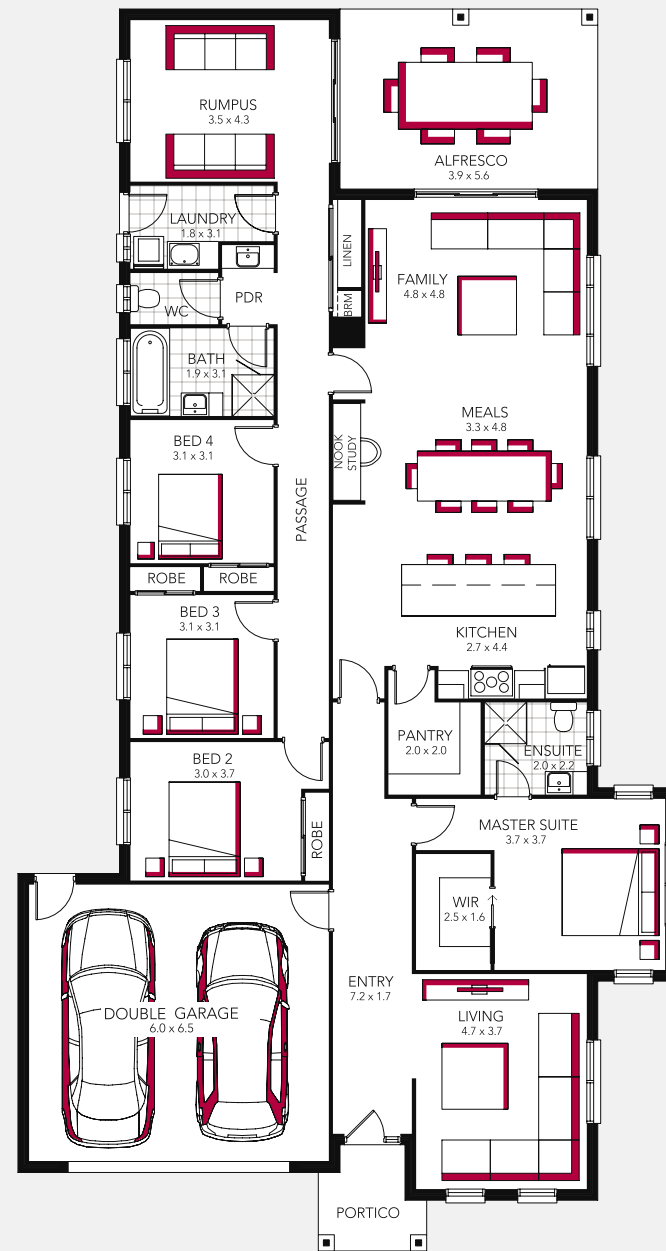
Clever design and innovative use of space provide a whole lot of house hidden behind its narrow frontage. With two living areas and the option of adding a third rumpus or media room, generous bedrooms and a fabulous master suite this home makes perfect sense for those looking for a stylish, low maintenance lifestyle.

Designed to suit 16m x 34m block

House Area (m ²)	289.20m ²
House Area (sqs)	31.10sqs
Exterior Length	26.92m
Exterior Width	14.27m
Block Depth	34.00m

Available Facades

Accent, Pulse, Vista, Neo, Nuvo,
Arco, Denver



Napa 28



Designed to suit 16m x 31m block

House Area (m ²)	256.50m ²
House Area (sqsq)	27.70sqsq
Exterior Length	24.15m
Exterior Width	14.27m
Block Depth	31.00m

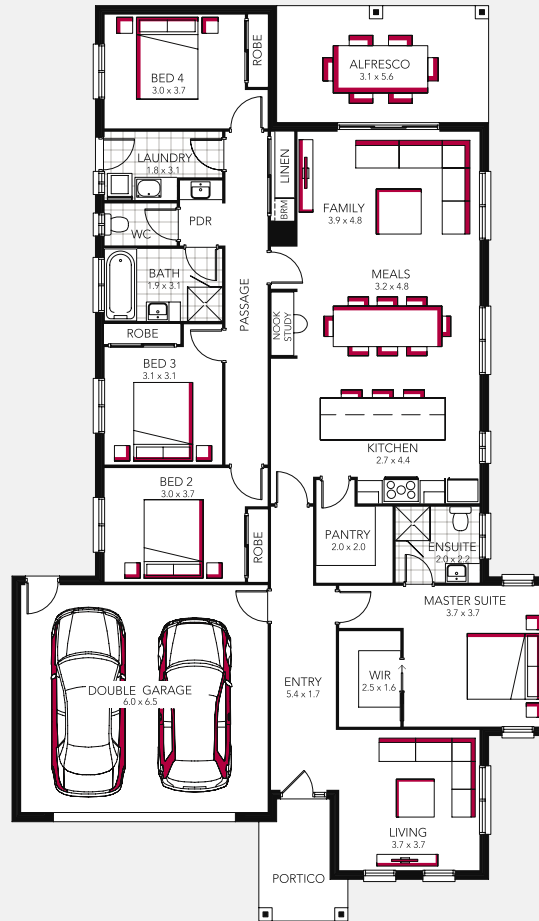
Napa 23



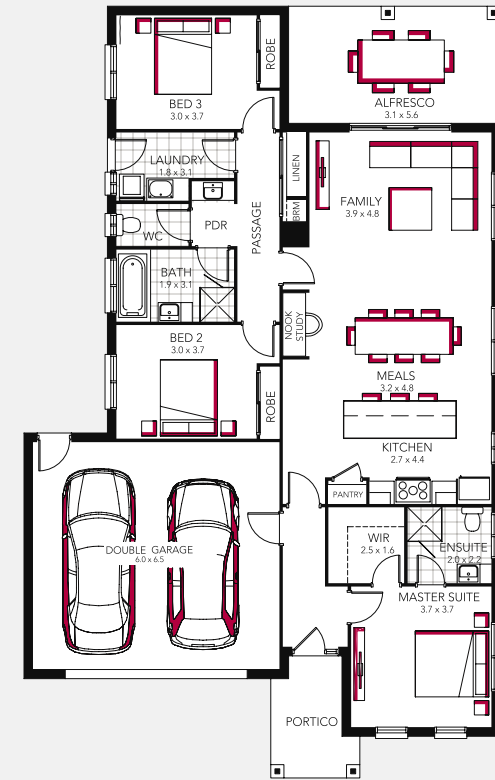
Designed to suit 15m x 27m block

House Area (m ²)	210.10m ²
House Area (sqsq)	22.70sqsq
Exterior Length	20.36m
Exterior Width	12.57m
Block Depth	27.00m

Napa 28



Napa 23



Piermont 26



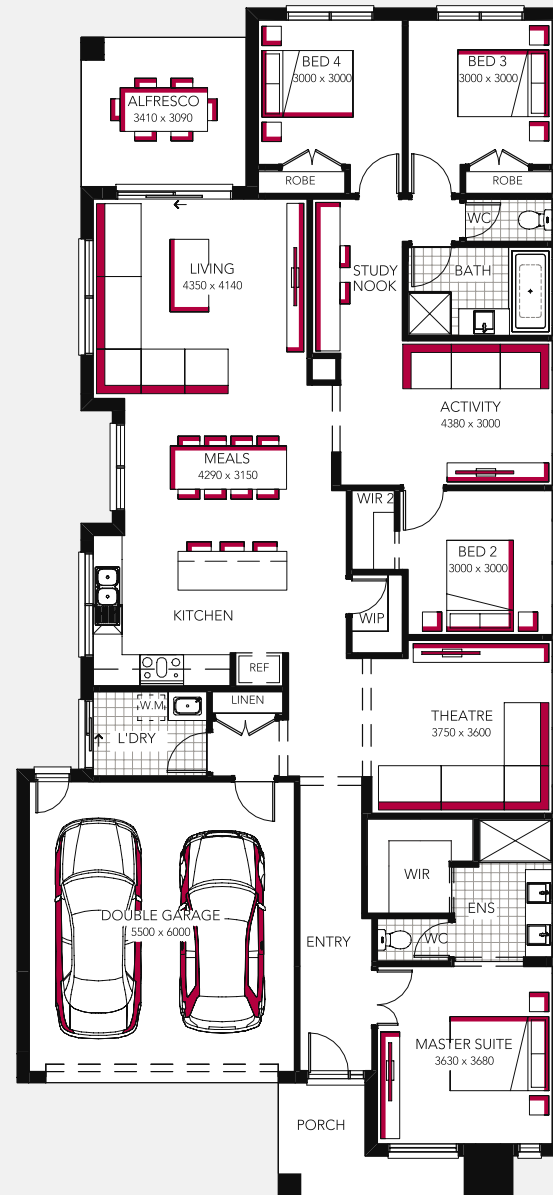
There is plenty of opportunity for the family to work, rest and play in the Piermont! With the children's wing offering its own activities area and a study nook for homework the kids are sure to love the Piermont. With relaxing communal spaces and a home theatre there is something that the whole family will enjoy.

Designed to suit 14m x 32m block*

House Area (m ²)	239.42m
House Area (sqs)	25.77sqs
Exterior Length	24.54m
Exterior Width	11.30m
Block Depth	32.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Osprey, Riviera, Neo



Portland 27



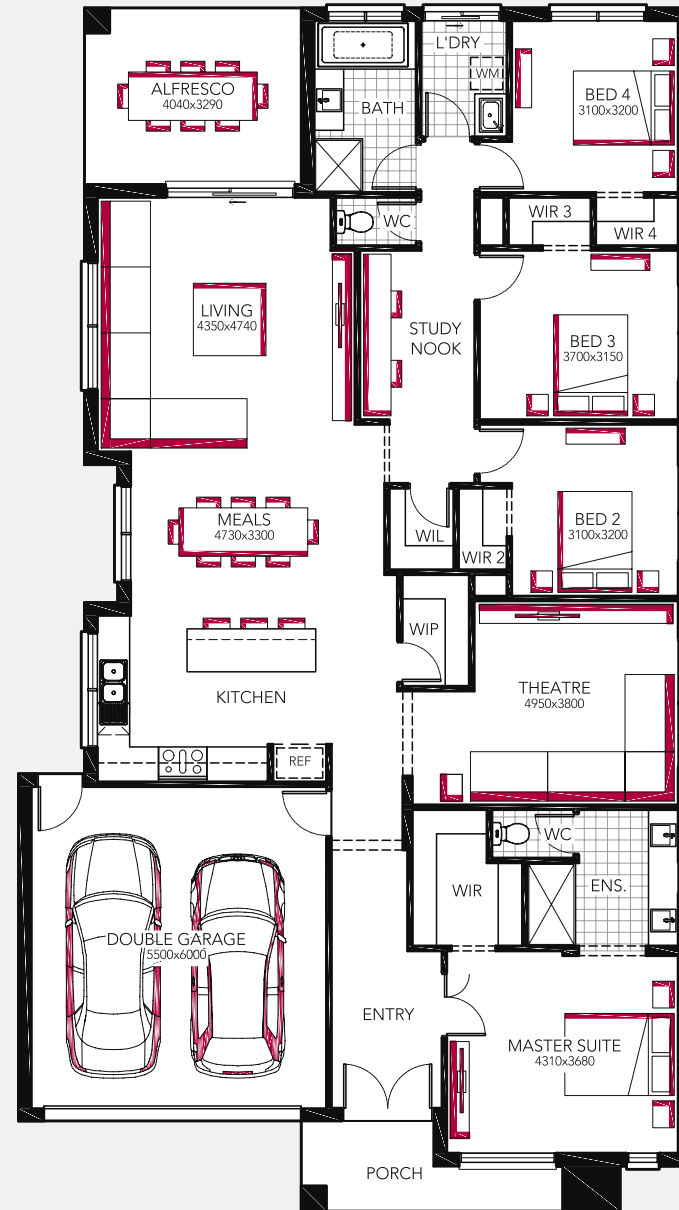
Space and family living is the essence of this practical and functional floor plan. The design addresses North to the side and the rear and is the perfect layout for indoor, outdoor living. The children's bedrooms are zoned for privacy and energy efficiency and located away from the master suite. This home is bathed in light and offers generous proportions in all areas.

Designed to suit 15m x 30m block*

House Area (m ²)	251.81m ²
House Area (sqsq)	27.11sqsq
Exterior Length	22.42m
Exterior Width	12.53m
Block Depth	30.00m

Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Osprey, Riviera, Neo



Provincial 25



The Provincial exudes elegance and charm and is the perfect layout for those families who like to work from home. With a dedicated study or home office located just inside the front door you can get down to business whilst the family has the run of the rest of this beautiful home.

Designed to suit 15m x 28m block*

House Area (m ²)	234.24m ²
House Area (sqs)	25.21sqs
Exterior Length	21.77m
Exterior Width	12.28m
Block Depth	28.00m

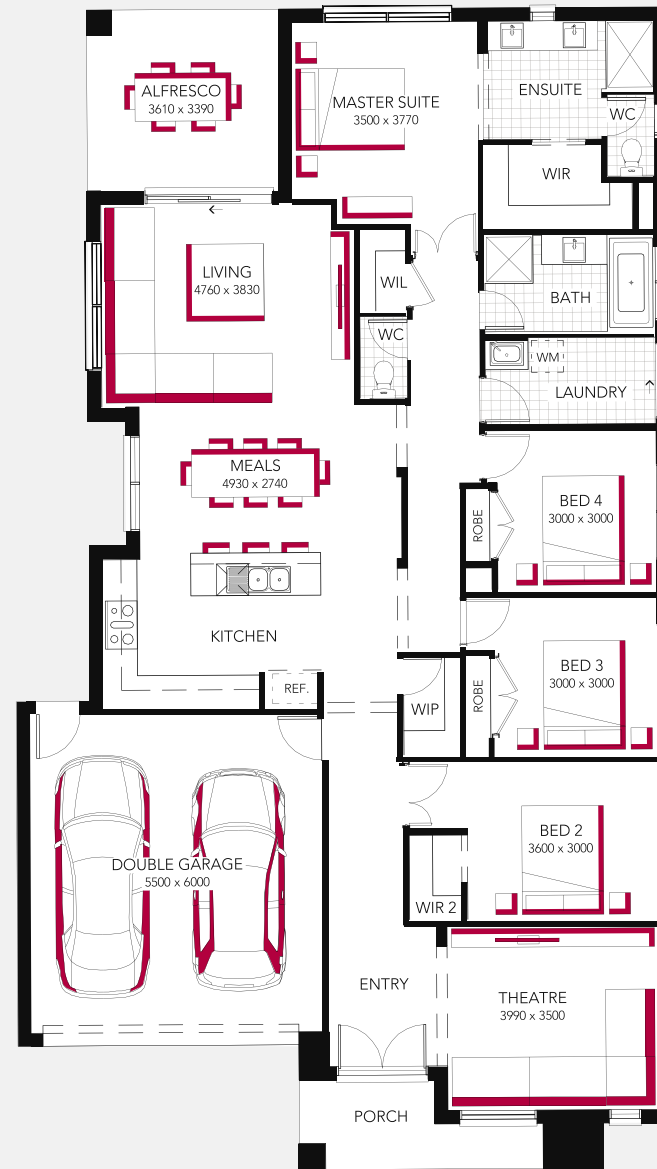
Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Osprey, Riviera, Neo





Hartley



Remi 31



Designed to suit most suburban sized lots, the Remi is one of our most requested floor plans. This versatile design features a study nook and your choice of three or four bedrooms.

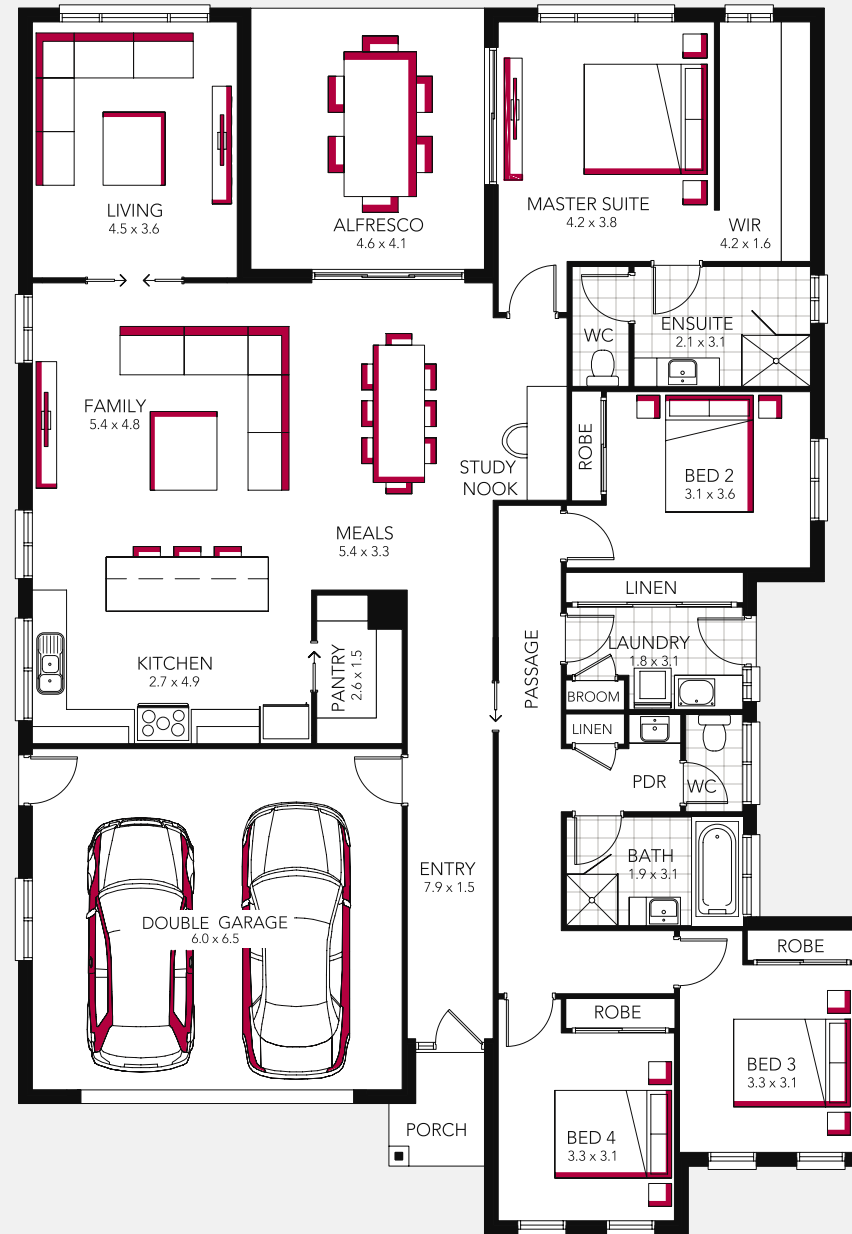
The kitchen takes pride of place at the heart of the home and its location is perfect for entertaining in the undercover alfresco which can be accessed from both the meals area and master suite.

Designed to suit 16m x 29m block

House Area (m ²)	281.90m ²
House Area (sqs)	30.20sqs
Exterior Length	21.56m
Exterior Width	14.96m
Block Depth	29.00m

Available Facades

Accent, Chalet, Pulse, Neo



Remi 28



Designed to suit 17m x 28m block

House Area (m ²)	257.90m ²
House Area (sqsq)	27.60sqsq
Exterior Length	21.26m
Exterior Width	14.96m
Block Depth	28.00m

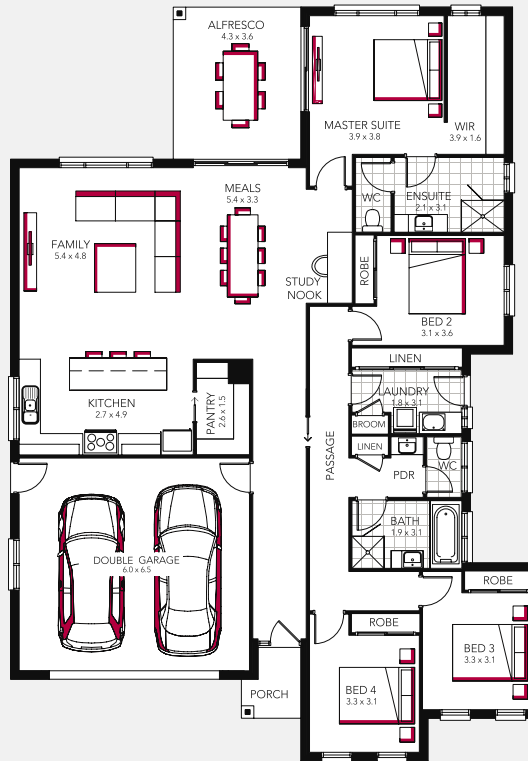
Remi 26



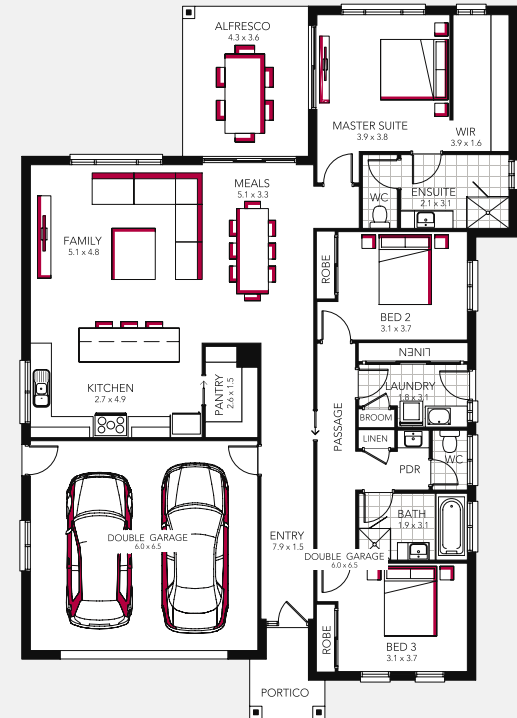
Designed to suit 16m x 27m block

House Area (m ²)	236.40m ²
House Area (sqsq)	25.40sqsq
Exterior Length	20.36m
Exterior Width	14.16m
Block Depth	27.00m

Remi 28



Remi 26



Rio 29



The versatile and practical floor plan of the Rio can be easily be lengthened to suit your aspirations and lifestyle.

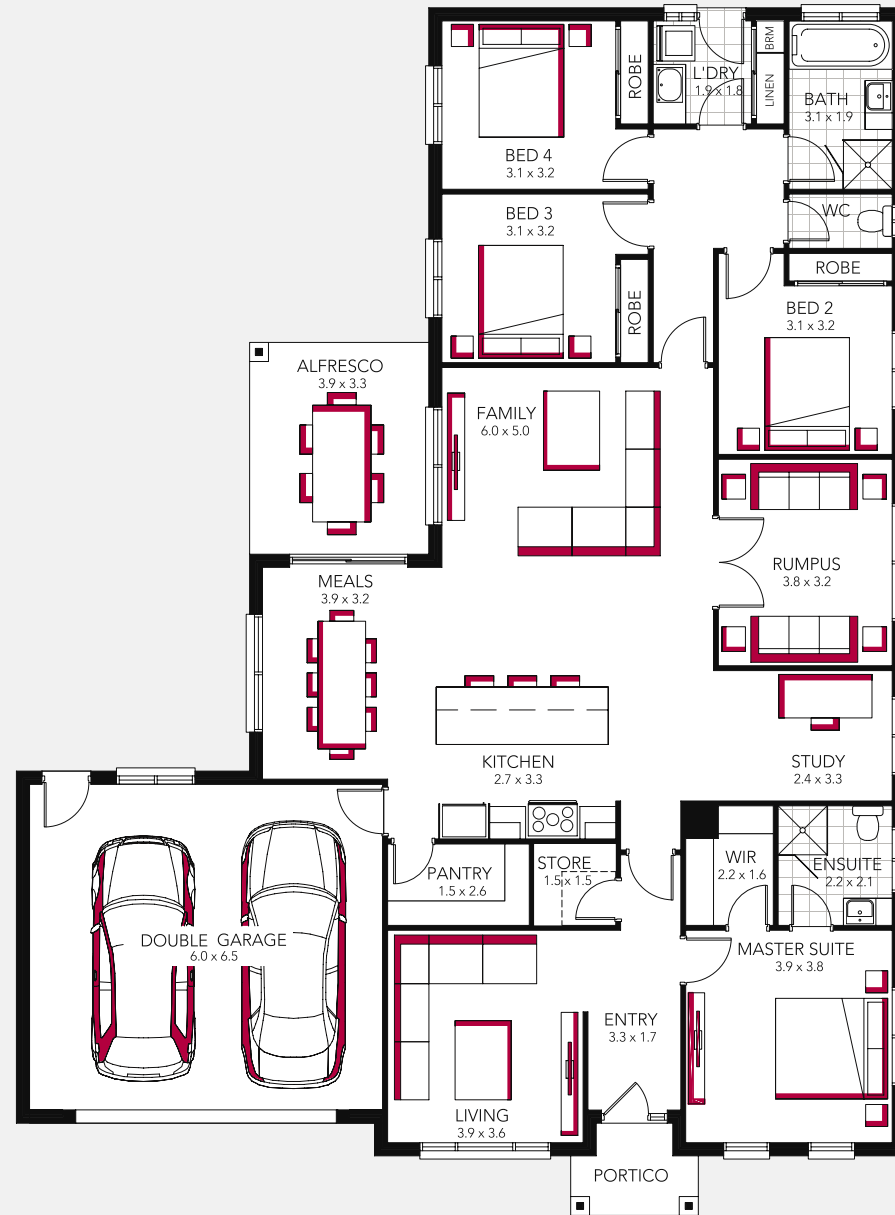
This family home features a generous pantry and your choice of one, two or even three living areas. With living areas positioned to the front and side of the home it is the perfect choice for North to front or North to side blocks of land ensuring your home will be comfortable all year round.

Designed to suit 19m x 27m block

House Area (m ²)	263.70m ²
House Area (sqsq)	28.40sqsq
Exterior Length	22.23m
Exterior Width	16.36m
Block Depth	27.00m

Available Facades

Accent, Pulse, Neo, Arco, Denver



Rio 26



Designed to suit 19m x 26m block

House Area (m ²)	235.70m ²
House Area (sqsq)	25.40sqsq
Exterior Length	19.04m
Exterior Width	16.36m
Block Depth	26.00m

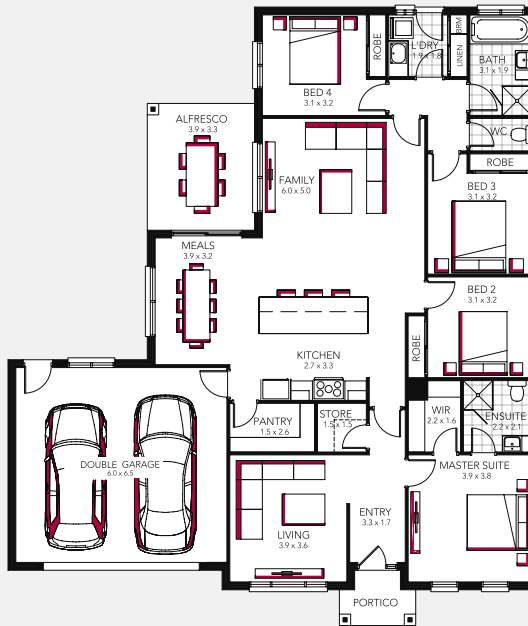
Rio 23



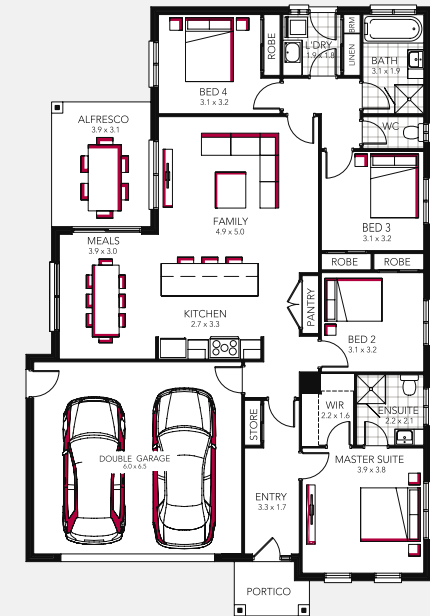
Designed to suit 15m x 26m block

House Area (m ²)	208.00m ²
House Area (sqsq)	22.30sqsq
Exterior Length	19.04m
Exterior Width	12.67m
Block Depth	26.00m

Rio 26



Rio 23



Sacramento 31



With all of your major living spaces and entertaining areas addressing the side and rear of this family home you have a plethora of entertaining or relaxation options and an abundance of natural light. Supervising your kids in the backyard will be a breeze from the centrally located kitchen with its enormous pantry.

Designed to suit 17m x 32m block*

House Area (m ²)	293.30m ²
House Area (sqs)	31.57sqs
Exterior Length	22.71m
Exterior Width	14.43m
Block Depth	32.00m

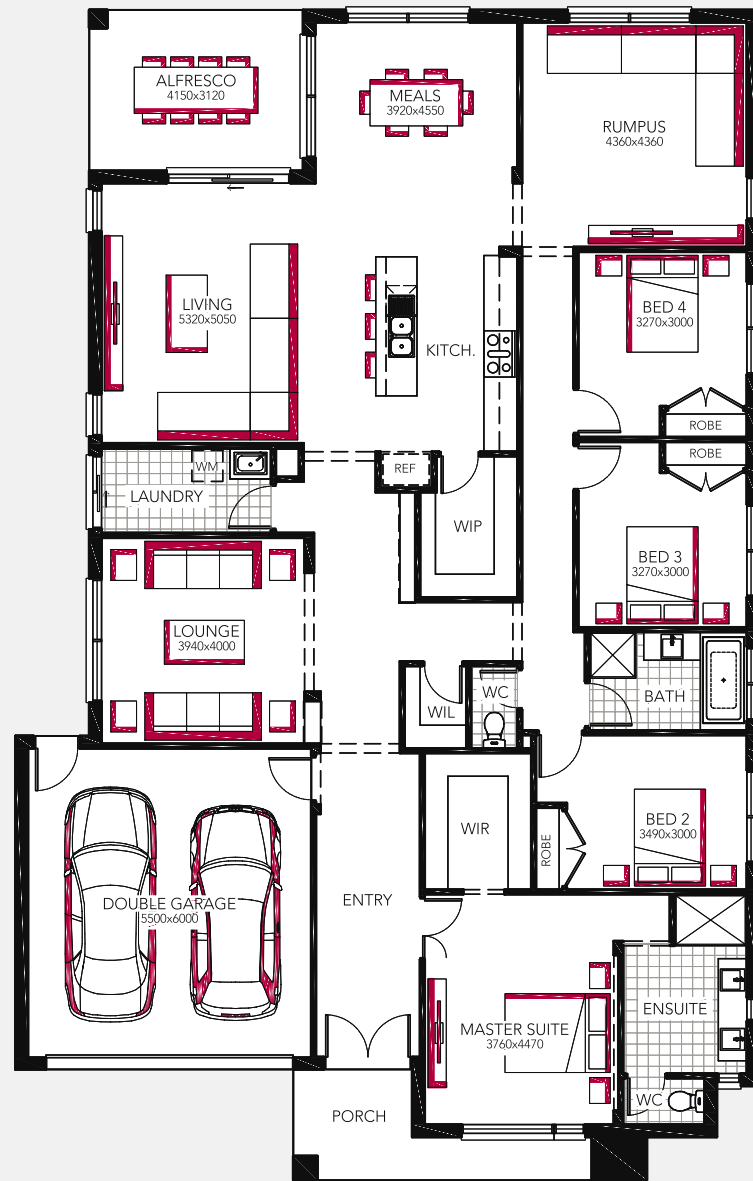
Available Facades

Hillcroft, Hartley, Lismore, Airlie, Montana, Sahara, Sierra, Oakland, Ascot, Osprey, Riviera, Neo





Riviera



Tara 34



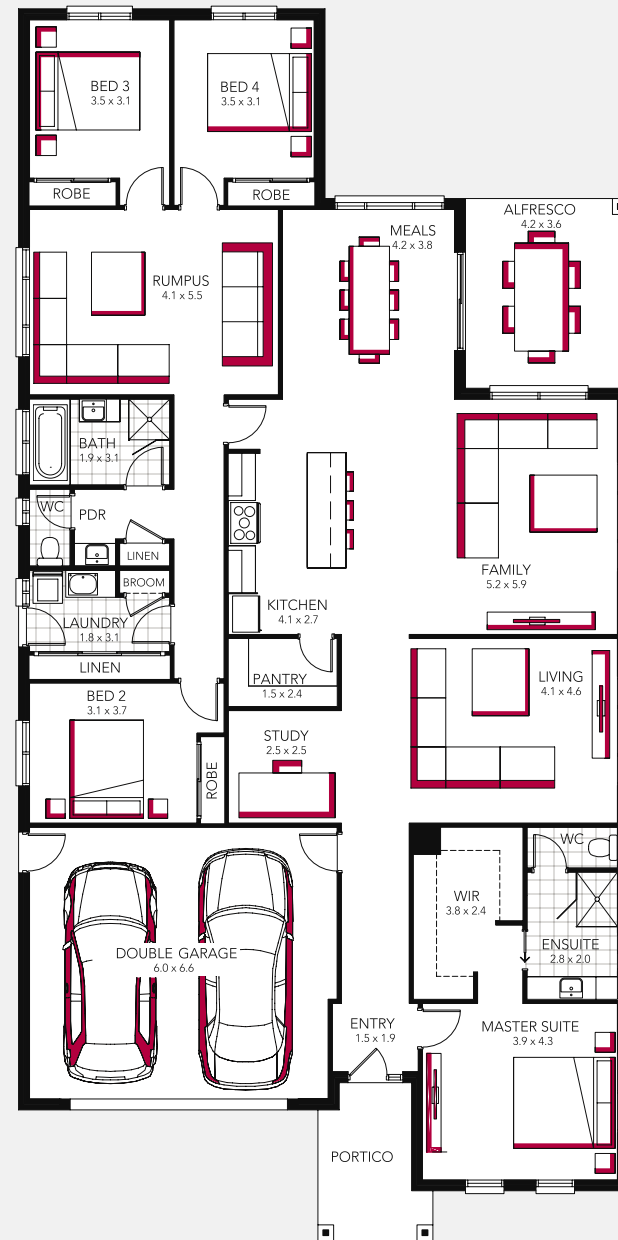
This floor plan is one of our most popular as it can be easily adapted to suit a sloping site whilst still ticking all the boxes as the perfect family home. Style and sophistication, surrounds you as you move through the home, past the full-sized study, formal sitting room and beyond to the heart of the home as it embraces the undercover alfresco and looks out to the back garden.

Designed to suit 16m x 34m block

House Area (m ²)	314.60m ²
House Area (sqs)	33.80sqs
Exterior Length	27.21m
Exterior Width	13.47m
Block Depth	34.00m

Available Facades

Accent, Pulse, Neo, Arco, Denver, Vista, Nuvo



Tara 31



Designed to suit 16m x 30m block

House Area (m ²)	286.30m ²
House Area (sqsq)	30.90sqsq
Exterior Length	23.02m
Exterior Width	13.47m
Block Depth	30.00m

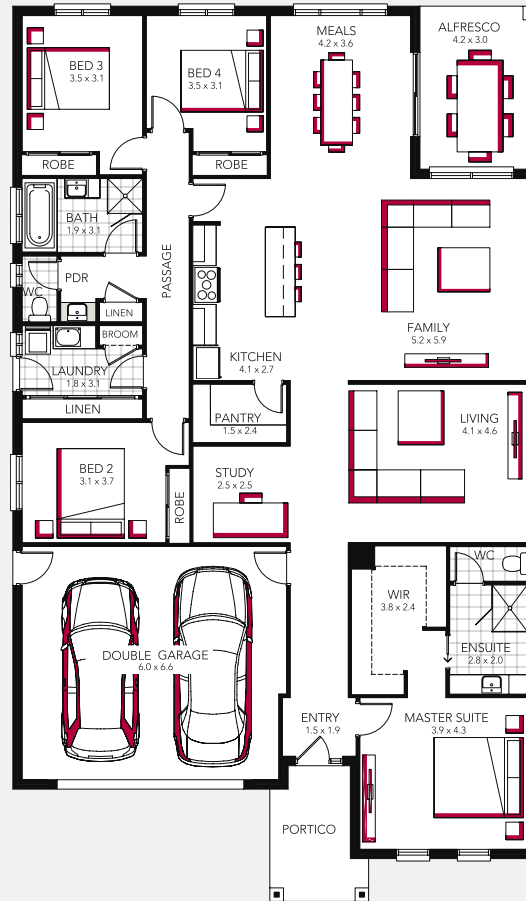
Tara 29



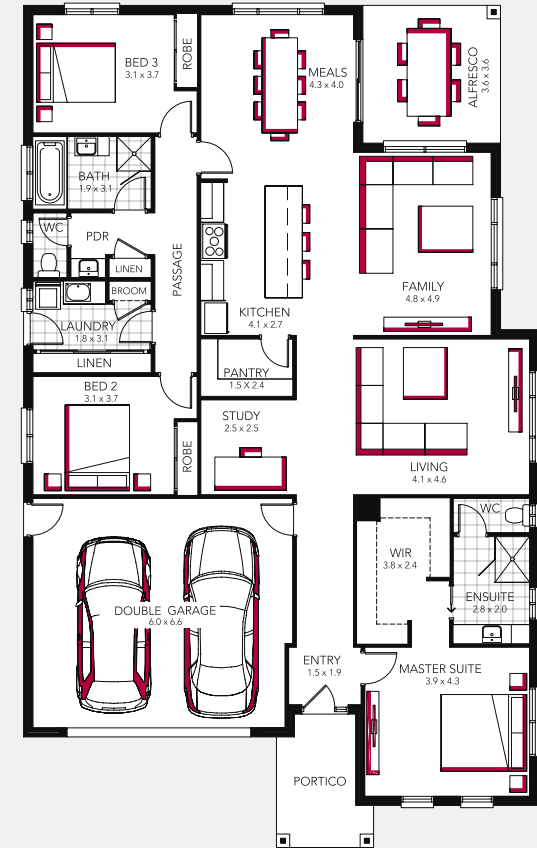
Designed to suit 16m x 29m block

House Area (m ²)	264.40m ²
House Area (sqsq)	28.50sqsq
Exterior Length	22.02m
Exterior Width	13.47m
Block Depth	29.00m

Tara 31



Tara 29



Bellmont 36



Step inside the grand foyer of the Belmont and feel the luxury of this fabulous family home. You will love the ease of taking groceries straight from your car into your walk-in pantry that leads straight into your enormous galley kitchen. With your alfresco just beyond your kitchen and accessed by both your kitchen / meals area and your theatre room, entertaining will be a breeze.

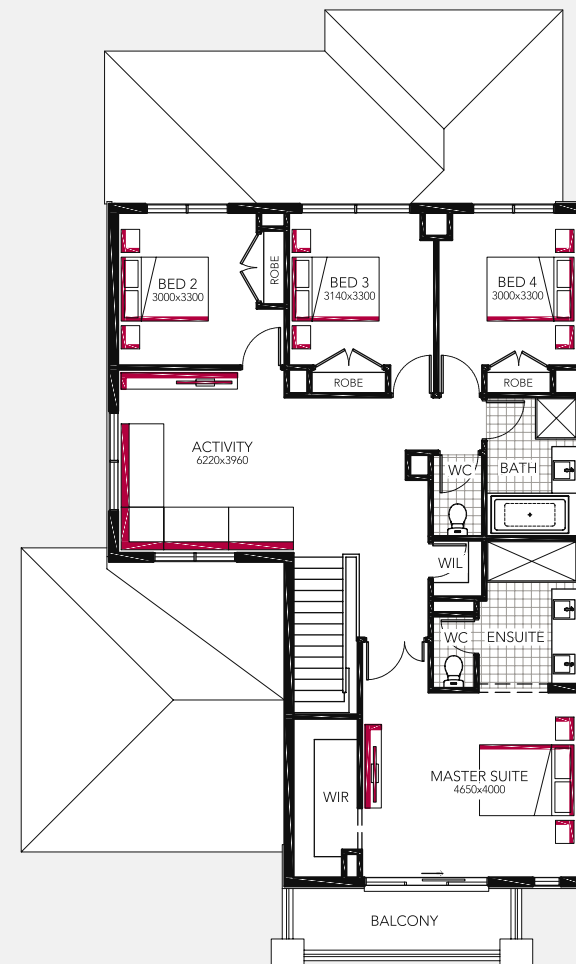
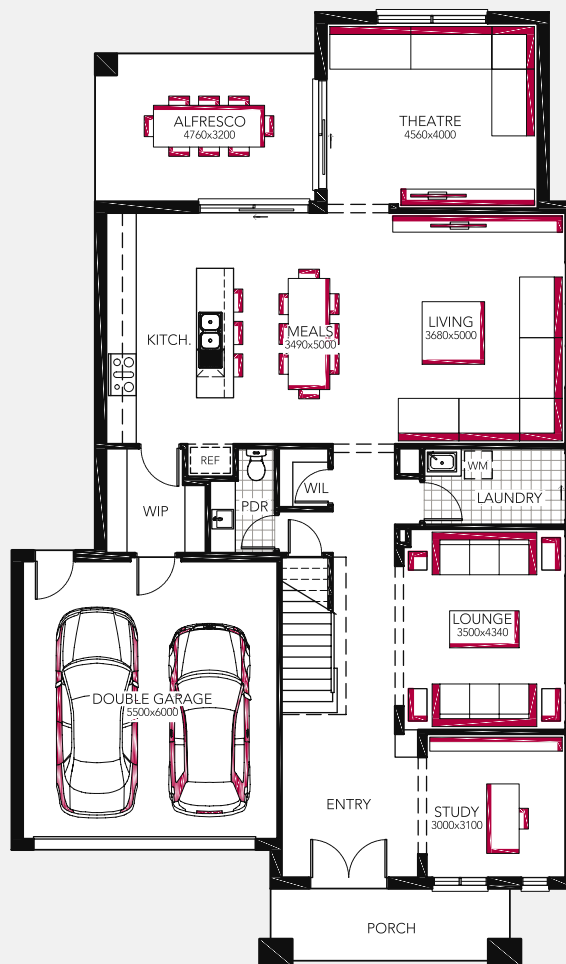
Designed to suit 15m x 28m block*

House Area (m ²)	332.40m ²
House Area (sqsq)	35.78sqsq
Exterior Length	20.61m
Exterior Width	12.20m
Block Depth	28.00m

Available Facades

Miami, Bentley, Breeze, Cheval, Gandview, Jamison, Langley, Newington, Somerset

Double Storey



Dorchester 42



Busy, growing families or households with noisy teenagers will love this home. Upstairs there are 4 fabulous bedrooms all with walk in robes and an activity area with its own study nook for homework or technology. Downstairs, your family will love the light filled open plan living areas and alfresco plus the theatre room, formal lounge and home office.

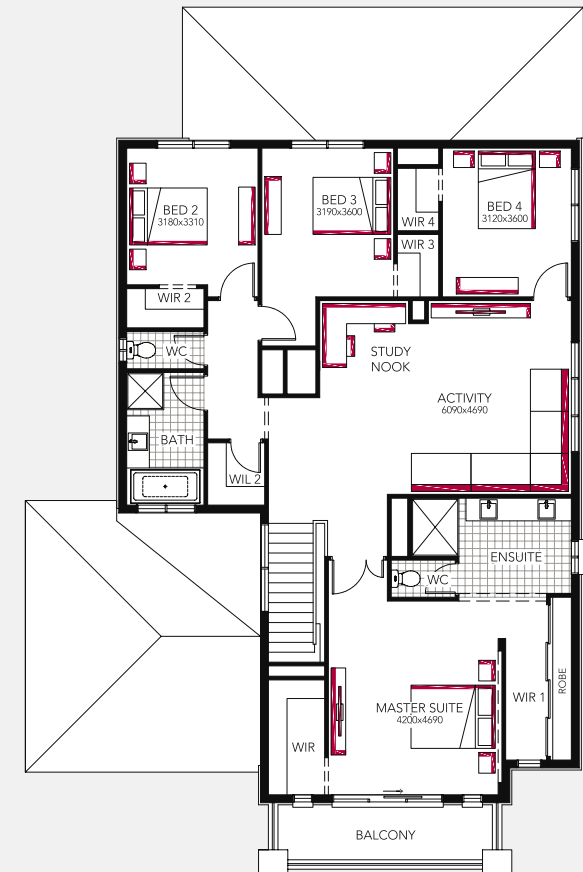
Designed to suit 16m x 28m block*

House Area (m ²)	392.80m ²
House Area (sqsq)	42.28sqsq
Exterior Length	20.93m
Exterior Width	13.40m
Block Depth	28.00m

Available Facades

Miami, Bentley, Breeze, Cheval, Gandview, Jamison, Langley, Newington, Somerset

Double Storey



Granada 41



Grand proportions, four separate living areas, this entertainers delight will wow your family and guests. With your kitchen, meals, living and alfresco areas all addressing the back yard this is the perfect home for the modern, busy family. With North to the rear of your home you will love the natural light and winter warmth that will flood your home.

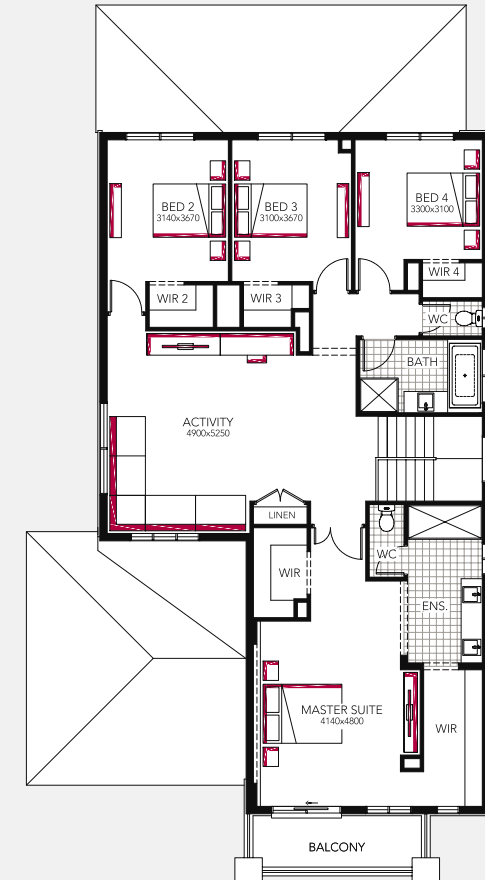
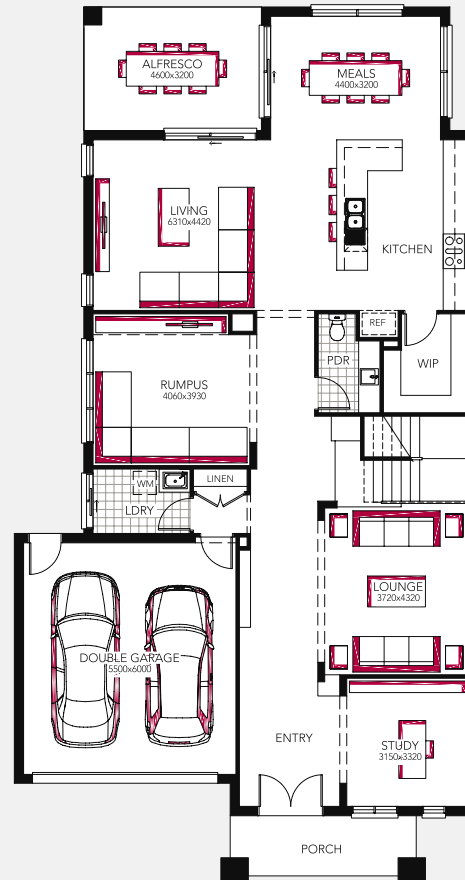
Designed to suit 14m x 30m block*

House Area (m ²)	387.40m ²
House Area (sqsq)	41.70sqsq
Exterior Length	22.63m
Exterior Width	12.00m
Block Depth	30.00m

Available Facades

Miami, Bentley, Breeze, Cheval, Gandview, Jamison, Langley, Newington, Somerset

Double Storey





Expressions Luxury Inclusions

SITWORKS

- Allowance for 'M'-type slab on flat natural ground

EXCAVATION

- Site scrape by Davis Sanders Homes

FLOOR CONSTRUCTION

- 300 high concrete slab on ground to 'M'-type classification
- Griffith - 410mm high concrete slab on ground to 'M'-type classification

TERMITE TREATMENT

- Termite management in accordance AS3360
- Physical barrier and collars to slab penetrations

WALL & ROOF FRAME

- F.5 Kiln dried treated pine wall frames
- 90mm wide stud wall frame
- Engineer designed roof truss system

EXTERNAL LININGS

- Brick veneer selected from Davis Sanders Homes range
- Off white mortar

ROOFING

- Colorbond custom orb roof with Anticon blanket insulation
- 20.0° to 25.0° roof pitch (plan specific) and trusses to engineers design

INTERNAL LININGS

- Smooth finish plasterboard with 75mm Scotia cornice

EAVES

- 600mm wide eaves horizontally lined, as indicated on plan (facade dependant)

PORTICO

- Lined with plasterboard
- Trowel finish concrete slab under
- Refer to individual facades

ALFRESCO (if applicable)

- Horizontally lined with plaster board, supported on steel posts with Hardiflex bulkhead.
- Brick piers as indicated
- Trowel finish concrete slab under

GUTTERING & FASCIA

- Colorbond quad slotted gutter and fascia

CEILING HEIGHT

- Ceiling height to be 2550mm (2400 to first floor areas)

INSULATION

- R6.0 insulation to residence ceiling
- R2.5 Insulation to all external and residence walls adjoining garage

SISILATION

- Enviroseal vapour permeable fabric to all external and garage/residence walls

WINDOWS

- Aluminium powder coated horizontal sliding generally. Operation to front elevation facade dependant.
- Windows include flyscreens and keylocks
- Bathroom, ensuite & W.C. windows to be glazed obscure, remaining windows to be glazed clear.

GARAGE

- Brick veneer construction under main roofline with concrete floor
- B&D sectional overhead door 2100mm x 4800mm with automatic opener

DOORS

- Corinthian, 'Madison' Front entry door entrance door and clear glazed sidelight (plan specific)
- External garage hinged door and rear entry Laundry door to be flush panel weatherproof solid core.
- Front Entry, laundry and garage/residence doors weather sealed
- All other internal doors to be Masonite Readicote Flush Panel including pantry (2040H)

DOOR FURNITURE

- Front entry door - Lockwood Nexicon Vision with choice of handles.
- Other external doors - Lockwood Symmetry Manor 7010
- Internals to be selected from Nexicon Vision collection

ARCHITRAVES

- 67 X 18 Prime coated from selected profiles

SKIRTINGS

- 92 X 18 Prime coated from selected profiles

WARDROBES

- Walk in robe to master bedroom
- Built in robes to bedrooms
- Sliding laminate panel doors (2040mm high) to wardrobes and linen
- Single melamine shelf & hanging rail with shelf stack to robes in bed 2 ,3 & 4. Double stack to Master.

LINEN

- To have 4 melamine shelves

PANTRY

- To have 4 melamine shelves

CABINETMAKING

- Engineered granite benchtops with 20mm pencil edge with ABS edge melamine doors to kitchen
- Overhead cupboards to kitchen to be 2400mm high where indicated
- Dishwasher provision
- 1 bank of 4 cutlery drawers to kitchen



- Pantry to be built on site
- Essastone 20mm edge to ensuite, bathroom & powder
- Laminate finish postform benchtop & laminated melamine doors with ABS edge to laundry
- Laminate finish postform benchtop to study (plan specific)

CERAMIC TILING

- Wet area floor tiling to bathroom, ensuite, laundry & W.C.
- Dry area floor tiling or vinyl plank to entry, kitchen, meals, family and passage
- Wall tiling to bathroom and ensuite to be skirting and nominal above vanity and bath
- Tile selection from Beaumont Tiles Gold and Silver range
- Splashback tiling to laundry wall above tub and washing machine & skirting tiling to walls
- Splashback tiling above kitchen benchtops to underside of overhead cupboards
- Skirting tiling to W.C.



CARPET

- Carpet and underlay from Davis Sanders range to living & bedrooms and associated robes

HEATING

- 4 star ducted gas heating, includes manual wall mounted controller (no outlets to bathroom, laundry or W.C.)

COOLING

- Ducted evaporative cooling to bedrooms & living areas

ELECTRICAL

- Canopy rangehood with damper, ducted to atmosphere
- Shutter exhaust fans to ensuite and bathroom
- Down lights to living areas, entry, portico, bath, ensuite, study, alfresco and bedrooms
- 3 pendent lights over kitchen island bench
- Smoke detectors as required
- 2 x T.V points
- Generous amount of light and power points
- Brushed chrome ceiling fan to alfresco (if applicable)





WATER TANK

- VIC - 2500 litre rainwater tank, collecting roof water from minimum 150m² area with rainwater used for toilet flushing
- NSW - 4500 litre water tank collecting water from a minimum 150m roof area with rainwater to be used to flush toilets

PLUMBING

- Two external taps
- 80mm round downpipes

PAINTING

- WattyI Three coat finish
- All Internal and external painting
- Walls - washable low sheen acrylic
- Ceilings - Flat acrylic
- Doors, skirtings and architraves - semi gloss
- Fibre cement - flat acrylic
- External Timber - low sheen acrylic

HOT WATER SERVICE

- Continuous flow gas HWS 26 litres/minute (5.5 stars)

BATHROOM FITTINGS

- 1650mm. Decina Novara acrylic bath
- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single single Fienza Alison Semi inset basin
- 1 bank of drawers to vanity
- Mirror to be 900mm high and length of vanity
- Tiled shower base
- Harmony Nardini mixer taps to basin, bath, shower
- Harmony Meno 5 function shower on rail OR Harmony Senza overhead
- Double towel rail and glass shower shelf

ENSUITE FITTINGS

- Semi-frameless pivot shower screen with clear toughened glazing
- Vanity to have single Fienza Alison Semi inset basin
- 1 bank of drawers to vanity
- Mirror to be 900mm high and length of vanity
- Tiled shower base
- Harmony Nardin mixer taps to basin, bath, shower
- Harmony Meno 5 function shower on rail OR Harmony Senza overhead
- Double towel rail and glass shower shelf

W.C

- Toilet suites to be Bassini back to wall full china with soft close seats
- Toilet roll holders

LAUNDRY

- Joinery built cupboard with 45 litre stainless steel inset tub
- Harmony Senza sink mixer

KITCHEN

- Franke sink - Double bowl stainless steel
- Harmony Senza sink mixer

APPLIANCES

- Baumatic (flat glass) Canopy Rangehood 900mm
- Freestanding Cooker - Baumatic 900mm (electric oven / gas cooktop) stainless steel
- Baumatic Dishwasher in stainless steel

DRIVEWAY/PATH

- Allowance for natural towel finish concrete path and driveway - 50m²

SERVICE CONNECTIONS

- To have a provisional sum of \$7,500.00 (inc. GST) Griffith region \$8,500

STRUCTURAL

- 6 year structural guarantee



Encore Custom Designs



For a custom-designed home that is truly and uniquely yours, Encore by Davis Sanders Homes is the answer. We have been creating distinctive, one off homes ever since we began, and while we're proud of our set plans, we know that often you want a home more personalised and exclusive.

Our team of specialists will chat with you about your needs and wishes, ideas and innovations and come up with a solution that suits both your vision and your budget. Everything is in your control, from the floorplans to the finishes and Encore homes offer the same exceptional level of customer service and quality that has made Davis Sanders Homes what it is today.

Encore custom-built homes are particularly suited to blocks that are on a steep slope, have an odd shape or look out to a panoramic view that just cannot be ignored. They're also perfect for when you just can't find a home that suits your particular needs, such as, space for extended family or maybe it's a separate parent's retreats your after to get away from the noise of kids and their friends.





Custom Designed Homes

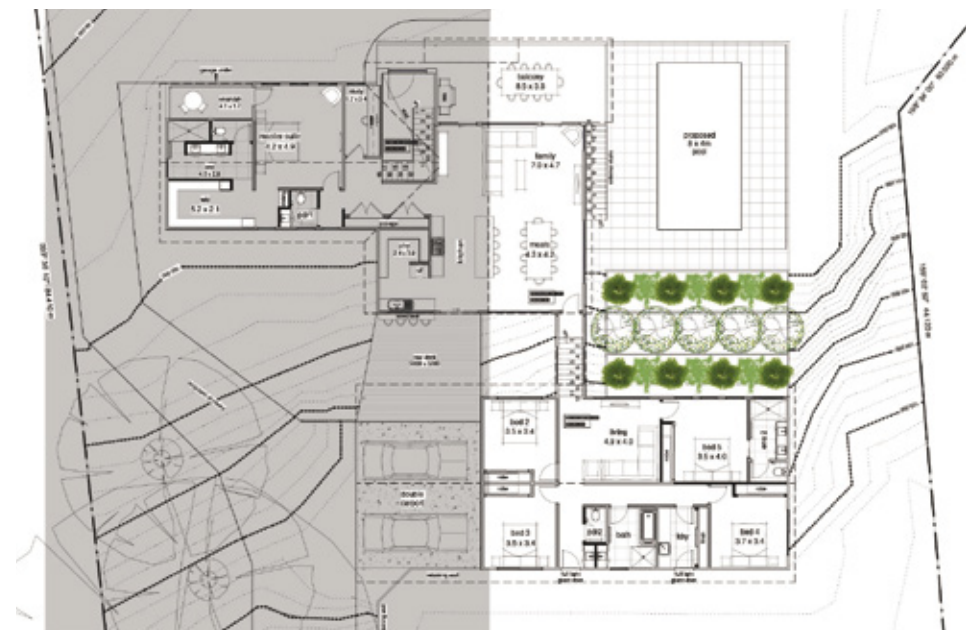
For a custom-designed home that is truly and uniquely yours, Encore by Davis Sanders Homes is the answer. We have been creating distinctive, one off homes ever since we began, and while we're proud of our set plans, we know that often you want a home more personalised and exclusive.

Creating your own masterpiece

When you decide to build a home with Davis Sanders Homes there are several possible paths towards standing at your new front door, keys in hand. Choosing to build a custom-designed home is just one of the options available to you. An individually designed home utilises the skills of the entire building team, from designer, estimator, drafts person, colour consultant and construction supervisor which ensures your individual design will be exactly the home you desire.

Your initial contact will be via our New Home Consultant, who will appraise your site, discuss issues of house size (square meters), your lifestyle and personal requirements, and any additional components having specific cost implications such as double glazing, solar panels, reverse cycle air conditioning etc. A preliminary budget estimate will be prepared based on these discussions.

At this point a design appointment will be made for you to discuss your home, in detail, with your designer.



Our Process Plan Sketches

Some clients find it helpful to put together a folder of ideas for their new home prior to this appointment. These can be clipped articles, photos from magazines, or information downloaded from websites. You might like to take photos of houses with street appeal or features that you wish to incorporate in your design. A Davis Sanders custom designed home is not limited to traditional brick veneer construction so designs can be as creative as your needs dictate.

With recent drought conditions, as well as increased focus on energy efficiency, many people have concerns about how these issues will affect the design of their home. Often design appointments are arranged in your home as this can be helpful, especially if you will be taking existing furniture items into the new home. It also allows the designer to get a feel for your tastes and way of doing things.

During the interview, issues such as views and outlook from the home and site, existing conditions of the site such as orientation, neighbouring properties and topography will be covered. These are some of the broader issues that will affect the homes energy efficiency. Different areas and room functions, their size and relationship to each other, as well as what items must fit into each area,



will be discussed in detail. The appearance of the home from the street will be of prime concern, so your ideas regarding style & finish will be addressed and this is when your pictures will come in handy.

Our Custom Design Render

Your design meeting is your time to express your requirements and have open discussion so that the designer can create a new home that meets all your expectations, so be honest and open with them. Design appointments average 2-3 hours by which time your designer will have gained enough information to commence the design process. A sketch design, home inclusions list, specification and costings are then prepared based on this information once you are happy with the design.

When the floor plan is finalised your colour consultant will meet with you to help plan the internal & external finishes for your home. They will help you create the look that suits your design and your personality.

The designing of a custom designed home with Davis Sanders Homes is a process that you will find very exciting and gratifying, and the results will be a home that is truly yours.





**SIMPLY
LIVING**
BY DAVIS SANDERS

master
KITCHENS & JOINERY



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VIC CDB-U51090

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