

ZONE 1 – TWEED HEADS & MURWILLUMBAH

NEW HOME PRICE LIST *Effective 18.06.21* *measured from General Post Office by road method

Zone 2 – Extra travel for Subcontractors (excludes supply items) & Supervision to Uki, Burringbar, Cabarita, Pottsville areas \$ 1,300
Other New South Wales Areas more than 15kms away from Murwillumbah \$ POA*

<i>Design & Series</i>	<i>Suit Lot Width</i>	<i>Area Size & Description</i>	<i>Lifestyle Inclusions Price</i>
The La Perouse 114 ~ Traditional	13.5+	114.06m2 ~ 3B/LS/CAR (x1)	135 999
The Esprit 116 ~ Traditional	15.0+	116.45m2 ~ 3B/LS/S	136 999
The Avalon 131 ~ Traditional	17.5+	130.80m2 ~ 3B/LS/S/SG	143 778
The St Tropez 151 ~ Courtyard	12.0+	151.13m2 ~ 4B/LS/S/SG	162 677
The Retreat 164 ~ Courtyard	14.0+	163.56m2 ~ 3B/LS/S/DG	163 219
The Capri 167 ~ Courtyard	11.5+	166.58m2 ~ 3B/LS/S/SG/ENS	167 339
The Carlisle 172 ~ Courtyard	14.5+	172.15m2 ~ 3B/LS/S/DG/ENS	174 944
The Parklane 179 ~ Courtyard	15.0+	179.10m2 ~ 3B/LS/S/DG/ENS/ST	170 923
The Silhouette 183 ~ Traditional	18.5+	182.68m2 ~ 4B/LS/S/DG/ENS	178 891
The Saville 187 ~ Courtyard	15.0+	187.13m2 ~ 4B/LS/S/DG/ENS	179 339
The Sienna 189 ~ Traditional	18.0+	188.70m2 ~ 4B/LS/S/DG/ENS	186 912
The Latitude 193 ~ Traditional	20.5+	193.27m2 ~ 3B/LS/S/DG	177 822
The Tangalooma 201 ~ Traditional	18.0+	201.00m2 ~ 4B/LS/S/DG/ENS	193 789
The Panorama 201 ~ Traditional	17.0+	201.45m2 ~ 4B/LS/S/DG/ENS/ST	192 777
The Glenreagh 201 ~ Acreage	26.5+	201.42m2 ~ 4B/LS/S/DG/ENS	195 339
The Bangalow 207 ~ Traditional	15.0+	207.09m2 ~ 4B/LS/S/DG/ENS	186 224
The Sonet 207 ~ Traditional	17.5+	207.30m2 ~ 4B/LS/S/DG/ENS/ME	194 971
The Wattlebank 210 ~ Traditional	15.0+	209.74m2 ~ 4B/LS/S/DG/ENS	191 578
The Cascade 211 ~ Traditional	18.0+	210.95m2 ~ 4B/LS/S/DG/ENS	187 222
The Cayman Resort 213 ~ Traditional	18.5+	212.95m2 ~ 4B/LS/S/DG/ENS	194 119
The Terrace 214 ~ Traditional	18.5+	213.94m2 ~ 4B/LS/S/DG/ENS	195 855
The Madison 221 ~ Traditional	19.0+	221.44m2 ~ 4B/LS/S/DG/ENS/ME	199 999
The Rio 221 ~ Traditional	18.5+	220.96m2 ~ 3B/LS/S/DG/ENS/ST	197 882
The Balmoral Executive 225 ~ Courtyard	14.5+	224.62m2 ~ 4B/LS/S/DG/ENS/ME/GR	200 111
The Canterbury 225 ~ Traditional	19.5+	225.28m2 ~ 4B/LS/S/DG/ENS	193 793
The Seychelles 225 ~ Traditional	16.0+	225.30m2 ~ 4B/LS/S/DG/ENS/R	197 999
The Mayfair 226 ~ Traditional	18.5+	225.56m2 ~ 4B/LS/S/DG/ENS	196 838
The Ambience 227 ~ Traditional	18.5+	227.08m2 ~ 4B/LS/S/DG/ENS	205 611
The Byron Resort 227 ~ Traditional	17.5+	227.32m2 ~ 4B/LS/DG/ENS/ST	201 193
The Keppel 233 ~ Traditional	16.5+	232.70m2 ~ 4B/LS/DG/ENS	199 999
The Sussex 234 ~ Acreage	26.0+	233.68m2 ~ 4B/LS/S/DG/ENS	197 453
The Eclipse 236 ~ Traditional	18.0+	235.71m2 ~ 4B/LS/S/DG/ENS	205 888
The Meridian 239 ~ Traditional	19.0+	238.78m2 ~ 4B/LS/S/DG/ENS	205 103
The Montego Royale 247 ~ Traditional	18.0+	247.33m2 ~ 4B/LS/S/DG/ENS/MPR	212 111
The Belleview 268 ~ Traditional	18.5+	268.39m2 ~ 3B/LS/S/DG/ENS/ST	219 224

Legend to above table

LS = Lowset Home
TF = Timber Floor
SG = Single Garage
R = Rumpus

SL = Split Level
DG = Double Garage
ST = Study
CAR = Carport Space (number of spaces in brackets)

PR = Powder Room
4B = Number of Bedrooms (e.g. 4)
MPR = Multi Purpose Room

GU = Garage Under
S = Raft Slab on Ground
Media/Theatre = ME

HS = Highset Two Storey Home
ENS = Ensuite
GR = Great Room

Optional extras not included; but available through the builder if required are: tiling other than wet areas/splashback as per inclusions list, floor coverings other than wet areas as per inclusions list, window furnishings (e.g. blinds, verticals, etc), flyscreens or security screens to windows & doors, raised ceilings, raised porticos, brick protrusions, external wall treatments (e.g. moroka, render, feature stack stone, tiles, bag & paint, granosite and granotex), raked ceilings/scissor truss, coffered ceilings, external concrete to driveways/paths, verandahs/Outdoor Living/Sala/Porch or paving, air conditioning, alarm systems, clothesline, TV antennas, letterbox, landscaping, outdoor sheds/gazebos, water tank install & pump, water features, pool, spa, BBQ, feature wall painting and fireplace. Non-standard foundations, retaining walls, rock excavation, site drainage, tree & vegetation removal, septic & sewage treatment, water tank install with pump - these items may be quoted as required. Alternative termite treatment/s available on request. Please feel free to ask us to price any other item/s you may require to suit your individual needs. Prices do not include full BASIX compliance except as specified and is site specific assessed in relation to movement of the sun and house design. Additional cartage and travel allowances may apply subject to property location (refer top of New Home Price List for details or contact your Sales Representative for more information). Floor Plan may not reflect Developer guidelines. Alternative facade upgrades available on request. Where our homes come in different floor plan sizes; then the facades shown are generally based on the largest floor plan for that home. Accordingly the facades are a representation only and may include upgrades. For detailed home pricing and façade information, please speak to a New Home Representative.

This Home Only Price List allows building your home on a flat; flood free; dry & cleared vacant block of land free of overhanging services with no adjoining neighbours; no water entering excavations or house, land block size up to 800m2 (excludes battleaxe blocks), W33 wind speed, not within 0-1.5kms of open coastal conditions or breaking surf and clear access in an area that is not bushfire rated with all boundary pegs visible and accurate with material supply, subcontracting and supervision for Zone 1 area location. All services are measured to an assumed location on existing on site connections where available.

Plans are strictly protected by copyright. All plans are subject to approval by the Principal Developer (floor plan may not reflect Developer guidelines – please speak to your Pacific Designer Homes Sales Consultant for further details) and approval by Local Authorities. Prices, inclusions, plans, materials and suppliers are subject to variation without notice in whole or in part. Bulk sales of three or more homes are open for approval by Pacific Designer Homes, but no guarantee is provided that bulk sales will be matched. The home brochure plans and elevations are indicative only and depict to show suggested landscaping, timber decking, driveway, external tiling or paving, external buildings (e.g. garden sheds), non-standard roof coverings, window coverings, furniture which are not included in the façade price and do not form part of the Inclusions. Room sizes of home brochures are approximate only; please refer to final working drawings for actual sizes. The pricing information is subject to site location and site conditions and cannot be relied upon as an offer. Please refer to your building contract for the specific design and inclusion details of your new home. All Floor Plans available in left and right hand configurations as required. Item/s offered in any promotional ‘BONUS OFFER’ pack only apply to home selected from builders standard range of homes and ‘not’ applicable to one off designs and may supersede item/s listed in specifications. To be strictly read in conjunction with Inclusions List, Terms & Conditions and Copyright Disclaimer located at www.pacificdesignerhomes.com.au. Note: All brochure drawings are for illustrative purposes and should be used as a guide only. **Home range portfolio - 2000+ home designs**

FREQUENTLY ASKED QUESTIONS

1. *Is it our practice to up sell?* No, we do not sign a Building Contract until all decisions have been made about fixtures and fittings. This way you know the total known price at that stage before the building contract is signed. The Sales Representative will discuss the contract with you in detail prior to your signing.
2. *Is it necessary to upgrade your fixtures and fittings to provide a reasonable standard?* No, our price includes quality fixtures and fittings. However, if you wish to upgrade your selections, that is your choice, and we will provide pricing for you before you make any final decision and sign a building contract. When it all comes down to it, please make sure you compare the inclusions on an “apples versus apples Bang for Your Buck” comparison basis to see who clearly offers the most for the lowest price.

Why settle for less when you deserve more! NSW BLN 137828C. ACN 055 718 048 (doc.hop19705)