

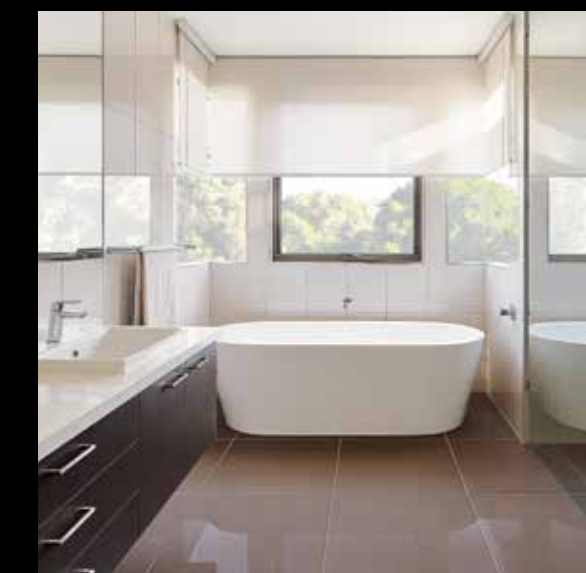
LUXURY INCLUSIONS



LATITUDE 37
EVERY HOME AN ORIGINAL™

EVERY HOME AN ORIGINAL

EVERY LATITUDE 37 HOME
IS AN ORIGINAL, COMPLETE
WITH LUXURY INCLUSIONS.





At Latitude 37 we design and build unique, quality custom homes tailored to your individual requirements, to suit your site, lifestyle and budget, achieving absolute luxury with purposeful & functional living.

Whether your budget is \$400,000 or \$1.5M+, we can provide an attainable and innovative design solution. We design & build luxury custom homes anywhere from \$11,000 to \$20,000 per square with the majority of our client's contracting at \$13,000 to \$18,000 per square.

We are passionate about design – our multiple award-winning, in-house design team will create a custom home solution designed holistically, inside out, front to back.

Whether you choose to start with one of our Pre-Designs, draw inspiration from our comprehensive Portfolio of completed homes or commence with a blank sheet, rest assured Latitude 37 will collaborate with you to create your bespoke dream home, complete with Luxury Inclusions.



LUXURY INCLUSION HIGHLIGHTS

- A specialist Interior Design Consultation to design and detail your new home interiors
- A specialist electrical consultation to detail the lighting, power, AV, data, phone and home automation
- Fully rendered exterior (face brickwork available on request)
- Semi-commercial AWS suite of windows and sliding doors throughout
- Bespoke joinery to all areas with stone benchtops to bathrooms and kitchen
- 2700mm (9ft) ceilings to ground floor (2550mm to first floor)
- Tiled shower bases, flush to bathroom floor
- Premium European fixtures including Villeroy & Boch sanitaryware & Franke sinks
- Square set cornices to entry and main living areas
- Glass splashback to kitchen
- Soft close drawers throughout
- European AEG appliances
- Energy saving LED downlights throughout

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Semi-commercial AWS
suite of windows and
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Energy saving LED
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Fully rendered exterior
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INDIVIDUALLY DESIGNED CUSTOM HOMES

A specialist Interior Design
Consultation to design and
detail your new home interiors

PROFESSIONAL INTERIOR DESIGN SOLUTIONS



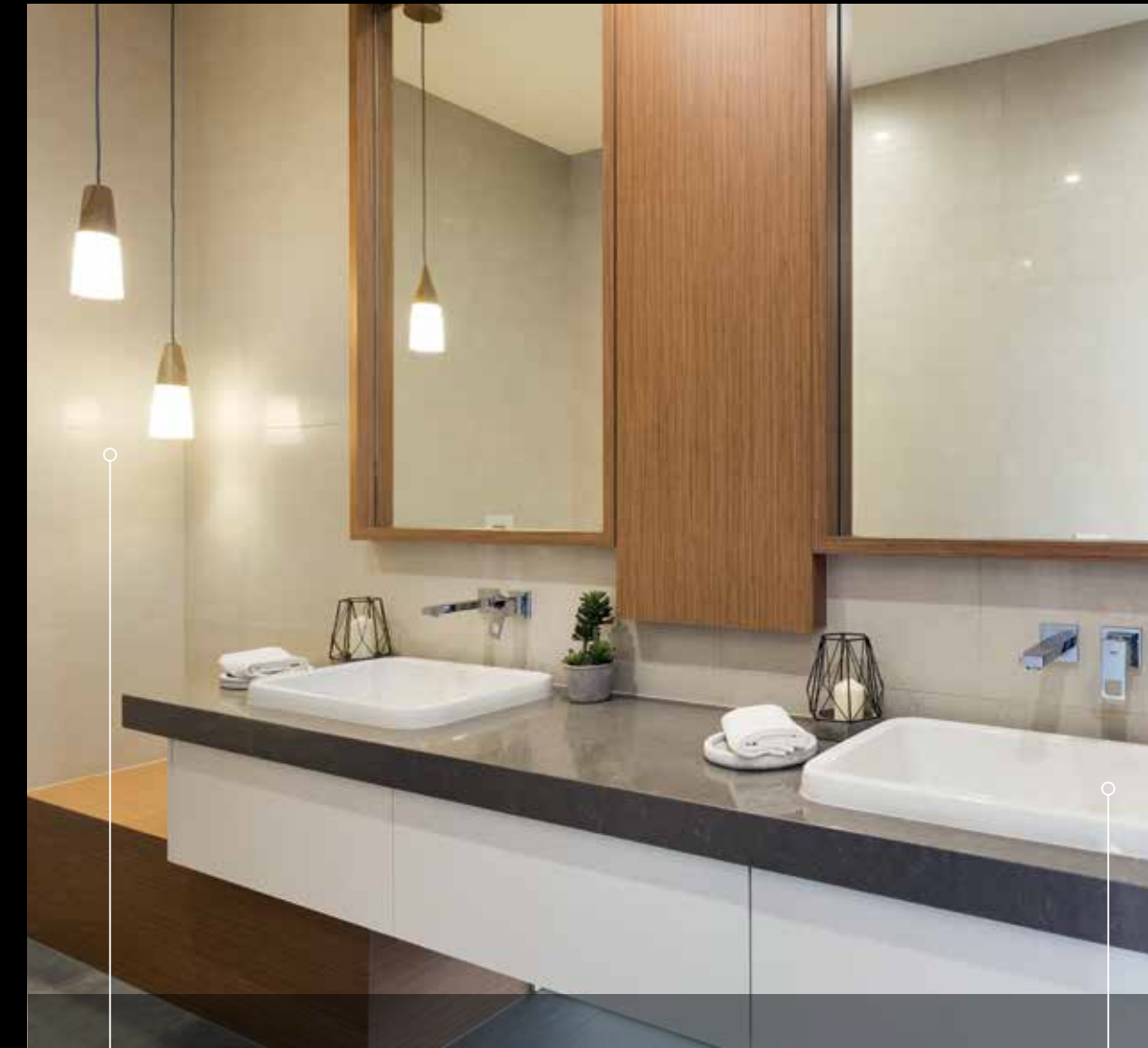
European AEG appliances

Glass splashback to kitchen

Square set cornices to entry and main living areas

Soft close drawers

Bespoke joinery to all areas with stone benchtops to bathrooms and kitchen



Specialist electrical consultation to detail the lighting, power, AV, data, phone and home automation

Premium European fixtures including Villeroy & Boch sanitaryware & Franke sinks



Tiled shower bases, flush to bathroom floor



UPGRADES

Our Luxury Inclusions provide a high level of specification to reflect the custom nature of each of our projects.

Through our comprehensive design process, you will be offered a wide range of further options to customise and tailor your new home to your exacting requirements.

Our professional Interior Designers will work collaboratively with you to achieve an Interior Design outcome that incorporates all of your desired fittings and finishes.

On conclusion of the Interior Design process, we will update our pricing proposal to fully describe and itemise any changes to the specifications to enable you to make informed decisions to align your design brief with your budget.



EXAMPLE UPGRADES AND TAILORING OPTIONS

- › Hydronic (in slab and panel) heating systems
- › Bespoke robe fitouts
- › Lifts, dumb waiters
- › Wood burning and gas fireplaces
- › Solid timber flooring
- › Cellar fitouts and humidifiers
- › Bespoke stair and balustrade designs
- › Outdoor kitchens, alfresco joinery
- › Laundry chutes
- › Integrated fridges, dishwashers, coffee machines, steam ovens, warming drawers
- › Energy efficiency solutions including Insulation upgrades, high efficiency appliances and high performance glazing systems
- › Feature entry doors – customised, pivot systems, feature door hardware, feature glass
- › Custom designed windows; cornerless, concealed sliding doors, bifold doors, clerestory windows
- › Vergola openable alfresco roof system
- › Pool, landscape, tennis court integration and coordination
- › Driveway, porch and alfresco flooring
- › Raked & higher ceilings to add a sense space and volume
- › Bulkheads, coffered ceilings, wall niches, timber lined ceilings, skylights, Velux roof windows
- › Timber and natural stone finishes
- › Ducted vacuum systems
- › Home automation, data networking, home theatre cabling
- › Water tanks & outdoor showers
- › Spa bath, freestanding bath



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