

Lifestyle Range

Tuscan Sun Included



Tuscan Sun Elevation



Lifestyle Kitchen



Lifestyle Bathroom / Ensuite

Tuscan Sun Options



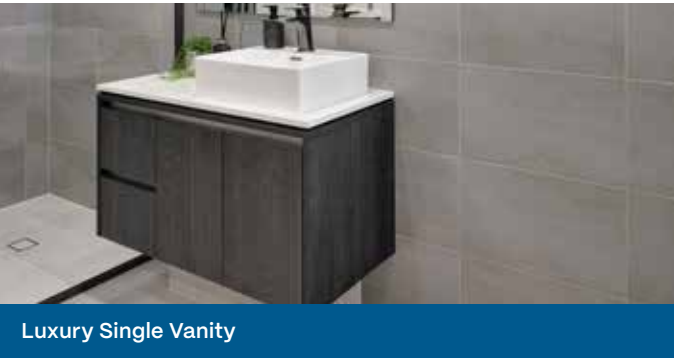
Contemporary Elevation



Urban Elevation



Coastal Elevation



Luxury Single Vanity

Each home includes *inspired* features



NaTHERS 7-star energy rated designs



Beautiful stone benchtops



Plus more features for your home

The Tuscan Sun

3

2

2

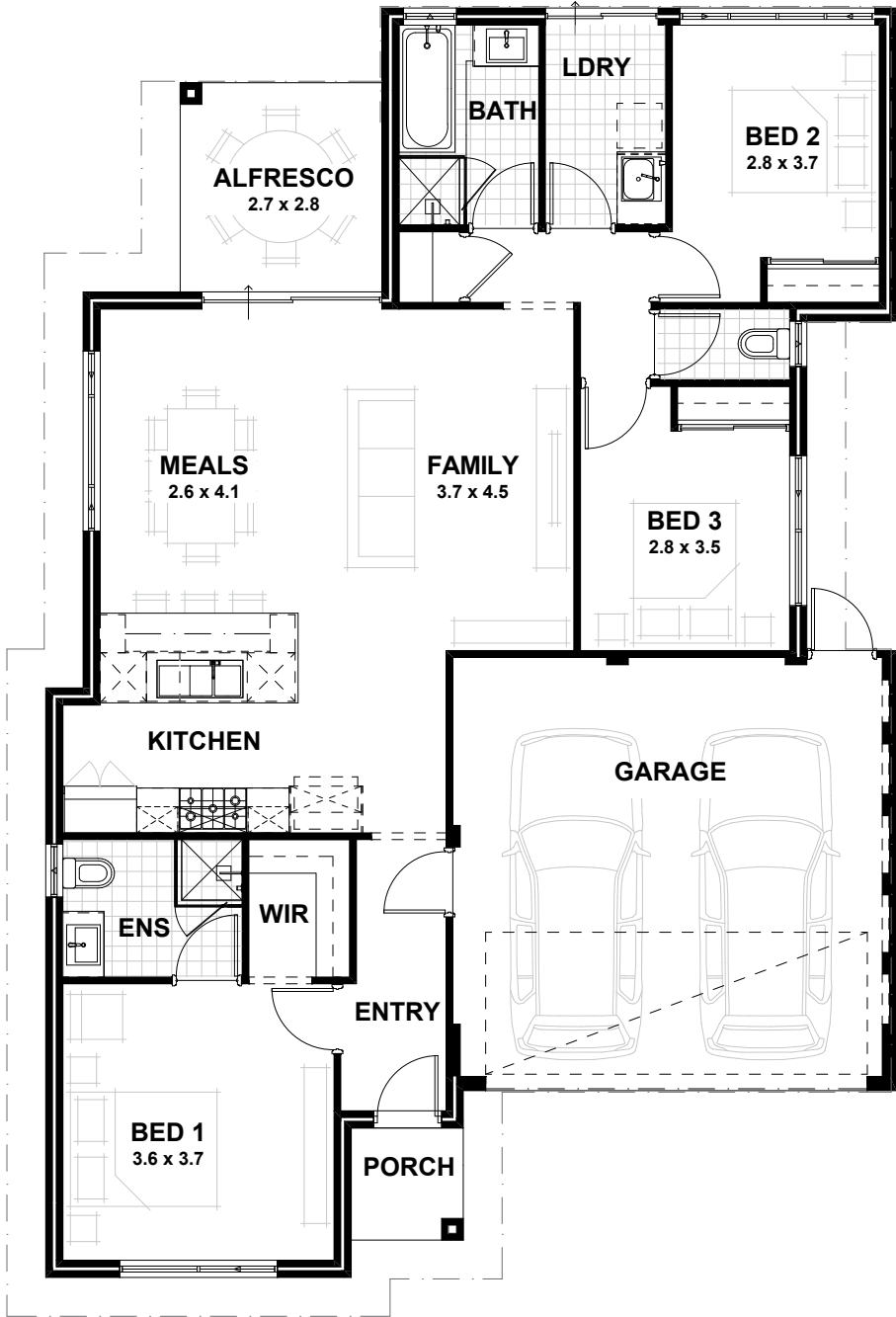
VITAL STATS

House width 11.39m
House length 16.99m

Living area 124m²
(including Alfresco)

Total area 161m²
(excluding eaves)

Scale 1:100



Tuscan Sun Contemporary



Tuscan Sun Urban



Tuscan Sun Coastal

Lifestyle Range Specifications

STANDARD INCLUSIONS
Home Owners Indemnity Insurance
H.I.A fixed Building Contact
7 Star compliant home*
30 year structural guarantee
Re-peg to site (new subdivisions)
Contour survey completed on your block
Building Permit and Water Corporation application fees included
Termite treatment and certificate
R4.0 ceiling insulation to home including Garage (excluding Porch/Portico/Alfresco)
Double clay brick construction
Plasterboard Drywall Masonry system to all internal walls including moisture-resistant plasterboard to wet areas as required
Cavity wall insulation included to external cavity walls as required to meet 7 Star
2 course Blueprint Homes range external face bricks
Rolled brick joints in cream mortar
Your choice of Blueprint Homes standard COLORBOND® metal roof range
COLORBOND® slotted gutters, fascias & downpipes
H2 treated roof timbers
28c high ceilings with painted cove cornice internally throughout
25c high hardiflex lined ceiling to Garage
Aluminium single lite (glazed) Front Entry door with electronic smart lock handle
Low-E clear glazing to windows and sliding doors excluding wet areas as required to meet 7 Star
Quality Dowell powder-coated aluminium sliding doors
Quality Dowell powder-coated aluminium breeze lock windows
Flyscreens to all aluminium opening windows and sliding doors
Shelf and rail to Bedroom robes (where applicable, as per plan)
Linen recess with 4 white lined shelves (where applicable, as per plan)
Painting specification includes ceilings and cornice, doors and door frames, eaves, woodwork and meterbox
LED lighting throughout internally from Builder's Lifestyle specification
Future connect pack including TV, phone and data point
Double power points throughout excluding Garage and appliance locations
3 external, 1 Garage ceiling and ample internal light points
Hard wired smoke detectors & 2 safety switches
2 external garden taps
6 Star 26L gas continuous flow hot water system
Double Garage, 25c high hardiflex ceiling, concrete hardstand and Blueprint Homes range COLORBOND® auto sectional door with flush fit pelmet and track system and 3 controllers
Up to 6m long full width paved Driveway, Porch/Portico, Alfresco and 1m wide path from Blueprint Homes 60mm Lifestyle range (except for rear Garage designs which include a 2m long driveway as standard)
Solidcore flush panel door to Garage & Fibreglass flush panel door to Rear Garage (where applicable, as per plan)
Quality Gainsborough entrance set and double deadlock to Garage door & Gainsborough entrance set to Rear Garage door (where applicable, as per plan)
Quality Gainsborough internal lever door handles
Mirrored or Vinyl sliders to all minor Bedroom robes & Laundry linen (where applicable, as per plan)

KITCHEN INCLUSIONS
20mm stone benchtops from Lifestyle Kitchen specification
Diamond White Gloss or Diamond White Gloss/Portland Ash doors, drawer fronts, fixed panels to island bench and all exposed edges
2650mm long x 1200mm wide island bench
Lifestyle Kitchen specification handles
Pull-out double bin
Double sized Blum cutlery tray
Wall tiling up to underside of overhead cupboards from Builder's Lifestyle range
Laminated Pantry with four shelves
Microwave recess with single power point
Pot drawers
Overhead cupboards
Soft closing doors and drawers
Lifestyle specification Kitchen sink – handmade 1¼ bowl above-mount stainless steel sink with single drainer and basket wastes or handmade undermount double bowl stainless steel sink and basket wastes with European inspired sink mixer
Dishwasher provision with cold tap and single power point
Westinghouse 900mm stainless steel freestanding stove (electric oven and gas hotplate)
Electrolux 860mm stainless steel concealed rangehood

SCULLERY INCLUSIONS (WHERE APPLICABLE, AS PER PLAN)
20mm stone benchtops from Lifestyle Scullery specification
Diamond White Gloss doors, fixed panels and all exposed edges
Lifestyle Scullery specification handles
Wall tiles from Builder's Lifestyle range
Soft closing doors

LAUNDRY, ENSUITE & BATHROOM INCLUSIONS
20mm stone benchtops from Lifestyle specification to Bathroom and Ensuite
Diamond White Gloss, Portland Ash or Teakwood doors, fixed panels and all exposed edges to Bathroom and Ensuite
20mm Cotton White stone benchtop and Diamond White Gloss doors, fixed panels and all exposed edges to Laundry
Soft closing doors and drawers (drawers where applicable, as per plan)
2m high tiling from Builder's Lifestyle range to Bathroom and Ensuite shower recess
Floor tiling from Builder's Lifestyle specification to Bathroom, Ensuite, WC and Laundry
Semi frameless clear glazed shower screen and pivot door to Bathroom and Ensuite
Frameless mirrors (full width of the vanity) to Bathroom and Ensuite
European inspired mixers throughout
European inspired gooseneck with round or square shower rose to Bathroom and Ensuite
European inspired above mount china basins to Bathroom and Ensuite
European inspired rimless dual flush china toilet suite with 4-star rating and soft close seat
European inspired 45lit stainless steel trough
European inspired chrome double towel rails and toilet roll holders
Automatic washing machine taps
Flumed exhaust fan to WC areas
Chrome plated floor wastes
1700mm inset bath to Bathroom (where applicable, as per plan)



BLUEPRINT HOMES (WA) PTY LTD

11 Delawney Street, Balcatta WA 6021
PO Box 772, Balcatta WA 6914
6241 4888
blueprinthomes.com.au

MOST AWARDED BUILDER
FOR CUSTOMER SERVICE

EVER!



Disclaimer: This information is accurate at time of printing 27th January 2026. All details are to be confirmed during your consultation with your Blueprint representative and your final plans and addenda will represent what you have purchased. Images for illustration purposes only. BP0106_BRN11904

The Tuscan Sun



9440 1800
blueprinthomes.com.au

It's *better* building
with Blueprint

*7 Star compliance based on the highest-rated orientation and is subject to the Owner's land & design amendments. This excludes the Bickley Valley zone.