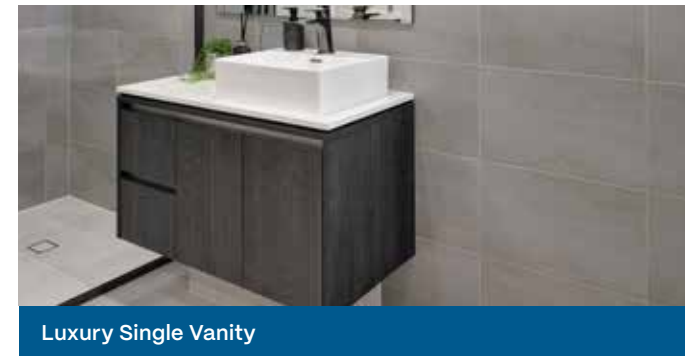


# Lifestyle Range

## Tuscan Sun Included



## Tuscan Sun Options



# The Tuscan Sun

3

2

2

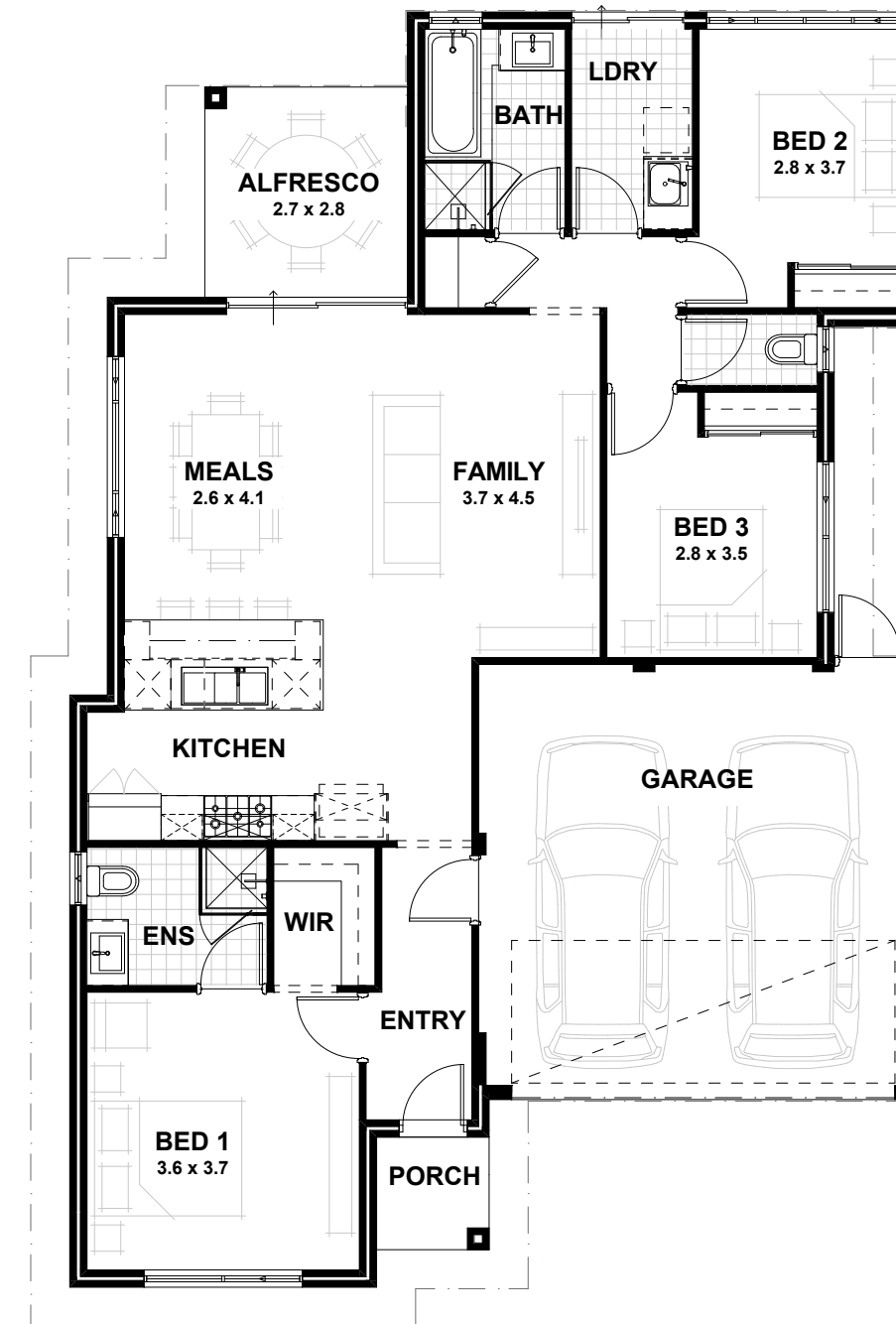
### VITAL STATS

House width 11.39m  
House length 16.99m

Living area 124m<sup>2</sup>  
(including Alfresco)

Total area 161m<sup>2</sup>  
(excluding eaves)

Scale 1:100



Tuscan Sun Contemporary



Tuscan Sun Urban



Tuscan Sun Coastal

## Each home includes *inspired* features



NaTHERS 7-star energy rated designs



Beautiful stone benchtops



Plus more features for your home

# 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 outlery 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 Scullery 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 45lt 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

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Disclaimer: This information is accurate at time of printing 1st April 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. BP0131\_BRN11904

# The Tuscan Sun



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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 Bickey Valley zone.

