



LOT 137



evoke
COLLECTION



evoke

COLLECTION

Introducing 'Evoke' a considered collection of fixed price home and land packages by Fairmont First in Senses, Mount Barker. Thoughtfully designed homes for modern Adelaide Hills living.

Each residence offers a refined, low-maintenance layout that balances comfort, style and exceptional value, making everyday life both effortless and rewarding.

Framed by rolling hills, tree-lined streets and a warm, connected community, this is your opportunity to secure a quality home in a truly picturesque setting without compromising on budget or lifestyle.



Lot 137

Harbury St Mt Barker

\$565,983*

Fixed-price home & land package

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Inclusions

- Choice of four colour schemes carefully crafted by expert interior designers
- 3.32kW solar package
- Alfresco with slab and tiles
- 2700mm high ceilings throughout
- Downlights throughout entry & living (battens to remainder)
- Reverse cycle ducted air conditioning
- 2 coat paint system
- Built-in robes with mirror doors
- Fixed siteworks & footings
- Laminate & carpet flooring
- 67mm bevel skirting/arch
- Cornice 90mm Cove
- Entry door: PMAD104 with Translucent Glass
- Entry door hardware: Trilock Angular Leverset Satin Chrome/Matt Black (to match scheme)
- Internal doors: Plain flush panel

Available Upgrades

- Dishwasher
- Wet area tile upgrades to 2 meters
- Downlights throughout entire home (excluding garage)
- Solar upgrade to 6.6kW
- Hybrid (battery-ready) solar inverter
- EV charger
- Internal door height & hardware
- A/C controller
- Stone benchtop, undermount kitchen sink & Gooseneck Mixer

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Fairmontfirst

*Pricing is correct at the time of printing and is subject to change without notice. Images are for illustration purposes only.

Lot 137

 3 bedroom

 2 bathrooms

 1 garage space



RESIDENCE	
Living	94.51m ²
Portico	4.29m ²
Alfresco	8.0m ²
Garage	22.31m ²
Total	129.11m²

LAND	
Width	15.0m
Depth	15.0m
Total	225m²

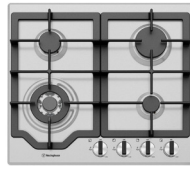
Please note; this package is not full turn-key. Exclusions include but not limited to fencing, landscaping, driveways, pathways, storm water provision & rain water tank. Talk to your consultant for more information.

Interior Specifications

KITCHEN



Ivy Sink Mixer



Westinghouse
600mm Electric Cooktop



Westinghouse
600mm Electric Oven



Westinghouse 600mm
Slideout Rangehood

Sink	Acero 1 ¾ bowl with drainer, Stainless Steel
Sink mixer	Ivy Sink Mixer, Chrome
Cooktop	Westinghouse 600mm Gas Cooktop
Oven	Westinghouse 600mm Multi-function Electric Oven
Rangehood	Westinghouse 600mm Slideout Rangehood

BATHROOM



Semi frameless shower
screen*



Seima Chios Select Close
Coupled Toilet Suite



Phoenix Pina Wall Mixer & Vivid
High-Rise Shower Arm



Phoenix Radii accessories incl.
shower shelf, double towel rail
& toilet roll holder*



Seima Kyra 400
Square Basin

Basin	Seima Kyra 400 Square Ceramic Basin
Tapware	Phoenix Pina Basin Mixer, Pina Wall Mixers, Vivid High-Rise Shower Arm, Chrome
Accessories	Phoenix Radii Accessories incl. 600mm Double Towel Rail Round Plate, Toilet Roll Holder Round Plate, Metal Shower Shelf Round Plate, Chrome
Shower screen	600 Series Semi Frameless - Clear Glass, Polished Silver
Toilet suite	Seima Chios Select Close Coupled Toilet
Floor grate	Square Grate 80mm Stainless Steel
Mirrors	Mirror Full Width of Vanity 750mm H x 4mm polished edge, over all vanity units (where applicable)
Fan	Exhaust fan to ensuite and bathroom

LAUNDRY

Laundry sink	Acero 45L S/S Inset Trough
Sink mixer	Phoenix Ivy Sink Mixer, Chrome

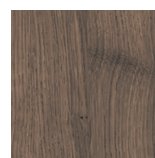


Earth

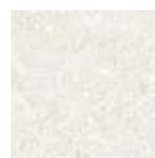
Raw, textural materials and light tones that create an edgy, refined style, provoking a casual atmosphere.



Savanna
Rivergum



Old World Oak



Coastal Bone
Matt

KITCHEN

Benchtop	Polytec Argento Stone Matt (Laminate)
Splashback	Plain White Matt Subway 100 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Polytec Moss Grey Matt
Overhead cupboards	Polytec Moss Grey Matt
Joinery handle	New Prato Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Snow Fabrini Matt
Cupboard	Laminex Refined Walnut Natural (vertical grain)
Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout
Joinery handle	New Prato Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Moss Grey Matt

LAUNDRY

Floor tiles	Coastal Bone Matt 450 x 450mm with Misty Grey grout
Wall tiles	Plain White Matt 300 x 450mm Horizontal Stack Lay with Ultra White grout
Benchtop	Polytec Snow Fabrini Matt
Base & overhead cupboards	Laminex Refined Walnut Natural (vertical grain)

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Old World Oak
Carpet	Savanna Rivergum



Scandinavian

A minimalist and restrained warm colour palette with a focus on clean simple lines and functionality.



Compass
Maverick



Montana Oak
Light Beige



Kempsey
White

KITCHEN

Benchtop	Polytec Buller Stone Matt (Laminate)
Splashback	White Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Laminex Polar White Natural
Overhead cupboards	Laminex Polar White Natural
Joinery handle	Dallas Chrome - no handles to overhead cupboards

BATHROOMS

Benchtop	Polytec Buller Stone Matt
Cupboard	Polytec Soft Walnut Matt (vertical grain)
Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Joinery handle	Dallas Chrome
Laundry doors & hallway joinery doors (if applicable)	Laminex Polar White Natural

LAUNDRY

Floor tiles	Kempsey White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Plain White Gloss 300 x 450mm, horizontal stack bond with Ultra White grout
Benchtop	Polytec Buller Stone Matt
Base & overhead cupboards	Polytec Soft Walnut Matt (vertical grain)

GENERAL

Internal wall paint	Wattyl Feather Dawn
Main floor	Clix 7mm Laminate Montanna Oak Light Beige
Carpet	Quest Compass Maverick



Organic

Fresh tones compliment subtle layered environmental elements, creating a sense of comfort and relaxation.



Savanna
Cottonwood



Montana Oak
Light Beige



Astra White
Matt

KITCHEN

Benchtop	Formica Purestone Velour (Laminate)
Splashback	White Undulated Subway 75 x 300mm Horizontal Stack Lay with Ultra White grout
Lower cupboards (inc fridge and pantry)	Formica Crystal White Velour
Overhead cupboards	Formica Grassland Velour
Joinery handle	Ferrara Lip Pull White - no handles to overhead cupboards

BATHROOMS

Benchtop	Formica Soft Oak Velour (Laminate)
Cupboard	Formica Grassland Velour
Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout
Joinery handle	Ferrara Lip Pull White
Laundry doors & hallway joinery doors (if applicable)	Formica Crystal White Velour

LAUNDRY

Floor tiles	Astra White Matt 300 x 300mm with Misty Grey grout
Wall tiles	Astra White Matt 300 x 300mm stackbond with Misty Grey grout
Benchtop	Formica Soft Oak Velour (laminate)
Base & overhead cabinets	Formica Grassland Velour

GENERAL

Internal wall paint	Wattyl First Snow
Main floor	Clix 7mm Laminate Montana Oak Light Beige
Carpet	EC Savanna Cottonwood



Urban

Strong and contemporary, with a balance of modern lines and materials, embracing elements of inner city living.



Compass
Pitch



Old Oak Grey
Brushed



Matang Mid
Grey Matt

KITCHEN

Benchtop	Laminex Nero Grafite Natural (Laminate)
Splashback	Grey Undulated Subway 75x300mm Horizontal Stack Lay with Misty Grey grout
Lower cupboards (inc fridge and pantry)	Polytec Stone Grey Matt
Overhead cupboards	Polytec Stone Grey Matt
Joinery handle	Livorno Dull Brushed Nickel - no handles to overhead cupboards

BATHROOMS

Benchtop	Laminex Grigio Grafite Natural
Cupboard	Laminex Battalion Flint
Floor tiles	Matang Mid Grey Matt 300x300mm with Slate Grey grout
Wall tiles	Plain White Matt 300x450mm, horizontal stack bond with Ultra White grout
Joinery handle	Livorno Dull Brushed Nickel
Laundry doors & hallway joinery doors (if applicable)	Polytec Blossom White Matt

LAUNDRY

Floor tiles	Matang Mid Grey Matt 300x300mm with Slate Grey grout
Wall tiles	Plain White Matt 300x450mm, horizontal stack bond with Ultra White grout
Benchtop	Laminex Grigio Grafite Natural
Base & overhead cupboards	Laminex Battalion Natural

GENERAL

Internal wall paint	Wattyl Floral White
Main floor	Clix 7mm Laminate Old Oak Grey Brushed
Carpet	Quest Compass Pitch

Exterior Specifications

New Hampton Facade with Dusk Colour Scheme

Cool grey tones reflecting the soft diffusion of the sun setting at twilight.

Roof	Colorbond Basalt	Entry Door	Wattyl Colorbond Surfmist
Gutter	Colorbond Basalt	Windows	Anodic Grey
Fascia	Colorbond Surfmist	Porch Tile	Grey Textured 300 x 300
Brick	PGH Nightfall Haze	Barge Board	Colorbond Surfmist
Mortar	Natural Grey	Scyon Linear Cladding	Wattyl First Snow
Render to Base & Piers	Wattyl Colorbond Surfmist	Pier Posts	Wattyl First Snow
Garage Door	Colorbond Surfmist - Hampton Profile		



Upgrade Option Specifications

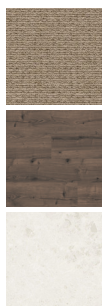
KITCHEN	
Dishwasher	Westinghouse 600mm Freestanding Dishwasher, Stainless Steel
Stone & sink	20mm stone bench tops & undermount kitchen sink (Leto 750 Double Bowl, Stainless Steel Sink & Pina Gooseneck Mixer, Chrome) • Earth: Lavistone, Ice Sand • Scandinavian: Zenith, Sugar Rush • Organic: Lavistone, Rock Sugar • Urban: Lavistone, Platinum Black
SOLAR	
Solar System 1	Upsize to a 6.6kW Solar System
Solar System 2	Upsize to a 6.6kW Solar System (hybrid battery ready)
EV charger	GoodWe HCA 7kW AC EV Charger
BATHROOM	
Tiles 2m high	Wall tiles in bathroom and ensuite to 2000mm (excluding WC/Van.)
INTERNAL	
Lighting package	Includes downlights throughout, excluding garage
Internal door height & hardware	2400mm tall internal doors TradePro Tristan Passage Lever Set in Satin Chrome or Bright Chrome (to match scheme)
AIR CONDITIONING	
Reverse cycle with AirWAIR Controller	Enhance your air conditioning with AirWAIR, the controller to take care of your climate control from a touch screen, phone or tablet. Includes ducted reverse cycle heating and cooling

Selection Confirmation

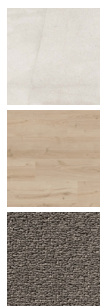
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INTERIOR SELECTION



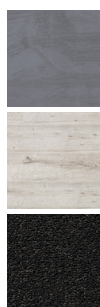
☐ Earth



☐ Scandinavian



☐ Organic



☐ Urban

UPGRADE SELECTIONS

- | | | | |
|---|--------|---|--------|
| ☐ Dishwasher inclusion | \$1124 | ☐ AC AirWAIR Controller | \$990 |
| ☐ Stone kitchen bench top, undermount sink & Gooseneck mixer | \$4563 | ☐ Solar System upgrade 1 | \$3430 |
| ☐ Internal door height & hardware upgrade | \$1698 | ☐ Solar System upgrade 2 | \$5460 |
| ☐ 2m tile upgrade in bathroom & ensuite | \$1343 | ☐ EV charger upgrade | \$4235 |
| | | ☐ Downlights throughout | \$1669 |

Lot 137 Package Price **\$565,983**

Upgrades _____

Total _____

Signature _____

Date _____