



Design Guide.


COUNTRY
LIVING HOMES



Hello and welcome to the Country Living Homes' Design Guide.

This brochure showcases some of our most popular designs, catering for a diverse range of buyers - from first home buyers, families, holiday makers and investors.

Our goal is to help you create a home that suits your lifestyle. Our experienced Building Consultants are more than happy to work with you to modify one of our standard plans, or to design a home from scratch that meets your needs.

Country Living Homes is proudly family owned and has been operating on the Yorke Peninsula for the past 17 years. We build quality homes at an affordable price and ensure that our clients are looked after every step of the way.

It's time to turn your new home dreams into a reality and we can't wait to help you!

WHY CLH?



8th LARGEST BUILDER IN SA

Over the past 17 years, we have built an impressive portfolio and were proud to be named as the 8th largest builder in South Australia by the HIA in 2022.

25 YEAR STRUCTURAL GUARANTEE

As a part of our commitment to quality, we offer a 25-year structural guarantee on all of our homes. This gives you peace of mind when building with Country Living Homes.

DIVERSE RANGE & PORTFOLIO

We believe in building homes that are unique to our client's needs. That's why we offer custom designs at no extra cost. We can build anything from transportable homes, right through to multi-storey luxury.

FAMILY OWNED & OPERATED

We are 100% family owned & operated with 3 generations of the Ravenscroft family working within the business. We pride ourselves on good old fashioned country service!

HIA MULTI-AWARD WINNING BUILDER

Country Living Homes is proud to have won multiple awards through the HIA. This is a testament to our commitment to building quality homes.

STUDIO ENVY DESIGN CENTRE

Complete your selections in our brand new Design Studio - Studio Envy. Our impressive Selections Centre showcases our quality interior & exterior products and finishes.



Welcome to our brand new design studio - Studio Envy

We understand that completing selections for your brand new home can be one of the most exciting, but overwhelming parts of building.

That's why we have created Studio Envy - designed to showcase our quality products and guide you through the entire selections process.

Showcased under the one roof at our head office in Moonta is our extensive range of interior & exterior products. We have partnered with quality brands to bring you the latest trends and finishes at an affordable price.

Our Selections Consultant will walk you through our standard inclusions, as well as possible upgrade options in order to help you achieve your dream home.

We provide expert advice and are ready to work with you to bring all of your ideas to life!

THE NORMAN

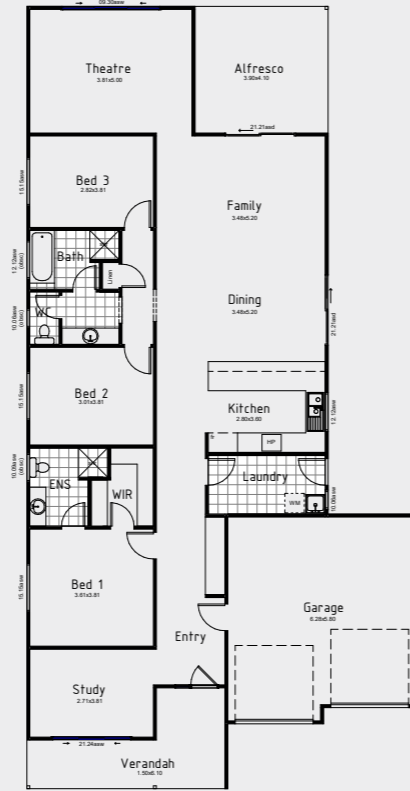
4 | 2 | 2 | 236.7m²

WIDTH: 12.38m | LENGTH: 24.58m



Living	168.97m ²
Verandah	12.83m ²
Garage	38.86m ²
Alfresco	15.99m ²
Total	236.7m²

SUITS MINIMUM BLOCK WIDTH: 13m



THE CHAPMAN

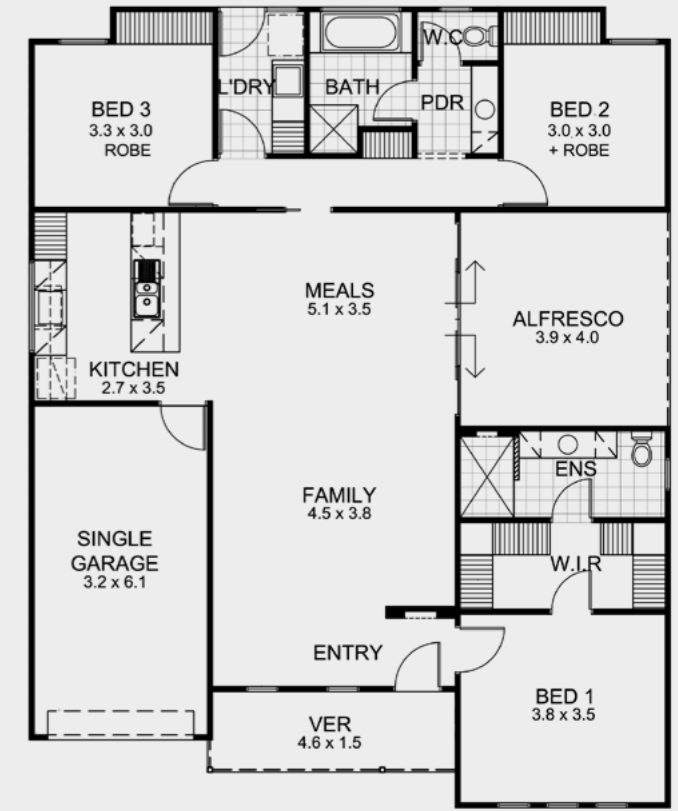
3 | 2 | 1 | 168.3m²

WIDTH: 11.9m | LENGTH: 14.88m



Living	125.32m ²
Alfresco	15.52m ²
Garage	20.63m ²
Verandah	6.81m ²
Total	168.3m²

SUITS MINIMUM BLOCK WIDTH: 13.9m



THE ASTON

4 | 2 | 2 | 228.8m²

WIDTH: 11.16m | LENGTH: 25.6m



Living	156.28m ²
Alfresco	25.98m ²
Garage	37.92m ²
Porch	8.63m ²
Total	228.8m²

SUITS MINIMUM BLOCK WIDTH: 13m



THE OXFORD

4 | 2 | 2 | 231.1m²

WIDTH: 11.96m | LENGTH: 22.56m



Living	175.67m ²
Alfresco	12.18m ²
Garage	37.39m ²
Porch	5.9m ²
Total	231.1m²

SUITS MINIMUM BLOCK WIDTH: 13m



THE SEASPRAY

4 | 2 | 1 | 157.9m²

WIDTH: 11.11m | LENGTH: 17.5m



FACADE OPTION 1



FACADE OPTION 2



THE EASTPORT

4 | 2 | 2 | 316.1m²

WIDTH: 12m | LENGTH: 19m



THE KINGSLIFF

4 | 2 | 2 | 165.5m²

WIDTH: 14.75m | LENGTH: 18.75m



FACADE OPTION 1



FACADE OPTION 2



CLASSIC HAMPTONS STYLE HOME

Step into a timeless two-storey home exuding Hamptons-style charm. Whether basking in the warm sunlight on the front balcony, or savouring tranquil moments on the rear balcony, this home harmoniously blends architectural refinement with a relaxed, inviting atmosphere.

Living	216.73m ²
Alfresco & Porch	26.71m ²
Garage	39.02m ²
Balconies	33.65m ²
Total	316.1m²

SUITS MINIMUM BLOCK WIDTH: 14m



LOWER LEVEL

UPPER LEVEL

THE OCEANVIEW

4 | 2 | 230.1m²

WIDTH: 11.8m | LENGTH: 12.4m



THE LIGHTHOUSE

4 | 2 | 201.45m²

WIDTH: 10.18m | LENGTH: 13.30m



DISCOVER ULTIMATE LUXURY - DUAL LIVING AND LARGE FRONT BALCONY

Elevate your living experience with this stunning two-storey home. Enjoy the perfect blend of comfort and style with a front balcony, 4 spacious bedrooms, 2 bathrooms and 2 expansive living spaces for all your lifestyle needs. Welcome to a new dimension of living!

Lower Storey	100.2m ²
Upper Storey	100.2m ²
Balcony & Porch	59.34m ²
Total	230.1m²

SUITS MINIMUM BLOCK WIDTH: **13.8m**



LOWER LEVEL



UPPER LEVEL

THE ULTIMATE ENTERTAINER - SPACIOUS TWO STOREY HOME

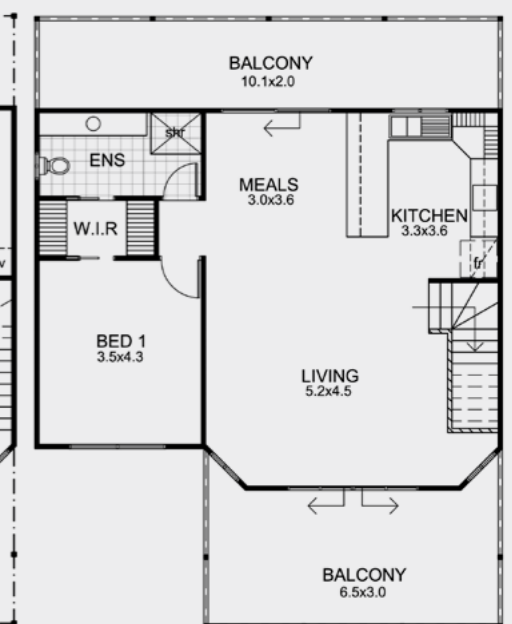
Introducing a captivating two storey home featuring a well-designed layout, perfect for entertaining. Notable highlights are the expansive balconies at the front and rear, perfect for relaxing and taking in scenic views. With dual living spaces on each floor, this home offers versatility for leisure and entertainment.

Lower Living	160.78m ²
Upper Living	26.71m ²
Balconies	40.67m ²
Total	201.45m²

SUITS MINIMUM BLOCK WIDTH: **12m**



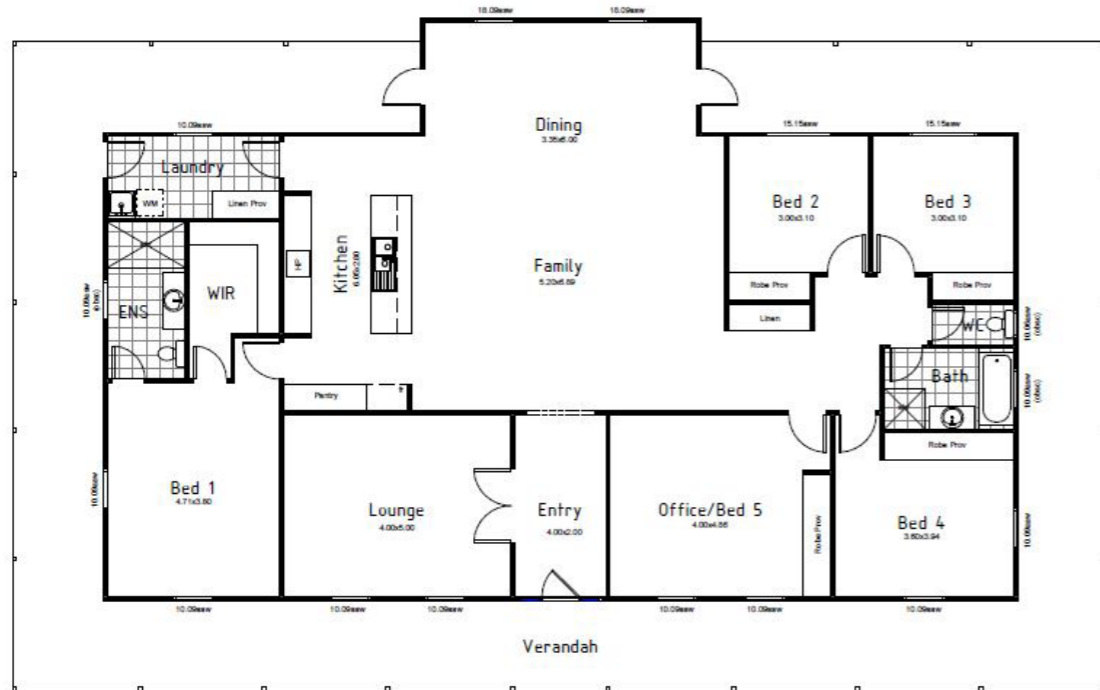
LOWER LEVEL



UPPER LEVEL

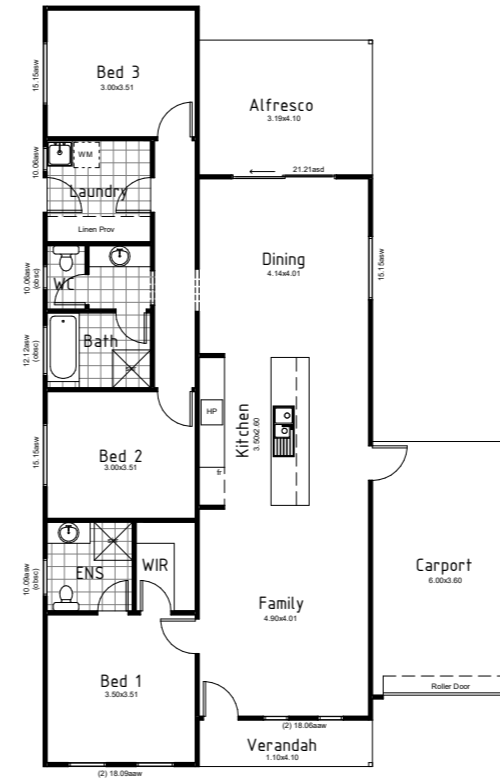
THE HUGO

5 | 2 | 339m²
 WIDTH: 24m | LENGTH: 14.5m



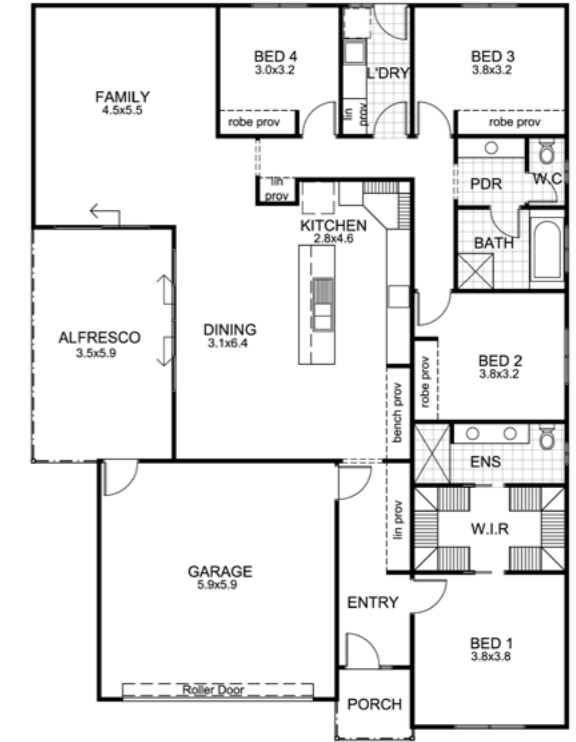
THE RAVENSWOOD

3 | 2 | 1 | 158.8m²
 WIDTH: 11.4m | LENGTH: 17m



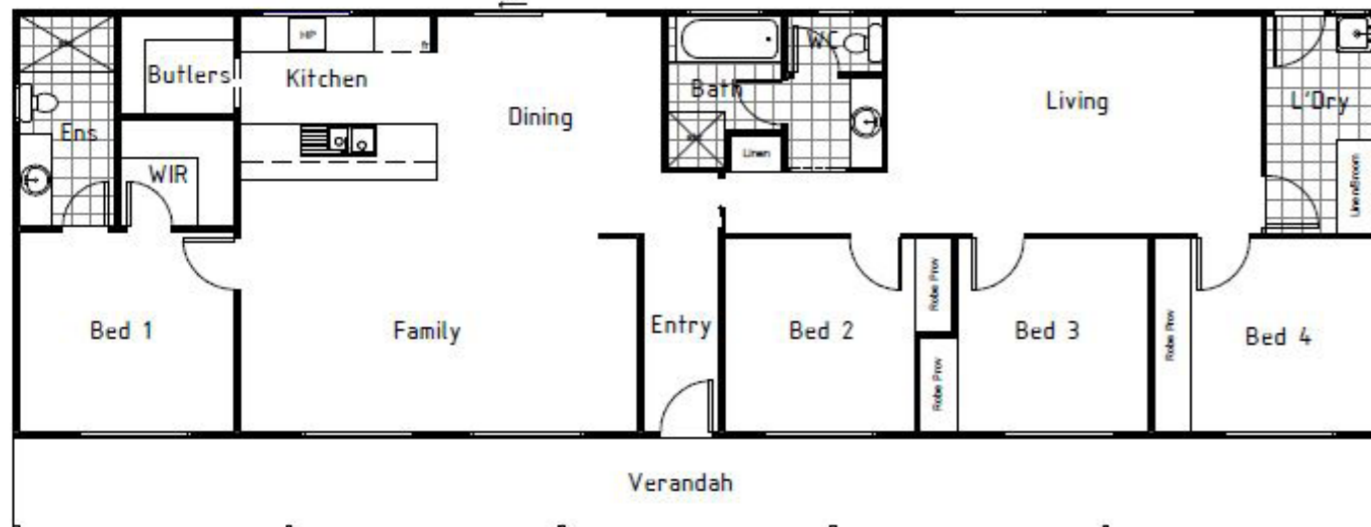
THE HILLCREST

4 | 2 | 2 | 233.5m²
 WIDTH: 13.55m | LENGTH: 18.59m



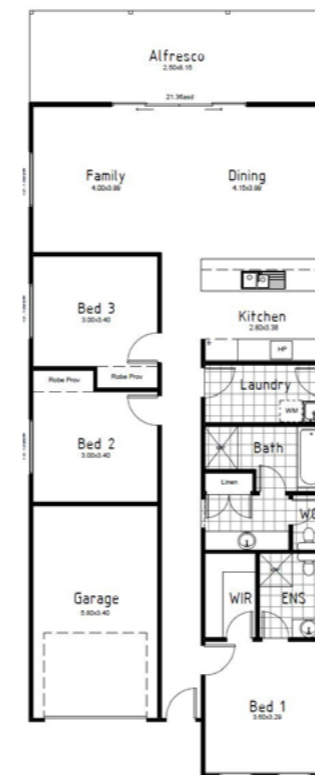
THE BENJAMIN 4

4 | 2 | 179.6m²
 WIDTH: 21.6m | LENGTH: 6.85m



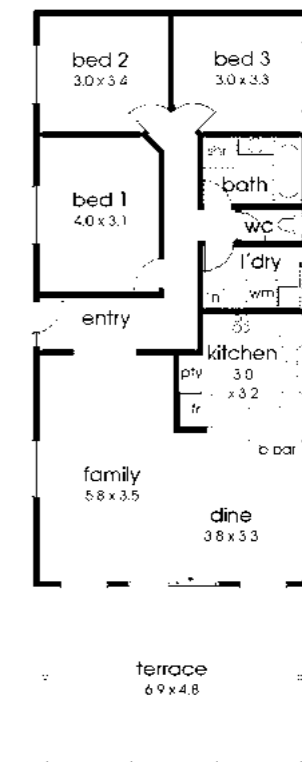
THE AIRLIE SINGLE

3 | 2 | 1 | 162.9m²
 WIDTH: 8.06m | LENGTH: 21.14m



THE BROUGHTON

3 | 1 | 133.9m²
 WIDTH: 6.9m | LENGTH: 19.4m



STANDARD INCLUSIONS

STANDARD INCLUSIONS

Planning & General Works

- HIA Building Contract
- All Council & Building fees (excl. waste water fee in Copper Coast Council area)
- 3-month maintenance period
- Soil report, contour plans & engineering

Footings & Foundations

- Footings included to "S" Class classification
- Footings included 300mm x 400mm external and internal beams, 20 MPA concrete, trench mesh, "S" type soil, F72 mesh, based on level site & subject to engineering
- 20 MPA concrete
- Termite treatment collars to slab penetrations

Façade

- 300mm eaves
- Smooth cladding with sisalation, OR;
- Brick veneer
- Thermal break system to exterior walls on steel frame construction

Framing

- Ceiling height - 2400mm
- Timber MGPI0 wall & roof frames

Insulation

- Internal ceilings - R6.0
- External walls - R2.0

Painting

- Three coat paint application internally - Wattyl Maxi Wash in one colour choice
- Ceilings - 100% flat PVC acrylic paint
- Wattyl Gloss Enamel to all skirtings, doors & architraves
- Two coat paint application externally - Wattyl Duraguard in one colour choice

Windows

- Dowell powder coated aluminium sliding windows - with lock
- Fly screens to all windows
- Painted prime reveals to all windows
- Obscure glass to bathroom, ensuite & WC

Linings

- Ceiling - 10mm reinforced plasterboard
- Walls - 10mm plasterboard
- Wet area walls - 10mm moisture resistant plasterboard
- 55mm cornice throughout

Roofing

- 22.5 degree roof pitch
- Colorbond coloured corrugated iron roof sheets (screw fixed)
- Colorbond coloured fascias
- Colorbond 125mm OG coloured gutters
- 90mm PVC downpipes

Joinery/Finishes

- EziTrim AS3 primed pine 66 x18mm skirtings & architraves
- Linen cupboard: 5x melamine adjustable shelves & Laminex flat panel doors
- Walk-in robe: single shelf & single hanging rail
- Walk-in pantry: 5x melamine adjustable shelves
- Built-in robe: Sliding vinyl doors with single shelf & single hanging rail

Plumbing

- Rheem 20L instantaneous gas hot water unit
- 2x external taps

Garage (under main roof)

- BnD Automatic Panel Lift Door
- Concrete slab floor

Doors

- Front door: Hume Vacluse range - painted
- External doors: Hume flush panel Hardiboard Duracoat door - painted
- External door furniture: Gainsborough TradePro with single cylinder deadbolt
- Hume Weatherguard exterior door frame
- External sliding doors: Dowell aluminium powder coated door with fly screen
- Internal doors: Hume flush panel door
- Internal door furniture: Gainsborough TradePro
- 65mm white cushioned door stops throughout

Electrical

- One mains board with 6 circuit breakers
- Isolation switch to cooktop
- Up to 12 batten lights
- Up to 10 double power points
- Up to 2 single power points
- Up to 2 waterproof single power points
- Smoke detectors as per building code
- Safety switches for power & lights
- One TV point
- NBN provision
- External light point to each external door
- Exhaust fan over each shower

Laundry

- 45L laundry tub with galvanised steel cabinet with overflow & bypass
- Chrome pull-out gooseneck mixer tap
- ¼ turn washing machine taps

Bathroom & Sanitaryware

- 2 door vanity unit with Laminex flat panel doors and Oliveri Dublin semi-inset ceramic basin
- Oliveri chrome tapware & accessories
- 1510mm acrylic inset bath
- Framed shower screen with pivot door
- Oliveri Dublin rimless & soft-close toilet suite
- Tiled shower base
- Mirror to each vanity - full width x 800mm high

Tiling

- Laundry: 600mm above trough
- Kitchen: 600mm above bench or to underside of overhead cupboards
- Bathroom/ensuite: 2000mm in shower, 600mm over bath, 1200mm behind toilet, 1 row above vanity, skirting tile to remainder
- WC: 1200mm behind toilet, skirting tile to remainder
- Brushed chrome tile trim to exposed edges
- Square chrome floor grate

Staircase (double storey only)

- MDF treads & risers
- Pine wall rail

Kitchen

- 900mm high cupboards with Laminex flat panel doors in a Natural finish
- 600mm wide Laminex post formed benchtops in a Natural finish
- 900mm wide Laminex post formed benchtops in a Natural finish to kitchen island
- Soft-close cupboards & drawers
- One bank of 4x drawers with cutlery tray
- Overhead cupboards with bulkhead
- Raymor 1 ¾ bowl stainless steel sink with drain board
- Chrome pull-out gooseneck mixer tap
- Euro 600mm electric cooktop
- Euro 600mm fan-forced oven
- Euro 600mm slide-out rangehood

Country Living Homes has proudly partnered with quality Australian brands to provide an excellent range of inclusions at a great price.



MEET THE CLH TEAM



“All the best things come from the country” is more than just a motto for us; it’s a philosophy that drives every aspect of our business.

With a legacy spanning three generations, Country Living Homes not only constructs homes of enduring quality but are also committed to the local community, which is reflected within their skilled and diverse team of local tradespeople and employees.

Every Country Living Home tells a story of collaboration, with local trades lending their expertise, and their passion to every project.

With a shared commitment to delivering high-quality homes and exceptional customer service, our team exemplifies the spirit of community and hard work that sets us apart. Just like the landscape around us, our employees are steadfast, dependable, and resilient, ensuring that every project we undertake reflects the timeless virtues of the countryside we proudly call home.

THE BUILDING PROCESS





**It's our family
commitment to
quality homes.**

URBAN | RURAL | COAST

1300 805 505

countrylivinghomes.com.au



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