Xpress

Built by SIMONDS

simondsxpress.com.au

Facade images are for illustrative purposes only and may not represent the product shown.

You're in control.

Xpress by Simonds has been designed to give you, the home buyer, unprecedented control over the whole buying process with what we believe is an Australian first, easy to use online tool, allowing you to tailor your new Xpress home online, anywhere, any time.

Choose your floorplan

Customise your design

Lock-in your build price ($500 deposit) & provide your land information

We will ensure your house fits your land, then confirm your site works costs and any developer requirements

48 hour contract delivery

Schedule your 20 week build*

* Single storey homes only

Find the perfect plan

With a variety of thoughtfully designed and quality-built homes to choose from, there's something in the Xpress range to suit every household. Whether you settle on a three bedroom, four bedroom, single or double storey, each Xpress home offers great value and can be tailored to suit your needs. All including a Lifetime Structural Guarantee.

It's a game changer.

With over 70 years of experience in building homes in Australia, Simonds Homes have been at the forefront of all major innovations and improvements in the industry. That's because we've always put our customers first, and are constantly thinking about how we can better meet their needs.

And that's why we've created the exciting Xpress range and game changing online tool. Xpress empowers home buyers by putting them in the driver's seat and allowing them to tailor their new Simonds home, online in their own time.

Spoilt for choice.

Our design team have created a range of clever and functional floorplans, each of which can be tailored to suit your own unique needs. Once you've settled on the layout of your new home, you can then choose from our range of internal and external colour sets.

And for those who wish to add an extra level of finish, you can choose from a selection of upgrade options designed to suit any budget.

Upgrades include

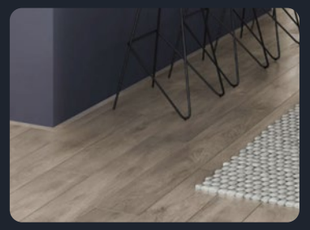
- Kitchen
- Roller Blinds
- Driveway
- Garage Door
- Cooling
- Laundry
- Bathroom/ Ensuite
- Ceiling height
- Flyscreens
- Recycled Water
- Electrical
- Security
- Flooring
- Data

XPRESS YOURSELF!

with a BONUS $6,500* to spend upgrading your new home!

Select your floorpan, facade and colour palette then complete your new home with flooring.

FLOORING & UPGRADE PACK



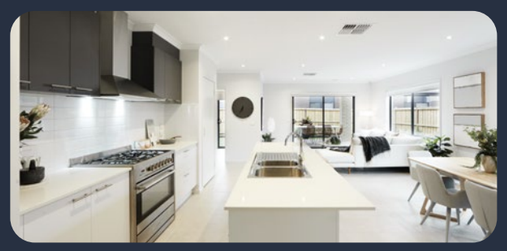
BONUS $6,500

- Laminate flooring to entry, kitchen and meals
- Carpet to bedrooms, living and lounge
- Voucher to spend on upgrades

YOURS FOR JUST $5,000*

THAT'S UP TO $13,500* WORTH OF VALUE

(single storey homes)



CLAIM YOUR **$6,500** TO SPEND ON UPGRADES

Xpress your creativity and save thousands with **simondsxpress.com.au**

*The Xpress by Simonds "Xpress Yourself" offer commences 20th April 2021 and is available for customers who have not paid a deposit or signed a preliminary agreement. Only available as an upgrade to the Xpress range of houses. Excludes "Simonds Range", Metro, Precinct, Masterpiece, Xpress, Start Point, Limited Edition and Simvesta ranges. Offer subject to all sales documentation being received and signed off by the client within 14 days of payment of initial deposit. Not available in conjunction with any other offer. Savings based on RRP of included items when purchasing the "Xpress Yourself" upgrade voucher for $3,500 plus flooring pack for $1,500 (total cost of $5,000). Upgrade vouchers can only be used to purchase Xpress Upgrades and cannot be redeemed for cash. Limited to one upgrade pack per home consisting of upgrade items valued at up to $13,529(RRP) based on the Valerian 26 home design built in a QLD build zone. Upgrade allowance value is based on the RRP of the items that have been upgraded from our standard inclusions. Offer and prices are correct at time of publication (April 2021) and can vary depending on build region. Xpress by Simonds reserves the right to end or alter this promotion at any time. Xpress by Simonds reserves the right to substitute similar products to those referred to in this promotion should an item not be available. All floor plans, facade images and photographs have been used for illustrative purposes only (refer to contract documentation for full details) and may not represent the final product as shown. All furniture, screens, landscaping, pergolas and decorative finishes are not offered by Simonds Homes. Additional cost floor plan options, textures and fittings may also be shown. Offer only available to clients who purchase an Xpress home from an authorised representative. Speak to an Xpress by Simonds consultant for more information and visit simondsxpress.com.au/terms-and-conditions for further details on included items. © 2021 Simonds Queensland Constructions Pty Ltd - ACN:144 869 643 - Licence 1192095

Single Storey Facade Options

Amber

Sapphire

Caraway

Serano

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Valerian 25 on display at Ferntree Ridge Estate in Drouin.

The Valerian offers a style of living that suits the modern family. The living room is separated from the other entertaining space, making it perfect for catching a movie or spending some quiet time. With four generous bedrooms this home has everything you would wish for.

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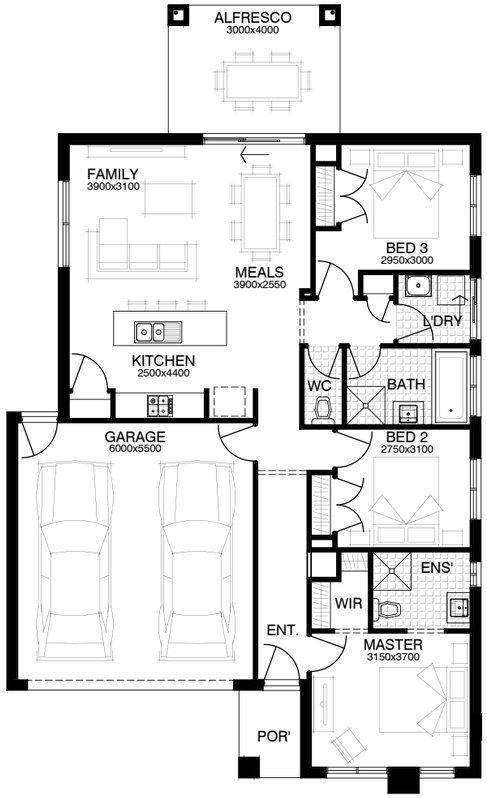


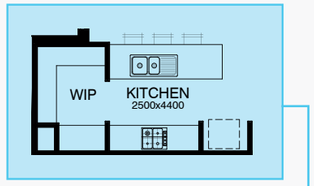
Tarragon single-storey

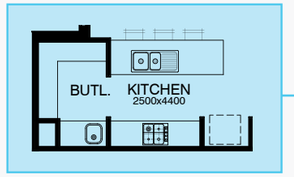
Amber Facade **Fits 12.5m x 25m**

3 **2** **2** **158.80m²** (17.09sqrs)

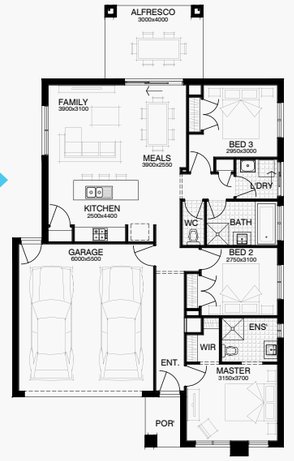
House Area	158.80m²	**Ground Floor**	107.81m² (11.60 sqrs)
House Width	11.03m	**Porch**	2.94m² (0.32sqrs)
House Depth	18.35m	**Garage**	36.05m² (3.88sqrs)
Min Block Width	12.5m	**Alfresco**	12.00m² (1.29sqrs)

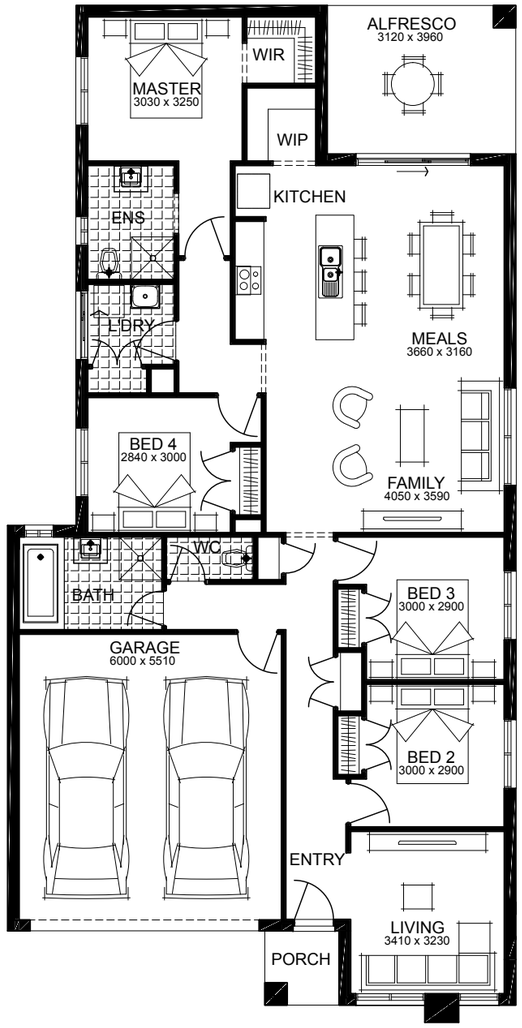
Upgrade
Walk In Pantry





Upgrade
Butler's Pantry





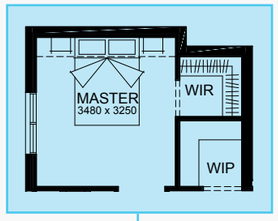
Rosemary

Amber Facade **Fits 12.5m x 28m**

4 **2** **2** **200.05m²** (21.53sqrs)

House Area	200.05m²	**Ground Floor**	149.45m² (16.09 sqrs)
House Width	10.67m	**Porch**	2.43m² (0.26sqrs)
House Depth	21.35m	**Garage**	35.82m² (3.86sqrs)
Min Block Width	12.5m	**Alfresco**	12.35m² (1.33sqrs)

Upgrade
Master Option



Upgrade
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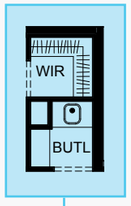
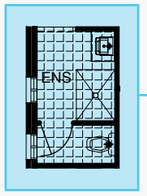
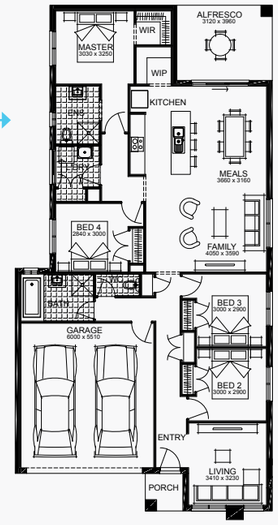
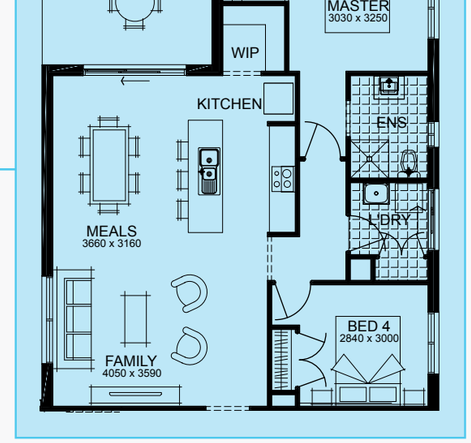


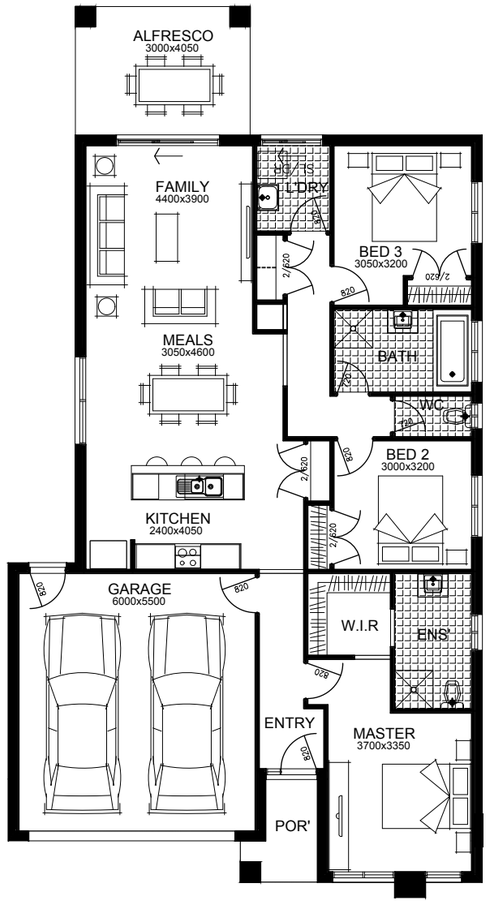


Upgrade
Ensuite





Upgrade
Rear Flip



Burnet

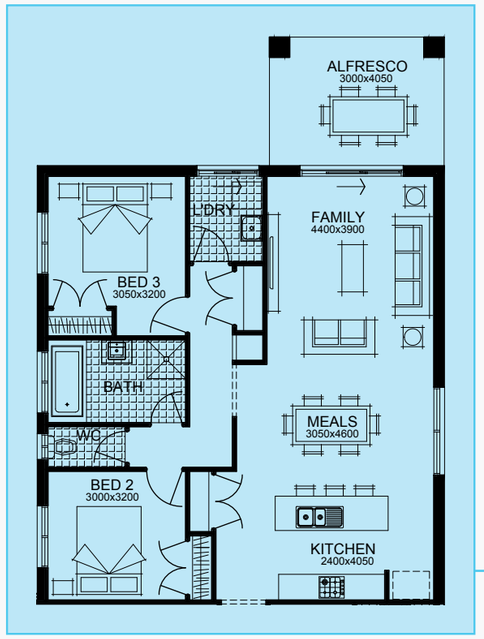
single-storey

Amber Facade

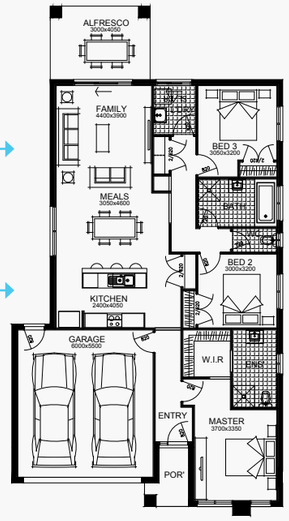
Fits 12.5m x 28m

3 **2** **2** **183.55m²** (19.76sqrs)

House Area	183.55m²	**Ground Floor**	131.33 m² (14.14 sqrs)
House Width	11.03m	**Porch**	3.47m² (0.37sqrs)
House Depth	20.75m	**Garage**	36.54m² (3.93sqrs)
Min Block Width	12.5m	**Alfresco**	12.21m² (1.31sqrs)



Upgrade
Rear Flip



Upgrade
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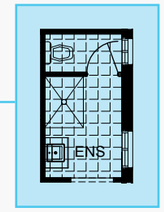
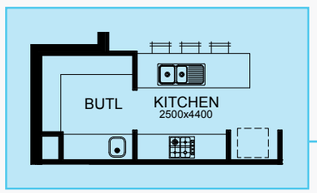
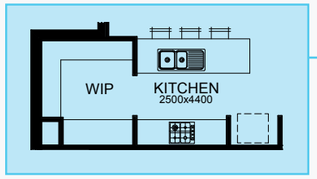
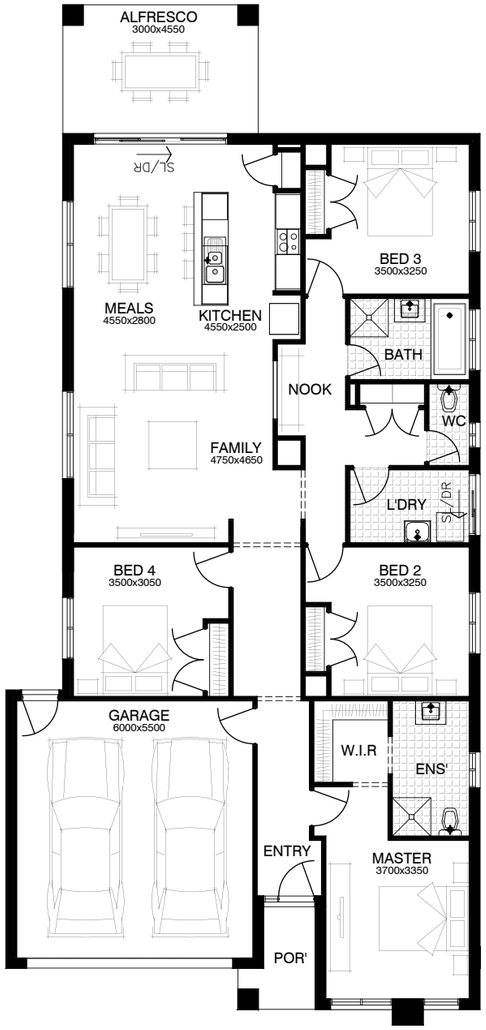


Upgrade
Butler's Pantry





Upgrade
Walk In Pantry



Nettle

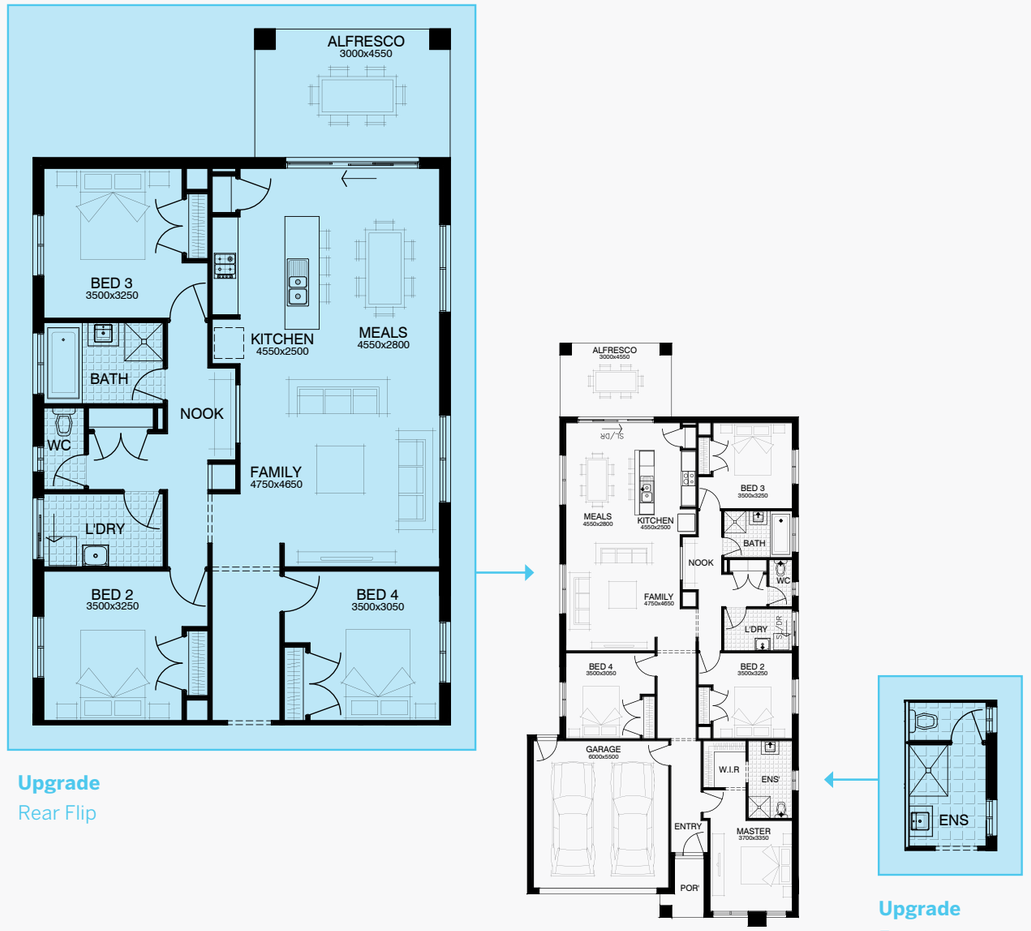
single-storey

Amber Facade

Fits 12.5m x 30m

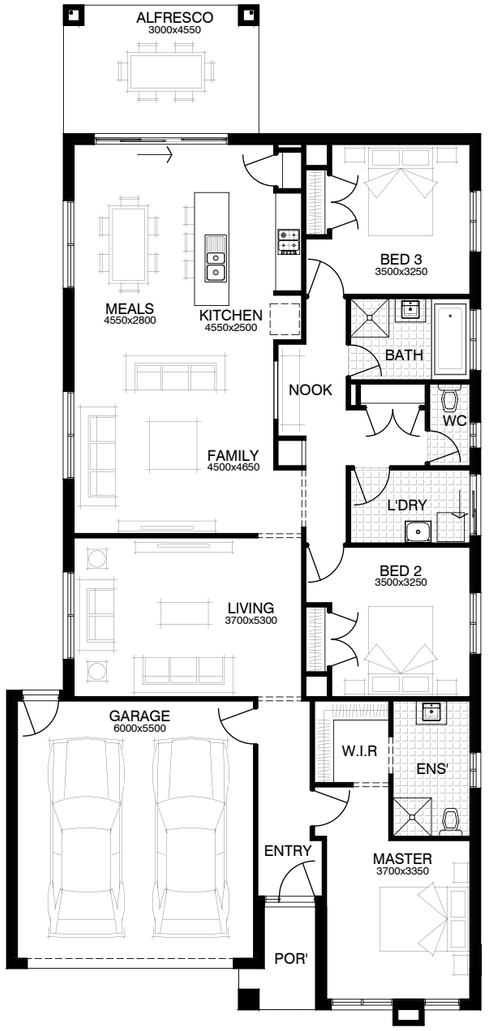
4 **2** **2** **216.51²** (23.31sqrs)

House Area	216.51m²	**Ground Floor**	162.91m² (17.54 sqrs)
House Width	11.03m	**Porch**	3.47m² (0.37sqrs)
House Depth	23.75m	**Garage**	36.48m² (3.93sqrs)
Min Block Width	12.5m	**Alfresco**	13.65m² (1.47 sqrs)



Upgrade
Rear Flip

Upgrade
Ensuite



Rubin

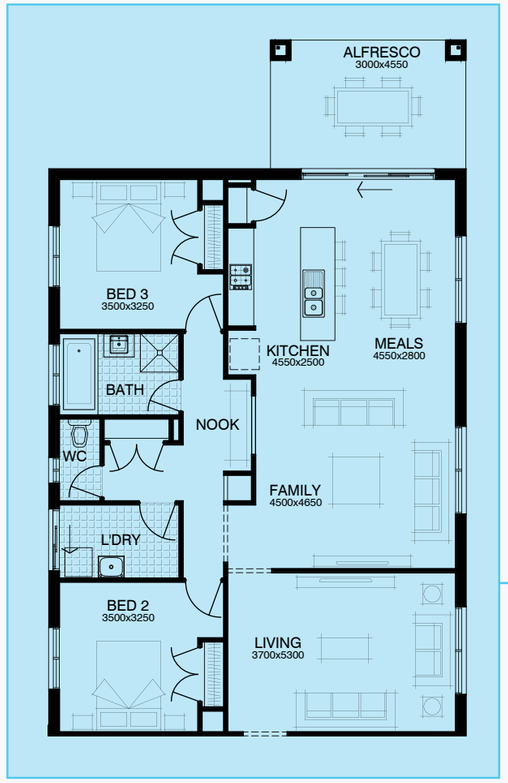
single-storey

Amber Facade

Fits 12.5m x 30m

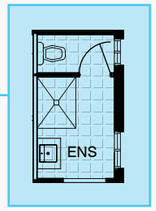
3 **2** **2** **216.51m²** (23.31sqrs)

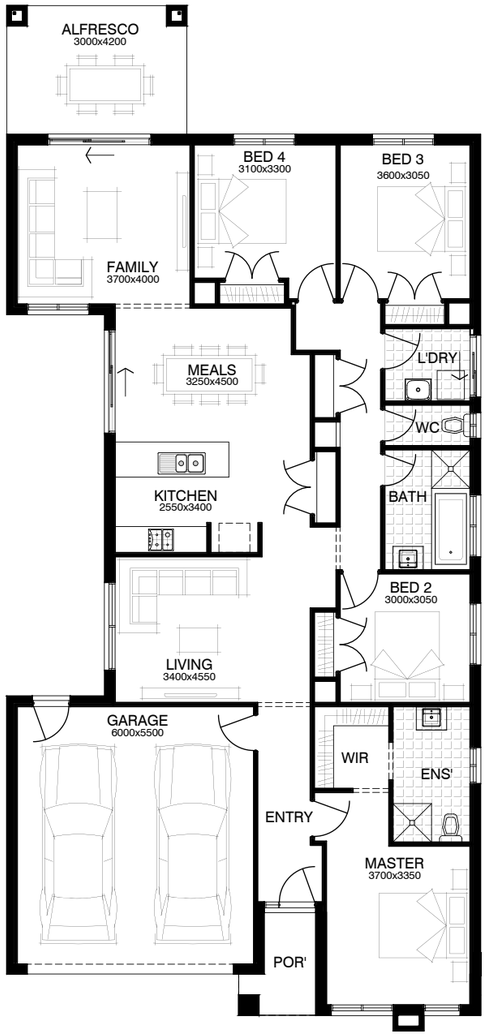
House Area	216.51m²	**Ground Floor**	162.91m² (17.54sqrs)
House Width	11.03m	**Porch**	3.47m² (0.37sqrs)
House Depth	23.75m	**Garage**	36.48m² (3.93sqrs)
Min Block Width	12.5m	**Alfresco**	13.65m² (1.47sqrs)



Upgrade
Rear Flip

Upgrade
Ensuite





Chervil

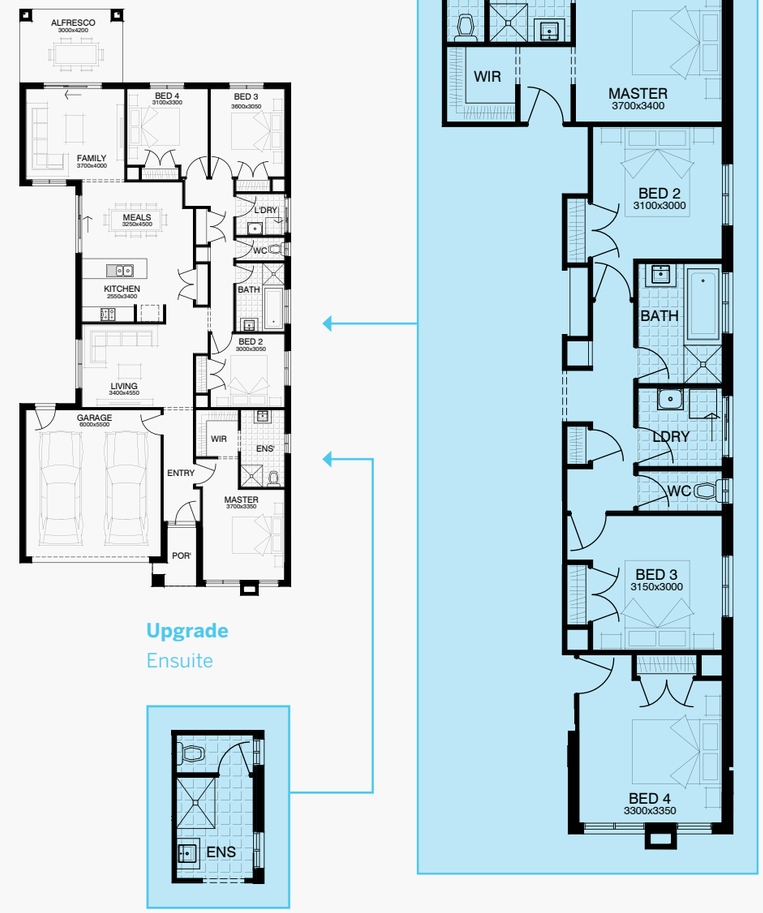
single-storey

Amber Facade

Fits 14m x 30m

4 **2** **2** **213.60m²** (22.99sqrs)

House Area	213.60m²	**Ground Floor**	160.84m² (17.31sqrs)
House Width	11.03m	**Porch**	3.47m² (0.37sqrs)
House Depth	23.87m	**Garage**	36.72m² (3.95sqrs)
Min Block Width	14m	**Alfresco**	12.57m² (1.35sqrs)



Sage

single-storey

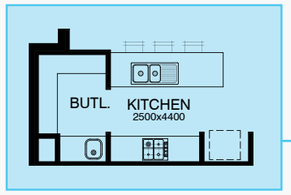
Amber Facade

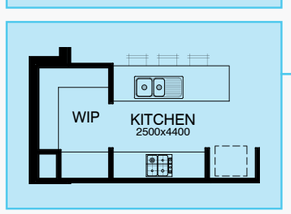
Fits 14m x 30m

4 **2** **2** **236.23m²** (25.43sqrs)

House Area	236.23m²	**Ground Floor**	183.48m² (19.75sqrs)
House Width	12.47m	**Porch**	3.75m² (0.40sqrs)
House Depth	23.75m	**Garage**	36.43m² (3.92sqrs)
Min Block Width	14m	**Alfresco**	12.56m² (1.35sqrs)

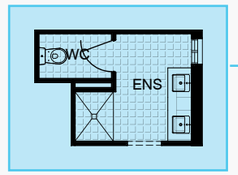
Upgrade
Butler's Pantry



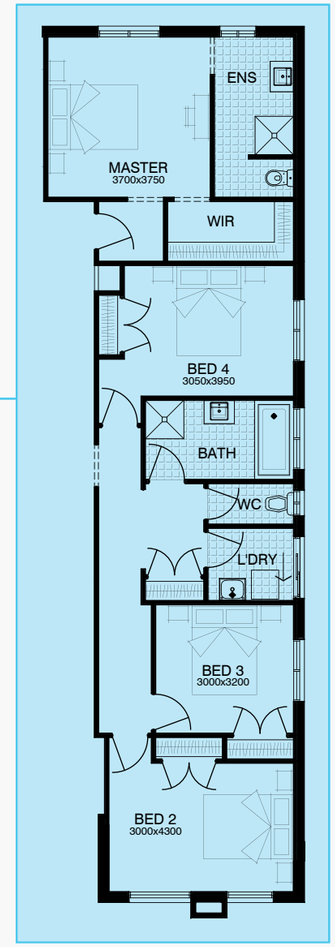


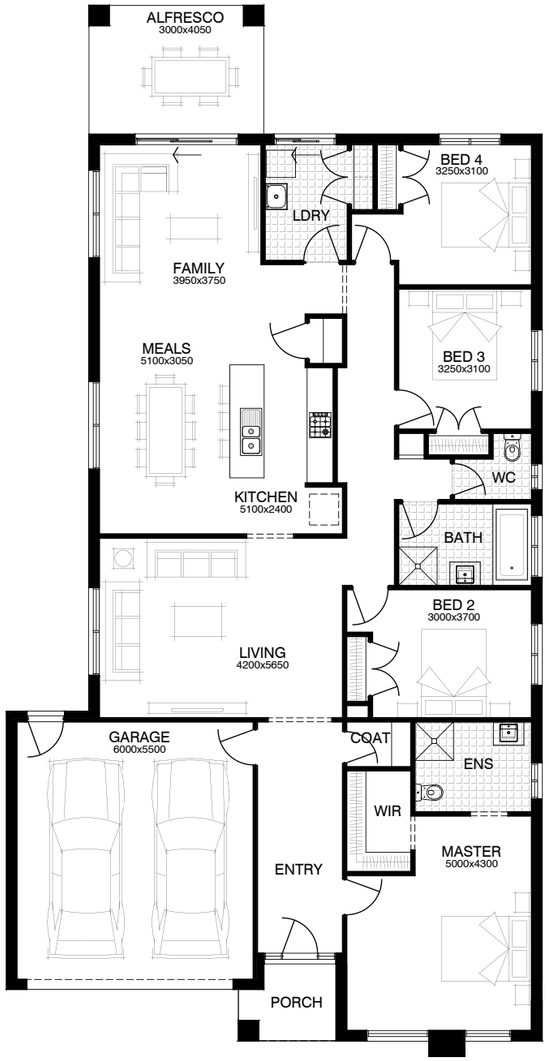
Upgrade
Walk In Pantry

Upgrade
Ensuite



Upgrade
Master to Rear





Valerian

single-storey

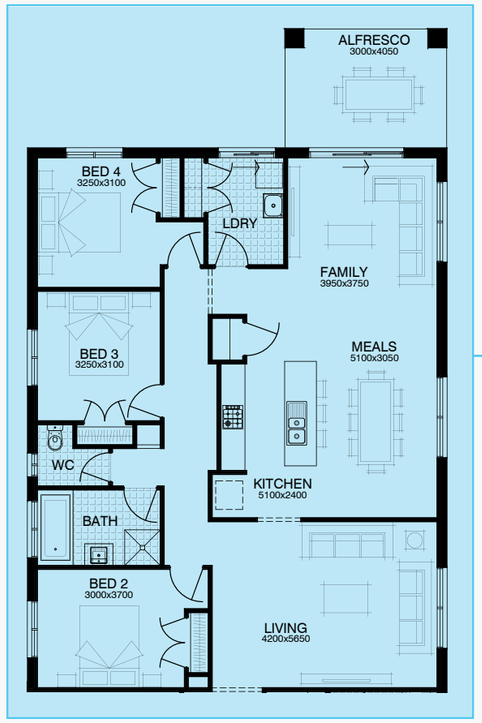
Amber Facade

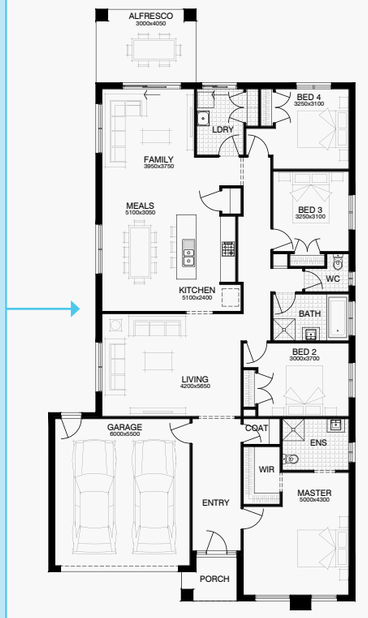
Fits 14m x 30m

4 2 2 **243.47m²** (26.21sqrs)

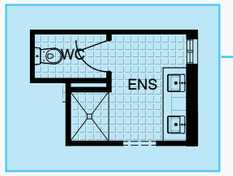
House Area	236.23m²	**Ground Floor**	191.08m² (20.57sqrs)
House Width	12.47m	**Porch**	3.75m² (0.40sqrs)
House Depth	24.47m	**Garage**	36.43m² (3.93sqrs)
Min Block Width	14m	**Alfresco**	12.21m² (3.92sqrs)

Upgrade
Rear Flip

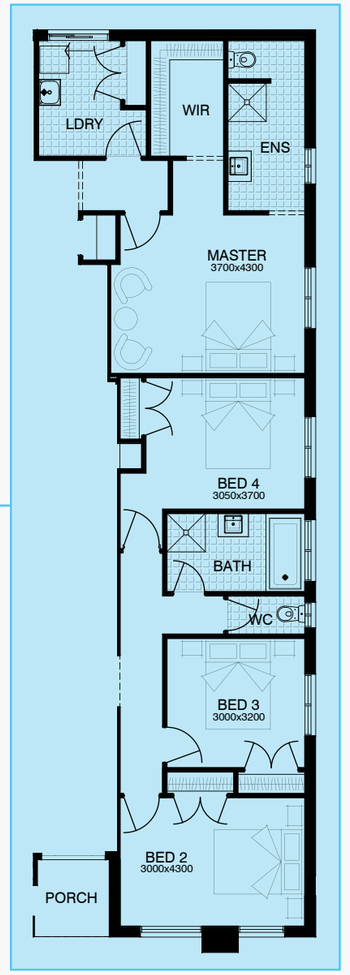




Upgrade
Ensuite



Upgrade
Master to Rear



Double Storey Facade Options.

Coraline

Harvest

Imperial

Merchant

Mulberry

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Cayenne 29 on display at Newhaven Estate in Tarneit.

The perfect fit for any size family. The Cayenne 29 is a double storey delight that brings an abundance of natural light from the serene alfresco into the open plan living – an entertainer's paradise! Two additional lounge zones make the perfect areas for family moments together while upstairs, a large master suite and four well zoned bedrooms emphasize the luxury living at its grandest.

Pictured: Mulberry Facade

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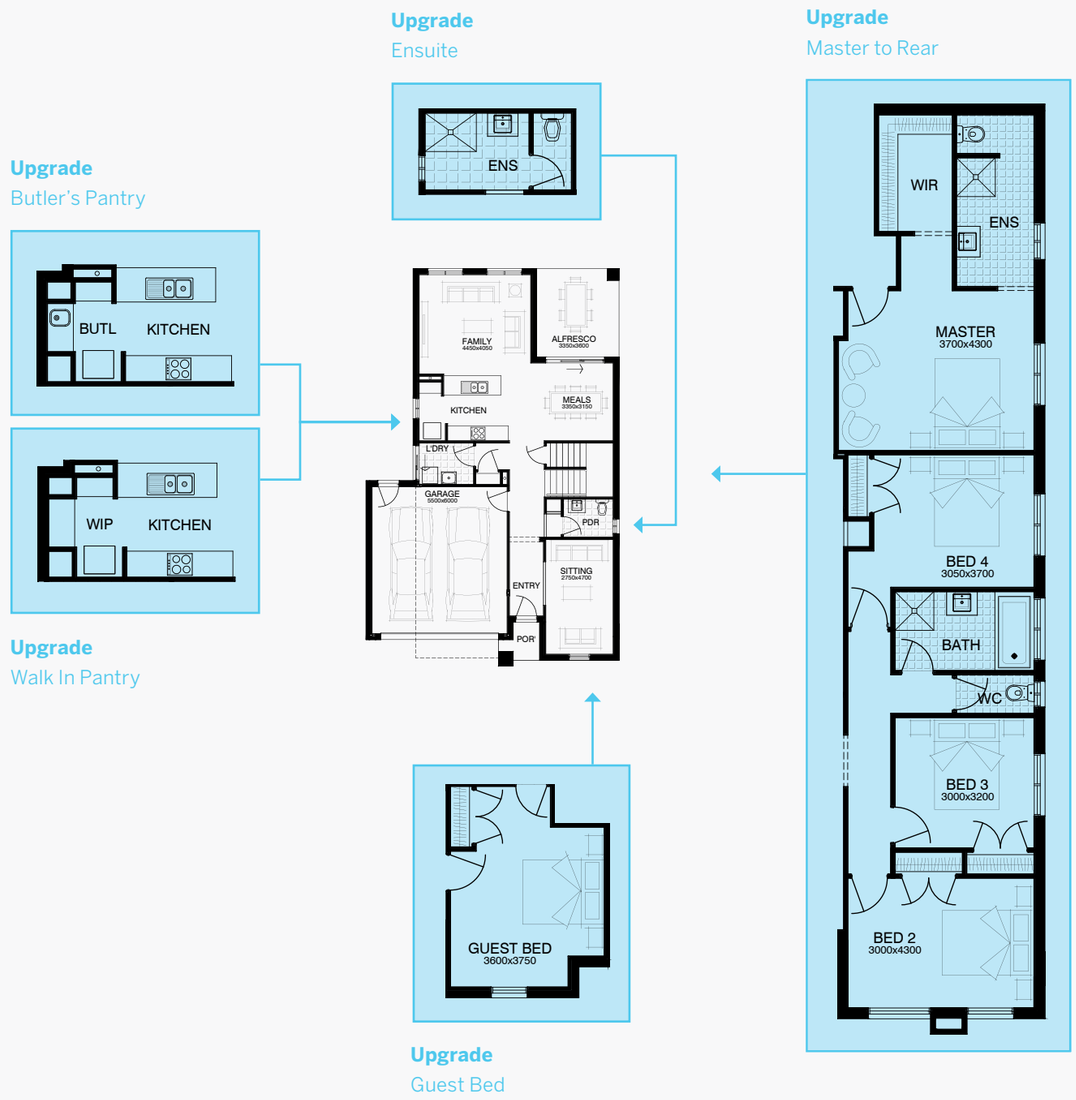
Cayenne double-storey

Coraline Facade **Fits 12.5m x 25m**

5 **2** **2** **272.65m²** (29.35sqrs)

House Area	272.65m²	**Ground Floor**	92.57m² (9.96sqrs)
House Width	10.31m	**First Floor**	129.19m² (13.91sqrs)
House Depth	16.19m	**Porch**	2.34m² (0.25sqrs)
Min Block Width	12.50m	**Garage**	36.46m² (3.92sqrs)
		Alfresco	12.09m² (1.30sqrs)



External Colour Palettes.

A. Neva

Brick

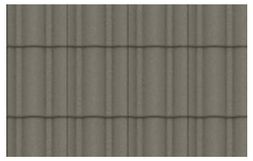
Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door


Roof

Feature Render (Doubles)

B. Scotch

Brick

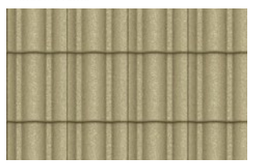
Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door


Roof

Feature Render (Doubles)

C. Ava

Brick

Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door

Roof

Feature Render (Doubles)

D. Winter

Brick

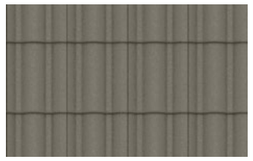
Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door


Roof

Feature Render (Doubles)

E. Drake

Brick

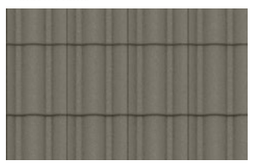
Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door


Roof

Feature Render (Doubles)

F. Conall

Brick

Garage Door

Window Frame

Cladding / Main Render

Fascia / Gutter

Front Door

Roof

Feature Render (Doubles)

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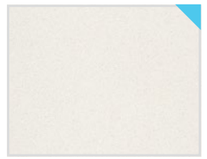
Internal Colour Palettes

Optional Upgrade

1. Lark

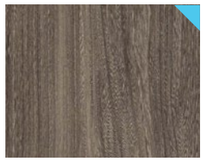
Walls/ Doors

Kitchen/ Bathroom Benchtop


Kitchen Stone Benchtop

Kitchen Splashback

Kitchen Cupboards / Kicks


Kitchen Overhead

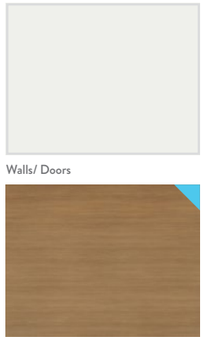
Bathroom Tiles

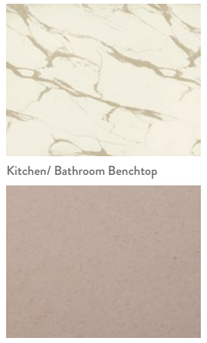
Bathroom Cupboards / Kicks

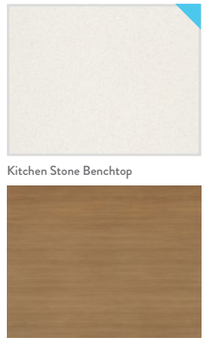
Carpet

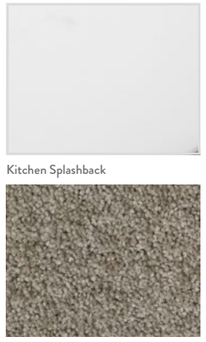
Timber Flooring

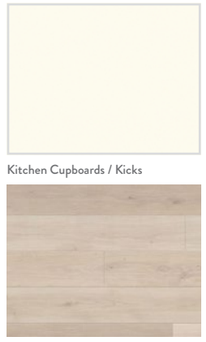
2. Beech


Walls/ Doors


Kitchen/ Bathroom Benchtop


Kitchen Stone Benchtop


Kitchen Splashback


Kitchen Cupboards / Kicks

Kitchen Overhead

Bathroom Tiles

Bathroom Cupboards / Kicks

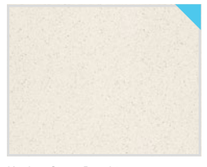
Carpet

Timber Flooring

3. Bianca

Walls/ Doors

Kitchen/ Bathroom Benchtop


Kitchen Stone Benchtop

Kitchen Splashback

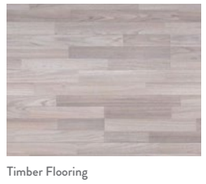
Kitchen Cupboards / Kicks

Kitchen Overhead

Bathroom Tiles

Bathroom Cupboards / Kicks

Carpet


Timber Flooring

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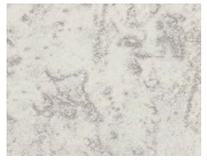
4. Birk

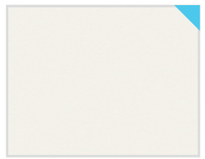
Walls/ Doors


Kitchen/ Bathroom Benchtop

Kitchen Stone Benchtop

Kitchen Splashback

Kitchen Cupboards / Kicks


Kitchen Overhead

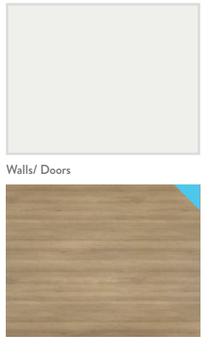
Bathroom Tiles

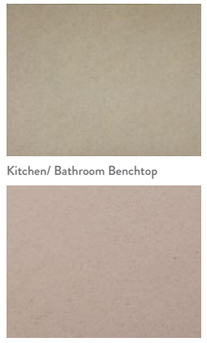
Bathroom Cupboards / Kicks

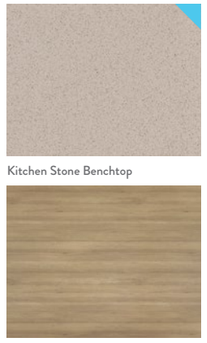
Carpet

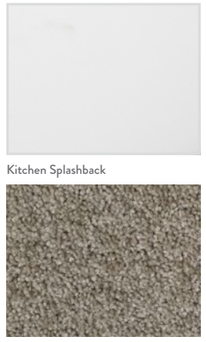
Timber Flooring

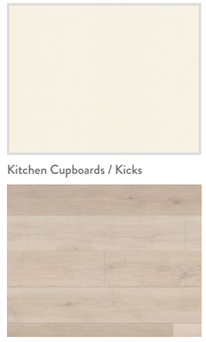
5. Wren


Walls/ Doors


Kitchen/ Bathroom Benchtop


Kitchen Stone Benchtop


Kitchen Splashback


Kitchen Cupboards / Kicks

Kitchen Overhead

Bathroom Tiles

Bathroom Cupboards / Kicks

Carpet

Timber Flooring

6. Terran

Walls/ Doors

Kitchen/ Bathroom Benchtop

Kitchen Stone Benchtop

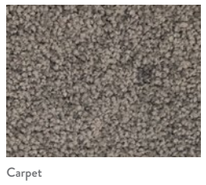
Kitchen Splashback

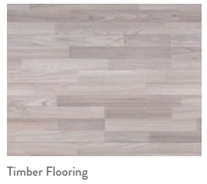
Kitchen Cupboards / Kicks

Kitchen Overhead

Bathroom Tiles

Bathroom Cupboards / Kicks


Carpet


Timber Flooring

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Upgrade Options.

External

Flyscreens	Aluminium flyscreens with nylon mesh to openable windows.	**Garage Door**	COLORBOND® Timbagrain™ finish to standard panelift sectional garage door.
Driveway	Coloured concrete driveway up to 40m² & remote garage.		

Internal

Single Roller Blind	Single roller blinds throughout.	**Heating & Cooling**	Evaporative cooling or split system reverse cycle air conditioning.
Dual Roller Blind	Dual rollers to facade, single rollers to other areas.	**Electrical Pack A**	Downlights to kitchen, living, entry & dining/meals.
Double Roller Blind	Dual roller blinds throughout.	**Electrical Pack B**	Downlights to bedrooms.
Ceiling Height	2590mm ceilings to ground floor.	**Data Pack**	NBN Co Fibre Optic wiring provision to comply with minimum requirements, double power points, extra TV point, extra phone point.

Bathroom & Laundry

Bathroom & Ensuite	20mm stone to bathroom and ensuite, privacy locks, bathroom accessories (towel rail/toilet roll holders) & 610mmx 410mm shower niche.	**Laundry Pack A**	800mm cabinet with 45lt trough, mixer tap with extendable sprayer.
Recycled Water Connection	Recycled water, connection to toilets & connection to laundry.	**Laundry Pack B**	800mm cabinet with 45lt trough plus overhead cupboards, mixer tap with extendable sprayer.

Kitchen

Kitchen Pack A	900mm appliances, overhead cupboards, 20mm stone to kitchen & upgraded 1.75lt sink.	**Kitchen Pack B**	900mm appliances, overhead cupboards, 20mm stone to kitchen & upgraded 1.75lt sink – Plus pot drawers either side of oven.
Dishwasher	Freestanding stainless steel dishwasher.	**Microwave**	Stainless steel microwave oven with stainless steel trim kit.
Appliance Pack	Freestanding stainless steel dishwasher & stainless steel microwave oven with stainless steel trim kit.	**Cupboards**	Standard Laminex melamine overhead cupboard with door(s) above refrigerator space.

Flooring

Flooring Pack A	Laminate flooring to entry, kitchen and meals and carpet to bedrooms, living and lounge as per standard plans.	**Flooring Upgrade 3***	Laminate flooring to all living areas and upgraded 450mm tiles to wet area walls and floors, Carpet to bedrooms.
Flooring Upgrade 1*	Upgraded 450mm tiles to wet area walls and floors. (in lieu of standard simplicity)	**Flooring Upgrade 4***	Upgraded 450mm floor tiles to all living areas and wet area walls and floors, Carpet to bedrooms.
Flooring Upgrade 2*	Upgraded 450mm floor tiles to entry, kitchen, meals and wet area walls and floors. (in lieu of laminate flooring in Pack A)		

*Please note: Flooring Pack A must be purchased before selecting from the 4 upgrade options.

Our Difference.

Established 1949
Since 1949, we've been building homes for Australian families. That's more than 70 years of quality craftsmanship, affordability and design excellence.

Award Winning Builder
We're proud of our homes. And with the many design and building awards we've won over the years we have good reason to be. Our greatest reward, however, is realising the dream for Australian families.

Preferred Land Partners
We have strong partnerships with Australia's leading land developers. That means we have access to premium blocks in estates across the country.

Fixed Site Costs
Our fixed price house and land packages are just that. Fixed. There are no hidden extras or surprise costs. That means the price on your final contract is the price you pay. Guaranteed.

Guaranteed Site Start
When you build a new home with Simonds Homes, we commit to even greater certainty of timing, when you have finance and titled land. Being confident about our build team, knowing you have a site and finance arranged, means we will guarantee your site start date. That's great peace of mind to help you plan your move.

Lifetime Structural Guarantee
Since 1949 Simonds has developed an enviable reputation for building Australia's best homes. From humble beginnings, Simonds is now one of Australia's leading homebuilders. Today, with three generations of builders providing hands-on experience, our commitment to building quality, affordable and stylish homes has never been stronger. This is what truly sets us apart.

Standard Inclusions.

Kitchen

- Bellissimo 600mm stainless steel electric underbench oven and gas cooktop.
- Technika 600mm stainless steel canopy rangehood.
- Clark 1¾ bowl stainless steel sink. Includes two basket wastes.
- Laminex 33mm post formed or square edge laminate benchtop.
- Laminex melamine square edge doors and panels to fully lined cabinetry.
- Ceramic tiles to splashback.
- Alder solid brass mixer tap in chrome finish.
- Dishwasher space with single power point and capped plumbing connection.

Bathroom & Ensuite

- Clark semi-inset seamless vitreous china hand basin.
- Stylus dual flush vitreous china close coupled toilet suite and enclosed trap.
- Polished edge mirrors above vanity.
- Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex melamine square edge doors & panels.
- Decina acrylic bath set in a tiled podium.
- Semi framed clear glass pivot shower doors with ceramic tiled shower base.
- Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
- Alder single lever tapware, hand held shower rose and wall bath outlet.
- Externally ducted exhaust fans including self-sealing air flow draft stoppers.

Laundry

- Everhard 45L stainless steel laundry tub in metal cabinet with Alder laundry set tapware.
- Ceramic wall tiles above laundry tub, with floor tiles and skirting tiles throughout.
- 1/4 turn washing machine taps inside laundry tub cabinet.

Windows & External Doors

- Feature entry door in paint-grade finish, with clear glazing (includes sidelights where applicable).
- Dowell sliding aluminium windows including keyed window locks. Brick infill above windows and sliding doors (excluding garage & facade).
- Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).

Garage

- Colorbond steel sectional lift up door.

Insulation

- Bradford R2.5 Glasswool batts to ceiling of roof space (excludes garage ceiling space).
- Reflective foil to external walls and wall between garage and house (excludes garage).

Ceilings

- 2440mm nominal internal ceiling height, measured overall to frame plates.

Stairs (Double Storey Homes)

- MDF treads and MDF risers.
- Balusters from the standard builders range. Baluster placement is specific to each home design.

Hot Water Service

- Rheem continuous flow gas hot water service. Placement of unit is at builders discretion

Roofing

- Monier concrete colour applied roof tile from builders range.
- Colorbond fascia and slotted quad gutter.

Fixing

- Gainsborough lever passage sets and pull handles.
- 67x18mm skirtings and architraves to dwelling and garage.
- Flush panel internal doors with door stops and chrome hinges.
- Single melamine shelf and hanging rail to robes.

Paint & Plaster

- Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
- Haymes flat acrylic to ceilings. White ceilings are available as a no cost option.
- 90mm cove plaster cornice.

Foundations

- Concrete waffle slab, engineer designed 'M' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
- Part A slab penetration termite treatment.
- Part B slab perimeter termite treatment.

Electrical

- Clipsal Iconic double power points & light switches (white), with batten light points as per standard electric layout.
- RCD safety switches (earth leakage detector).
- Smoke detectors interlinked to comply with AS3786.
- 2x TV points and 1x telephone point.
- External light point(s) as per standard drawing.
- Ceiling fans to bedrooms and alfresco (if applicable).

Building Allotment

- Based on a building allotment of up to 500m² and a maximum building setback of 6m (subject to Planning Authority). Additional charges will apply for blocks greater than 500m², and those requiring more than 300mm equal cut and fill.

Services - Connections

- Connection of services - water, natural gas (where available), electricity, sewer, telephone conduit & stormwater is included. Additional charges may apply for blocks greater than 500m², with more than 300mm of fall or more than 6m setback to dwelling. Does not include electricity and telephone consumer account opening fees. Please discuss with your Sales Consultant if connection to natural gas is unavailable.
- 2x external taps.

Facade

- 450mm eaves to dwelling (excludes garage). See standard plans for eave treatment to garage.
- Single Storey: Amber facade included as standard.
- Double Storey: Coraline facade included as standard.

Structural

- 90mm structural pine wall framing and pine truss roof.
- Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

Notes

Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas) ; landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products in the event that Simonds Homes changes suppliers or due to the product being unavailable or no longer being compliant. To be read in conjunction with standard house design plans.

Notes.

Notes.

* Available only on titled land in approved greenfield sites. Xpress by Simonds reserves the right to substitute similar products to those referred to in this promotion should an item not be available. Limits apply for some promotional lines. Floorplans, facade images and photographs are for illustrative purposes only and may not represent the final product shown. Display items such as furniture, light fittings, security system, fireplaces, air conditioning, carpets and floor tiling (to areas other than wet areas); landscaping, fencing, driveway and paving are not included. Simonds Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Some facade inclusions shown may not be included in our final product and may be for display purposes only. Floorplan options featured in this brochure provide an overview of small area variations. Plan flips and master bedroom moves can be viewed at simondsxpress.com.au. Purchase decisions must only be via the selection process online at simondsxpress.com.au. Prices vary according to build regions. Purchasers should refer to their new home sales consultant for more information. The 20 week build time guarantee is from site start to practical completion inspection and subject to contractual requirements. Offer and prices are correct at time of publication (May 2021) and can vary depending on build region.

Only available to "Xpress by Simonds" home range purchased online and is not available with any other offer. Please discuss pricing for your region with your Xpress by Simonds Sales Representative.

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Xpress
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