

LUX

OUR BEST INCLUSIONS EVER!



We believe it's the little things that make all the difference so we like to include all the features other builders call extras. At Rawson Homes we are committed to giving you the best inclusions for your living, outdoor, kitchen, bathroom and the rest of your home.

As you go through our best inclusions ever, you'll find it hard to believe that everything is included as standard with no additional cost for the luxury on offer.

RAWSON HOMES, REAL QUALITY, SERVICE AND PRICE



COOK'S KITCHEN

KITCHEN	Competitor 1	Competitor 2
20mm CAESARSTONE® benchtops - available in a wide range of colours		
Choice of POLYTEC sheen or matt laminate finish to doors - available in a wide range of colours		
HETTICH soft-close drawers and doors for a peaceful cooking experience		
Overhead cupboards to kitchen		
Bulkheads to overhead cupboards		
Kickboards - colour match your cupboards		
A convenient HETTICH cutlery tray		
CLARK® 1180mm double bowl end stainless steel sink		
Your choice of tiled splashback		



KITCHEN APPLIANCES

KITCHEN APPLIANCES - OVEN - CHOICE OF:	Competitor 1	Competitor 2
WESTINGHOUSE WVE615S 60cm electric stainless steel oven OR		
WESTINGHOUSE WVE916SB 90cm electric stainless steel oven OR		
WESTINGHOUSE WFE914SB 90cm electric upright multifunction stainless steel oven - which comes with a 5-burner hob gas cooktop and wok OR		
WESTINGHOUSE WFEP946SB 90cm electric upright multifunction stainless steel oven - which comes with a 5-zone electric ceramic cooktop (perfect when gas isn't available)		
KITCHEN APPLIANCES - COOKTOP - CHOICE OF:		
WESTINGHOUSE WHG641SA 60cm 4-burner gas cooktop, finished in stainless steel OR		
WESTINGHOUSE WHC642BA 60cm ceramic 4-burner electric cooktop (if gas isn't available) OR		
WESTINGHOUSE WHG955SA 90cm 5-burner gas cooktop, finished in stainless steel OR		
WESTINGHOUSE WHC942BA 90cm ceramic 5-burner electric cooktop (if gas isn't available)		

KITCHEN APPLIANCES – RANGEHOOD – CHOICE OF:	Competitor 1	Competitor 2
WESTINGHOUSE WRH608IS retractable externally ducted rangehood, finished in stainless steel OR		
WESTINGHOUSE EFG750X/A integrated externally ducted rangehood, finished in stainless steel OR		
WESTINGHOUSE WRC913S canopy externally ducted rangehood, finished in stainless steel		
KITCHEN APPLIANCES – DISHWASHER		
WESTINGHOUSE WSF6608X under bench dishwasher in a stainless steel finish		
KITCHEN APPLIANCES – MICROWAVE		
WESTINGHOUSE WMS281SB built-in microwave in a stainless steel finish, complete with trim kit		



BATHING BEAUTY

VANITY UNITS	Competitor 1	Competitor 2
Contemporary floating vanities – choose the colour of the laminated doors and PVC edges from our large selection		
FOWLER Regent or CAROMA Liano porcelain counter-tops or semi-recessed basins – each with their own pop up plug and waste (house specific)		
Laminated benchtop in every powder room (house specific)		
VANITY MIRRORS		
Floating frameless polished edge bathroom mirror OR		
A mirror shaving cabinet fixed above your vanity (style of vanity will change if shaving cabinet is selected)		
BATH		
STYLUS Maxton 1675 white rectangular bath with tiled surround OR		
CAROMA Blanc 1700 white freestanding bath OR		
CAROMA Aura 1600 white freestanding bath		
BATHROOM ACCESSORIES		
CAROMA Cosmo double towel rail to bathrooms and ensuite		
CAROMA Cosmo toilet roll holder to bathrooms, ensuite and powder room		
CAROMA Cosmo hand towel rail to powder room (house specific)		
TOILET SUITES		
STYLUS Prima toilets		
TAPS & FITTINGS		
CAROMA Mystic hand-held showerheads and rails, for all your showers OR		
CAROMA Track overhead showers with hand-held rails		
STYLUS wall-mounted pin chrome mixer and CAROMA Liano tapware for all your bathrooms, ensuites and powder rooms		
SHOWERSCREENS		
Semi-frameless showerscreens – all with pivot doors, chrome trims and clear laminated glass		
TILING FOR WET AREAS		
2100mm wall tiles around your shower, 500mm wall tiles over bath, 150mm skirting tiles to remaining wet areas and 300mm over the laundry tub		
Feature tiled niche to Shower		
LAUNDRY		
CLARK® 45 litre stainless steel tub and white metal cabinet		
STYLUS Venecia washing machine set		



LUXURY LIVING

INTERNAL DOORS	Competitor 1	Competitor 2
CORINTHIAN pre-hung, pre-primed 2040mm high doors will add an air of glamour to your new home		
ARCHITRAVES, SKIRTINGS & CORNICES		
67x12mm bevelled edge profile architraves throughout - painted in your choice of colour		
67x12mm bevelled edge profile skirtings throughout - painted in your choice of colour		
67x18mm bevelled edge profile skirtings to wet areas		
90mm cove cornices in all rooms		
CEILINGS		
2450mm high ceilings throughout your home		
INTERIOR		
Internal doors: GAINSBOROUGH Amelia and GAINSBOROUGH Carla series lever handles with locks fitted to all bathroom and toilet doors		
Wardrobe doors: fitted with either bar or square designer handles		
Doorstops: fitted in bedrooms, wet areas and living areas		
STAIRCASE		
Painted timber handrail with square posts, 12x12 stainless steel balusters, and MDF treads and rises		
ROBES		
CORINTHIAN flush robe doors		
STEGBAR one shelf and a hanging rail		
LINEN CUPBOARD		
STEGBAR shelving throughout all linen cupboards		
ELECTRICAL		
A three phase mains provision		
Earth leakage circuit breaker for lights and power		
One light point for each room in the house		
Two-way light switch for the stairs (double storey only)		
CLIPSAL Double power points in all rooms, includes the garage		
CLIPSAL Single power points in all rooms, includes the garage		
All-in-one heat, fan and light unit in all bathrooms and ensuites		
Downstairs powder room exhaust fan ducted to outside		
Two television points		
Direct-wired smoke detectors with battery backup		
COMMUNICATION		
Two telephone points		
BTICINO Linear 2000 intercom doorbell		
NBN PROVISION		
Conduit and draw wire from front boundary to metrebox		
Conduit and draw wire from metrebox to back internal wall of garage		
One single power point to internal back wall of garage		
One additional telephone point to back internal wall of garage		
One CAT6 data point to internal wall of garage		

AIR CONDITIONING	Competitor 1	Competitor 2
DAIKIN 6 HP ducted air conditioning, with two zones and return air - 14KW		
INSULATION		
BRADFORD R2.0 insulation throughout all external walls - including for those between the garage and the home		
BRADFORD R3.5 insulation throughout all ceilings - except for those over the garage and outdoor areas		



FINISHING TOUCHES

FLOOR COVERINGS	Competitor 1	Competitor 2
Carpet and a choice of tiles or laminate flooring throughout your home.		
PAINTING		
TAUBMANS™ Endure 3 Coat Paint System to two external paint colours, one internal wall colour, one ceiling colour, one feature wall and TAUBMANS™ gloss paint to doors and internal woodwork.		



GREAT OUTDOORS

BRICKS	Competitor 1	Competitor 2
Selections from the top Australian brick manufacturers and a choice of raked, ironed or flush joint finishes in either off-white or grey mortar Note: Excludes feature colour finishes to brickwork (ie. Moroka/Render) in standard house price		
WINDOWS		
STEGBAR aluminium windows and sliding doors available in a range of colours		
Security-keyed windows and door locks		
Obscured glass for all bathroom, ensuite and powder room windows		
Nylon mesh flyscreens to all opening windows, sliding and stacker doors (excluding hinged doors)		
ROOFING		
A wide range of roof colours to choose from - in CSR MONIER™ concrete roof tiles, or the highly durable COLORBOND®		
Sarking		
FASCIA & GUTTER		
Maintenance-free COLORBOND® used for the fascia and gutters		
Painted exposed PVC pipes and downpipes		
450mm eaves		
WATER TANK		
Eco-friendly slim-line water tank		
EXTERNAL DOORS		
CORINTHIAN entrance doors: choose from our range of Madison doors - all with clear glass, and painted in a wide range of colours		
CORINTHIAN clear-glazed laundry door		
DOOR FINISHES, EXTERIOR		
Deadlocks for all entrance doors into your home - including the door between the house and the garage		
GAINSBOROUGH tri-lever handles in satin or polished chrome		
Standard GAINSBOROUGH handles in a choice of satin or polished chrome fitted to all other exterior doors		

DOOR FINISHES, GARAGE	Competitor 1	Competitor 2
B&D COLORBOND® Panelift sectional door		
Remote control access to your garage with two handsets to the door of your choice		
DRIVEWAY		
Coloured concrete driveway and front path in a wide range of colours		
ALFRESCO		
Including concrete slab, brick piers and roof		



ESSENTIAL INCLUSIONS

GAS CONNECTION	Competitor 1	Competitor 2
Your gas service connection will run from the front boundary to your house, including a provision for your hot water system, cooktop and internal heating point.		
HOT WATER SYSTEM		
RHEEM® Metro 26 litre gas wall-mounted continuous hot water system (model 875E26NF) OR		
RHEEM® Integrity 5-star instantaneous 27 litre gas wall mounted hot water system (model 876027)		
CONCRETE SLAB		
Your engineer-designed slab will span through to the porch, patio, rainwater tank and alfresco		
SITE NEEDS		
Earthworks have been included on sites up to 1m fall to create a level building platform		
The underground concrete piling		
Your site will have connection to power, phone, water, sewer, gas and stormwater services		
TERMITE TREATMENT		
RENTOKIL Homeguard Red termite - with a 25-year warranty and \$1,000,000 insurance cover		
FRAME		
HYNE T2 Blue Termite resistant timber framing		
Internal and external 90mm wide studs as well as 300mm floor joist system		

NOTE: LUX Inclusions for Rawson Homes effective January 2016.

Rawson Homes reserves the right to improve, amend or revise any specification without notice or obligation. Items not included are decorative lighting, curtains and furnishings. Due to local statutory requirements, variations to the specifications may be made on a regional basis. Intending purchasers should satisfy themselves as to the understanding or items by inspection and/or classification by a Rawson Homes Sales Consultant. All sizes quoted are nominal size only. Builders Licence No. NSW 33493C ACT 19936252B ABN 67 053 733 841 ACN 053 733 841

