

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

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

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 cutlery tray

CLARK® 1180mm double bowl end stainless steel sink

Choice of Irwell pin lever hob with rectangular or gooseneck spout

Your choice of tiled splashback



KITCHEN APPLIANCES

KITCHEN APPLIANCES - OVEN - CHOICE OF:

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:

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 WMB2802SA built-in microwave in a stainless steel finish, complete with trim kit



BATHING BEAUTY

VANITY UNITS

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

STYLUS Venecia mixer over your laundry sink



LUXURY LIVING

INTERNAL DOORS

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

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

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

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

Selections from the top Australian brick manufacturers and a choice of raked or ironed 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

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

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)

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 2017.

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

