



Luxe Inclusions

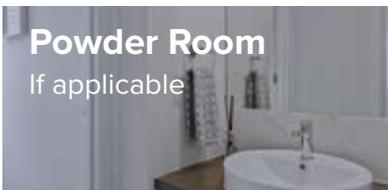

Rawdon Hill
Built for life.

Luxe Inclusions



Kitchen

- + Choice of 900mm multi-function oven and 900mm gas cooktop OR 900mm freestanding cooker
- + 900mm undermount rangehood with overhead cabinetry
- + Stainless Steel freestanding dishwasher
- + 1.75 bowl (1080mm) stainless steel sink with sink mixer
- + Choice of vinyl wrap (matte or gloss finish depending on selected door profile) or laminate finish to all base cabinetry door and drawer fronts (including Butler's Pantry if applicable – design specific)
- + Melamine lined base and overhead cabinetry
- + Quantum Quartz Deluxe Range stone benchtops with 40mm edging (including Butler's Pantry if applicable – design specific)
- + Round stainless steel single bowl sink to Butler's Pantry (if applicable - design specific)
- + Choice of clear glass (Note: Slight green tinge) or porcelain tiled splashback selected from the Gold Range (Note: excludes mosaic or glass tiles)
- + Refrigerator space with overhead cabinets and capped cold water point for future fridge
- + Up to 10No. soft close drawers



Powder Room
If applicable

- + Choice of vinyl wrap (matte or gloss finish depending on selected door profile) or laminate finish to all cabinetry door and drawer fronts
- + Melamine lined base cabinetry
- + Quantum Quartz Deluxe Range stone benchtops with choice of 20mm or 40mm edging



**Bathroom,
Ensuite
and WC**

- + 1700mm back to wall freestanding white acrylic bath (Bathroom only)
- + Round countertop basin white with vessel basin mixer
- + Melamine lined, laminate front base cabinetry
- + Quantum Quartz Deluxe Range stone benchtops with choice of 20mm or 40mm edging
- + Polished edge mirrors 1000mm high, to the full width of the vanity benchtop
- + Wall bath/shower mixer with wall mounted outlet to bath
- + Single hand shower rail with wall bath/shower mixer to Ensuite and Bathroom showers
- + Additional 230mm shower head on 300mm ceiling mounted arm to Master Ensuite shower only
- + 2000mm high semi-frameless laminated glass pivot door and screen to showers
- + Tiled shower base to Ground Floor of homes, with tile insert channel drain if above 1200mm x 900mm and polymarble shower base to First Floor of double storey homes.
- + Exhaust fan above each shower including draft stopper
- + Wall faced toilet suite with slimline seat
- + 400mm high x 800mm wide tiled shower niche to Ensuite shower
400mm high x 600mm wide tiled shower niche to Bathroom shower
- + Toilet roll holders throughout, 750mm double towel rails to Bathroom and Ensuite and towel ring to Powder Room if applicable

Luxe Inclusions



Laundry

- + Melamine lined laminate fronted base and overhead cabinetry (1200mm minimum - design specific)
- + Quantum Quartz Deluxe Range stone benchtops with choice of 20mm or 40mm edging
- + Square 45 Litre stainless steel inset trough
- + Washing machine taps concealed inside base cabinetry
- + Gooseneck sink mixer



Garage

- + Plaster lined Garage with concrete floor and rear access (Note: sealing or painting of floor is not included)
- + Sectional panel lift door with remote control opener with 2No. handsets



Heating and Cooling

- + Brivis 'Compact Classic' ducted heating system
- + 7kw Reverse cycle split system to Family Room/Meals Area
- + Brivis evaporative cooling unit including network panel (Note: First Floor only to double storey homes)



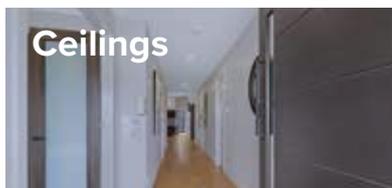
Floor Coverings From Builders Luxe Range

- + Upgraded porcelain or ceramic floor tiling (max. 600mm x 600mm) or builders range hybrid plank flooring to the Entry, Kitchen, Meals Area & Family Room
Note: tiling to wet areas (max. 600mm x 600mm): Laundry, Bathroom & Ensuite
- + Premium carpet to all other areas inside the home



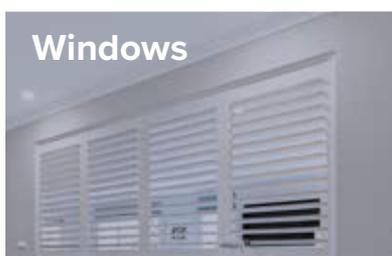
Wall Tiling From Builders Luxe Range

- + Porcelain or ceramic wall tiling, 2000mm above shower base, up to 300mm above Bathroom and Ensuite vanity benchtops, 700mm above Kitchen benchtops and up to 450mm above Laundry benchtops
- + Skirting tiles, 100mm high to wet areas



Ceilings

- + Single Storey: 2580mm (overall plates) standard ceiling height to all LUXE Homes
- + Double Storey: 2580mm (overall plates) standard ceiling height
Ground Floor/ 2580mm First Floor to all LUXE Homes
- + 2730mm ceiling height to Garage



Windows

- + Aluminium awning windows (includes window locks) to front elevation
- + Aluminium sliding windows (includes window locks) to remainder of home
- + Single blackout Holland Blinds to all windows and external sliding doors (selected from Builders Range)
- + Flywire (fibreglass mesh) screens to all opening window sashes

Luxe Inclusions



Doors

- + Design specific feature front door and 2340mm high internal doors from Builders Luxe Range Note: 2040mm high to First Floor double storey only
- + Multi-function external door lock - profile and finish to be selected from Builders Luxe Range
- + Aluminium external sliding doors (lockable) to Family Room – design specific, as applicable
- + Selection from Builders LUXE Range of lever handles to all internal hinged doors



Bricks

- + Clay bricks from Builders standard range, selected from Category 1- 3
- + Acrylic rendering to brickwork only where denoted on plans. (design specific)



Roofing

- + Concrete roof tiles from Builder's LUXE range: Classic & Prestige
- + Colorbond fascia, gutters and downpipes



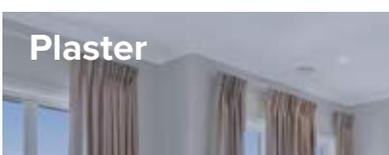
Insulation

- + R3.5 Glass wool batts to the roof space of the home area only
- + R2.0 Batts to external walls of the home only, and the walls between the Garage and the Home
- + R1.3 Sisalation to all external walls and the walls between the Garage and the Home



Electrical

- + LED downlights to ceilings throughout excluding Garage
- + Up to 3No. feature pendant lights or strip LED pendant above kitchen island bench (or breakfast bar – design specific) selected from Builder's range
- + Up to 2No. External Feature stainless steel "Up/Down lights" to façade
Note: additional feature light/s are design specific
- + Smoke detectors and safety switches (earth leakage detectors)
- + 2No. TV points including digital antenna mounted on roof (Note: no booster is supplied)
- + 2No. data points
- + Up to 2No. white, 4 - blade ceiling fans – 1No. to Master Suite and 1No. Alfresco
Note: design specific
- + Double power points – up to 20No. to single storey home and up to 25No. to double storey home
Note: design specific



Plaster

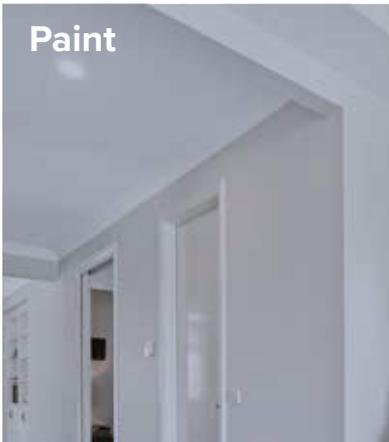
- + 10mm plaster sheets to walls and ceilings with 6mm villaboard behind wall tiles to the showers and walls surrounding baths (where applicable).
- + Feature cornice to Entry, Family Room, Meals Area and Kitchen (to be selected from Builder's range), 90mm Cove cornice to remainder of home

Luxe Inclusions



Fixing

- + 67mm MDF architraves in a choice of Builder's range profiles
- + 67mm or 90mm MDF skirtings to match architraves
- + White melamine fit-out to Master walk in robe including 2No. drawer/adjustable shelving tower units (design specific) and white melamine shelving to remainder of home (extent is design specific)
- + Single chrome hanging rail below shelving to Bedroom wardrobes



Paint

- + External woodwork use a Haymes 'UP Solashield Low Sheen' up to a max. 3 coats. Note: Front Doors and Weatherboards are supplied pre-primed.
- + Internal doors, timber and pre primed timber (skirtings, architraves, staircase handrails, balustrade & stringers use a Haymes 3 coat paint system: 1st coat 'Elite acrylic sealer u/ coat' / 2nd coat 'UP Ultratrim Semi or High Gloss' / 3rd coat 'UP Ultratrim Semi or High Gloss'
- + All internal walls use a Haymes 3 coat paint system: 1st coat 'Elite acrylic sealer undercoat ' / 2nd coat 'UP Expressions Matt / 3rd coat 'UP Expressions Matt
- + Ceilings all coats in Haymes 'Newlife Ceiling White'
- + Eaves/ Soffits & Alfresco all coats in Haymes 'UP Solashield Matt'



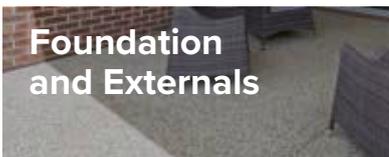
Hot Water

- + Rinnai Infinity 26L gas boosted solar hot water service



External Inclusion

- + Wall mounted fold-down clothesline



Foundation and Externals

- + Class 'M' concrete waffle pod slab (includes Garage)
- + Termite treatment (50-year warranty)
- + Colour through concrete to Porch and Alfresco. Note: areas are design specific



Structural

- + Your home is constructed to N2 wind rating and 6-star energy rating with a 6 1/2 year structural guarantee
- All our homes are 6-star energy rated, however additional upgrades may be required subject to site orientation, wind conditions and colour selection.



Connections

- + 2 external garden taps (1x tap to the water meter and 1x tap to the house)

Price Based on developer applied engineering plans and Plan of Subdivision, standard floor plan with preferred siting (without alterations), recommended building surveyor, residential zoning and subject to developer and council approval. Any structural changes are considered to be customised and subject to additional charges. Knock down rebuilds (KDRB) are subject to Price on Application (POA). Pricing also excludes features not supplied by Rawdon Hill including internal display items, fencing, letterbox, landscaping, decking and driveway.

Rawdon Hill reserves the right to substitute any of the above products to maintain the quality & product development of its homes or should any product become unavailable.

APRIL 2022