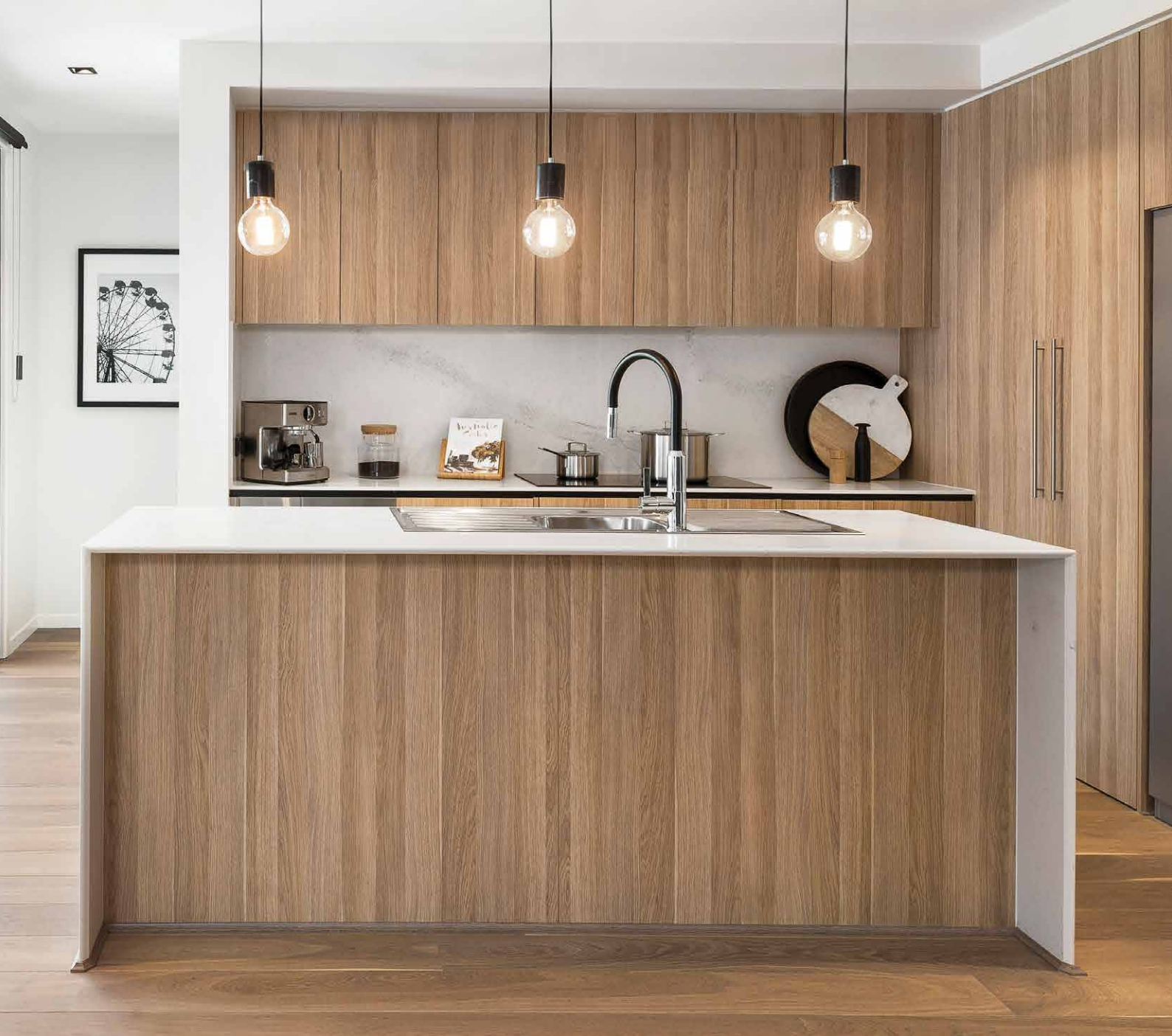




Inclusions & Upgrades





INCLUSIONS AND UPGRADES

Choose our Silver or Gold package

When it comes to the level of finishing touches on your home, all our designs come with our “Silver” inclusions package as standard. You get everything you need to finish your home, from ducted air conditioning to high ceilings – we’ve thought of all the added extras you might need and included them as part of our standard home price.

Want a little bit of extra luxury? Then our “Gold” inclusions package might be more exciting for you – upgrades include 40mm stone benchtops, 90cm appliances, hybrid flooring and a luxury freestanding bath, just to name a few.

Like our packages but want something that’s not on the list? No problem! Once you’ve picked your package, you can upgrade the individual items that are most important to you.

Find out more and see the 2 inclusions packages compared side by side throughout this brochure so you can select the best one for you.

For even more detailed information on each package please visit our website: <https://www.rawsonhomes.com.au/inclusions-and-upgrades>



Kitchen Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
APPLIANCES Oven, Cooktop and Rangehood	60cm Smeg appliances Oven, Cooktop and Rangehood	90cm Smeg appliances Oven, Cooktop and Rangehood 60cm Smeg Freestanding Dishwasher and Smeg built in microwave including trim kit
BENCHTOPS	20mm Caesarstone® benchtops (from Rawson Homes M0 range)	40mm Caesarstone® benchtops (from Rawson Homes M0 range) or 20mm Caesarstone® benchtop with 20mm waterfall end panel/s (from Rawson Homes M0 or M1 ranges)
SPLASHBACK	Kitchen splashback with tiles	Kitchen splashback with tiles
CABINETRY	Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours Choice of: <ul style="list-style-type: none"> • Polytec Melamine (Matt, Woodmatt or Sheen) OR • Polytec Evolution (Ravine or Legato) • Framed and Plasterboard Bulkheads to Overhead Cupboards 	Laminated soft close doors/drawers with shadowline and 2mm ABS edges in a wide range of colours Choice of: <ul style="list-style-type: none"> • Polytec Melamine (Matt, Woodmatt or Sheen) OR • Polytec Evolution (Ravine or Legato) OR • Polyurethane - Matt, Gloss or Satin - Style 1,2,3,&4 Framed and Plasterboard Bulkheads to Overhead Cupboards
TAPWARE	Caroma pin lever gooseneck chrome sink mixer to Kitchen sink	Caroma Liano II Pull Out chrome sink mixer to Kitchen and Laundry sinks
SINK	Clark 1180mm double bowl end stainless steel sink	<ul style="list-style-type: none"> • Clark Monaco double bowl undermount sink OR • Clark Prism Large single bowl undermount sink

Ask us about 80mm Caesarstone® benchtops as an individual upgrade or explore further upgrade options for your Kitchen



Bathroom Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
BENCHTOPS	20mm Caesarstone® benchtops to floating vanities (from Rawson Homes M0 range)	20mm Caesarstone® benchtops to floating vanities (from Rawson Homes M0 or M1 ranges)
TAPWARE INCLUDING SHOWER	Caroma Luna - chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room	Caroma Urbane II round or rectangle chrome wall mounted tapware to all Bathrooms, Ensuite and Powder Room (including Shower Room where applicable)
CABINETRY	Laminated doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of: <ul style="list-style-type: none"> • Polytec Melamine (Matt, Woodmatt or Sheen) OR • Polytec Evolution (Ravine or Legato) 	Laminated soft close doors/drawers with shadowline and 2mm ABS edges in a wide range of colours. Choice of: <ul style="list-style-type: none"> • Polytec Melamine (Matt, Woodmatt or Sheen) OR • Polytec Evolution (Ravine or Legato) OR • Polyurethane - Matt, Gloss or Satin - Style 1,2,3,&4
BASIN	Caroma Luna porcelain counter top basin. Choice of; semi-recessed, above counter or inset basin with chrome pop up plug and waste	Caroma Luna porcelain counter top basin. Choice of; semi-recessed, above counter or inset basin with chrome pop up plug and waste
MIRROR	Floating frameless polished edge mirror with backing board	Floating frameless polished edge mirror with backing board
SHOWER SCREEN	Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass, or fixed panel (subject to design) Caroma Luna chrome Multi Function Rail Shower to all showers	Semi-frameless OR fully frameless shower screens with pivot doors, chrome trims and clear laminated glass (subject to design) Caroma Urbane II chrome Rail Shower with 300mm Overhead to all showers
BATH	Stylus 1675mm white rectangular bath	<ul style="list-style-type: none"> • Caroma Urbane II 1600 white freestanding bath; OR • Stylus Maxton 1675 white rectangular bath (subject to design)
TOWEL RAILS	Caroma Luna 630mm chrome double towel rail to Bathroom & Ensuite Caroma Luna chrome hand towel rail to Powder Room (where applicable)	Caroma Urbane II chrome double towel rail to Bathroom & Ensuite Caroma Urbane II chrome hand towel rail to Powder Room (where applicable)
TILING	Tiled Shower Niche to Main Bathroom and Bedroom 1 Ensuite only	Tiled Shower Niche to Main Bathroom and Bedroom 1 Ensuite only
LIGHTS	2 globe heat / fan / light unit in the Bathroom and Ensuite	2 globe heat /fan/ light unit to Main Bathroom and Bedroom 1 Ensuite vented into roof space with two external eave vents
TOILET SUITES	Caroma wall faced toilet suite with soft close seat Caroma toilet roll holders (chrome)	Caroma Cleanflush wall faced toilet suite with soft close seat Caroma toilet roll holders (chrome)

Ask us about **mirrored shaving cabinets** as an individual upgrade or other upgrade options for your bathroom



Living Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
CEILING	2600mm high ceilings to ground floor 2450mm high ceilings to first floor	2600mm high ceilings to ground floor 2450mm high ceilings to first floor
DOORS - INTERNAL	2340mm high doors to ground floor (excludes wardrobes) 2040mm high doors to first floor	2340mm high doors to ground floor (excludes wardrobes) 2040mm high doors to first floor
DOORS - EXTERNAL	Corinthian Madison 2340mm (H) x 820mm(W) - PMAD101, PMAD 104, PMAD 111 or PMAD 04 entrance doors (with clear glass) in paint finish to all Facades	Corinthian Blonde Oak 2340mm (H) x 820mm(W) - AW05G and AW05VG entrance doors (with clear glass) in paint or stain finish to Entry
STAIRCASE	Painted timber staircase with square newel posts, handrail and MDF treads and risers (Carpet floor covering). Choice of either painted pine balusters or 12 x 12mm Stainless Steel Balusters	Painted timber staircase with square newel posts, handrail and MDF treads and risers (Carpet floor covering). Choice of either painted pine balusters or 12 x 12mm Stainless Steel Balusters
STORAGE	Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)	Melamine shelves Four (4) to Linen cupboards, One (1) to Broom cupboard, One (1) to Store cupboard and One (1) to Coat cupboard including hanging rail (where applicable to design)
LIGHT SWITCHES	Clipsal Iconic switches	Clipsal Iconic switches
LIGHTING	Twenty (20) x 9W Downlights to main living areas	Twenty (20) x 9W Downlights to main living areas
TELEPHONE, TV & DATA POINTS	1x telephone point 1x television point 1 x data point	1x telephone point 1x television point 2 x data points

Ask us about a **stacker door** to your alfresco or other great upgrade options

Ask us about the **staircase upgrades** you can choose from



Laundry Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
TUB	Clark 45 Litre stainless steel tub with white metal cabinet	Compass 35L Flushline stainless steel tub
SINK MIXER	Stylus Venecia chrome sink mixer Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)	Caroma Liano II Pull Out chrome sink mixer to Kitchen and Laundry sinks Stylus Cadet Washing Machine Set to Laundry (concealed behind tub)
STORAGE	N/A	Approximately 900mm (W) shadowline underbench and overhead soft close cupboards with choice of: <ul style="list-style-type: none"> • Polytec Melamine (Matt, Woodmatt or Sheen) OR • Polytec Evolution (Ravine or Legato) OR • Polyurethane - Matt, Gloss or Satin
INTEGRATED LAUNDRY HAMPER	N/A	Hafele Hailo Laundry Carrier 45 450mm (W) to base cabinet
BENCHTOP	N/A	Approximately 900mm (W) x 610mm (D) 20mm Caesarstone® benchtop in either M0 or M1 range to Laundry benchtop (Laundry fit-out is subject to design)
TILING	300mm (H) tiling over tub Skirting Tiles to Laundry and WC	900mm (W) x 650mm (H) Tiled splashback to Laundry (selected from standard range) Skirting tiles to Laundry and WC
DOOR	2040mm (H) Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)	2040mm (H) Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)

Ask us about extending storage to the full width of your laundry or other great upgrade options



Flooring Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
LAMINATE	Laminate Flooring OR Ceramic Floor Tiles (450mm x 450mm) to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (selected from Rawson Homes extensive range)	Hybrid Flooring, Laminate Flooring OR Rectified Ceramic Floor Tiles (600mm x 600mm) to Entry, Entry Hallway, Family, Dining/Meals and Kitchen (selected from Rawson Homes extensive range)
TILING	To wet areas only (selected from Rawson Homes extensive range)	To wet areas only (selected from Rawson Homes extensive range)
CARPET	Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)	Carpet (selected from Rawson Homes extensive range) to remainder of dwelling including standard underlay (separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable)

Ask us about our other flooring upgrade options like engineered hardwood

Comfort Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
FLYSCREENS	Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)	Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)
AIR CONDITIONING	Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above) (subject to standard house size) standard Inverter ducted air conditioning with 2 zones and return air to be located on the ceiling.	Daikin 14kW (up to and including 35SQ) or 20kW (36SQ and above) (subject to standard house size) standard Inverter ducted air conditioning with 4 zones and return air to be located on the ceiling.



External Comparison Checklist

COMPARISON CHECKLIST	SILVER	GOLD
GARAGE DOOR	Sectional door and motor in standard range and colours only and remote control operation to a door of your choice, including Garage door auto lock and two handsets	Sectional door and motor in standard range and colours only and remote control operation to a door of your choice, including Garage door auto lock and two handsets
BRICK RANGE	Selection of bricks from PGH Desert, Elements, Foundations and Townhouse ranges	Selection of bricks from PGH Desert, Elements, Foundations and Townhouse ranges
ROOFING	Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside	Colorbond® roof in a range of colours with 60mm Anticon blanket to the underside
FRAME	Engineered steel frame and trusses	Engineered steel frame and trusses

Ask us about our additional brick range upgrade options and other possible upgrades



Our **display homes.**

For over 45 years, Rawson Homes has built stunning designer homes across NSW and the ACT.

Visit our displays to explore and experience our homes for yourself.

Our full range of display locations can be seen here:
rawsonhomes.com.au/display-locations





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