



Inclusions

THE COMPLETE COLLECTION

McCarthy Homes

The team to make *your dream* work



All images are for illustrative purposes only. They feature upgrades and items that are not standard inclusions.

SANDSTONE

Where dream homes begin.

A strong foundation is the most important part of any new venture. It's the beginning of something incredible: a project; a story; a home. It provides us with the ingredients we need to fulfil our dreams.

Our Sandstone Collection is included with every home, and focuses on exactly this – giving you everything you need, and nothing you don't, so the result is a perfectly curated foundation on which life can be effortlessly lived.

GRANITE

For wherever life takes you.

From coffee-fuelled school drop-offs to heartwarming family dinners, your home is there by your side. It's always ready to welcome you back, no matter where life takes you. Your home works hard every day, which is why we designed our luxurious Granite Collection. This upgrade option provides stunning and functional inclusions that enhance your home in all the right places - so you can get back to what's most important.

QUARTZ

A home as unique as you.

There's no greater pleasure than to simply sit back, surrounded by friends and family, and enjoy the life you've created. When you have a home that seamlessly fits into your lifestyle, the rest simply falls into place – that's why we created the Quartz Collection upgrade option. With an extensive list of premium inclusions, you can design a home that truly complements your way of life. After all, you're completely unique - so your home should be, too.

KITCHEN



Nothing is in good taste unless it suits the way you live, make your kitchen functional to your lifestyle.



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SANDSTONE

A Designer kitchen layout which includes:

- Caesarstone 20mm kitchen and island benchtops with arrised edges (selection of one colour from the Caesarstone standard range)
- Polytec cabinetry doors from builder's standard range (maximum of 2 Polytec colours included throughout home)
- Overhead cupboard above fridge space
- 1 bank of 4 drawers (including 1 cutlery insert to top drawer)
- Microwave tower with 2 pot drawers and provision for future microwave (design specific)
- Tiled splashback to builder nominated areas (excluding nib walls or returns)
- Choice of 55 designer cabinetry handles from builder's standard range
- Future dishwasher provision with cold water point and single powerpoint

- 1

Posh Solus Mk2 sink mixer in chrome
- 2

Everhard Nugleam 1.75 drop-in sink



GRANITE

A Designer kitchen layout which includes:

- Caesarstone 20mm kitchen and island benchtops with arrised edges (selection of one colour from Caesarstone standard or deluxe ranges)
- Polytec cabinetry doors from builder's standard range (maximum of 3 Polytec colours included throughout home)
- Overhead cupboard above fridge space
- 1 bank of 4 drawers (including 1 cutlery insert to top drawer)
- Microwave tower with 2 pot drawers and provision for future microwave (design specific)
- Your choice of splashback to builder nominated areas (excluding nib walls or returns)
 - Tiled splashback
 - Low iron glass splashback
- Choice of 55 designer cabinetry handles from builder's standard range
- Future dishwasher provision with cold water point and single powerpoint
- Fridge water connection point

- 1

Nobili Flag gooseneck sink mixer in chrome
- 2

Posh Solus double bowl undermount sink in stainless steel



QUARTZ

A Designer kitchen layout which includes:

- Caesarstone 20mm kitchen and 40mm island benchtops with arrised edges (selection of one colour from Caesarstone standard or deluxe ranges)
- Polytec cabinetry doors from builder's standard range (maximum of 3 Polytec colours included throughout home)
- Overhead cupboard above fridge space
- Overhead cupboards to either side of rangehood (selected designs)
- 1 bank of 4 drawers (including 1 cutlery insert to top drawer)
- 2 banks of 3 pot drawers
- Microwave tower with provision for future microwave and 2 storage drawers
- Your choice of splashback to builder nominated areas (excluding nib walls or returns)
 - Tiled splashback
 - Low iron glass splashback
- Choice of cabinetry handles
 - 55 designer cabinetry handles
 - Shark fin cabinetry handles
- Dishwasher provision with cold water point and single powerpoint
- Fridge water connection point

- 1

Mizu Soothe pulldown sink mixer in chrome OR Nobili Flag pull out sink mixer in chrome
- 2

Memo Hugo double bowl undermount sink in stainless steel



SANDSTONE*

- White melamine shelving
- Polytec cabinetry doors from builder's standard range (maximum of 2 Polytec colours included throughout home)
- Choice of 55 designer cabinetry handles from builder's standard range

walk in pantry**

- White melamine shelving (where indicated)
- Caesarstone 20mm benchtop with arrised edge (selection to match kitchen benchtop)
- Polytec cabinetry doors from builder's standard range (maximum of 2 Polytec colours included throughout home)
- Choice of 55 designer cabinetry handles from builder's standard range

GRANITE

- White melamine shelving
- Polytec cabinetry doors from builder's standard range (maximum of 3 Polytec colours included throughout home)
- Choice of 55 designer cabinetry handles from builder's standard range

walk in pantry**

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QUARTZ

- White melamine shelving
- Polytec cabinetry doors from builder's standard range (maximum of 3 Polytec colours included throughout home)
- Choice of cabinetry handles:
 - 55 designer cabinetry handles
 - Shark fin cabinetry handles

walk in pantry**

- White melamine shelving (where indicated)
- Caesarstone 20mm benchtop with arrised edge (selection to match kitchen benchtop)
- Polytec cabinetry doors from builder's standard range (maximum of 3 Polytec colours included throughout home)
- Choice of cabinetry handles:
 - 55 designer cabinetry handles
 - Shark fin cabinetry handles

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* Standard pantry only included on selected designs
**Walk-in pantry only included on selected designs.

APPLIANCES



Bring out your inner italian chef with the latest appliances from ILVE and Artusi.



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SANDSTONE

- 1 Artusi 600mm stainless steel canopy rangehood (Model ACH600X)
- 2 Artusi 600mm black glass ceramic cooktop (Model CACC1A)
- 3 Artusi 600mm black glass electric oven (Model AO601B)



GRANITE

- 1 ILVE 900mm stainless steel/glass canopy rangehood (model IVSG900)
- 2 ILVE 900mm black glass ceramic cooktop (model ILC90B)
- 3 ILVE 600mm black electric oven (model ILO60DCBV)



QUARTZ

Package 1

- 1 ILVE 900mm 5 burner freestanding cooker (model V09CSV-SS)

Package 2

- 2 ILVE 880mm induction cooktop (model ILD88B) with ILVE 900mm underbench oven (ILO994X)

Package 3

- 3 ILVE 900mm gas cooktop (model ILGP96X) with ILVE 900mm underbench oven (model ILO994X)



And your choice of three externally ducted rangehoods:

- 4 ILVE stainless steel wallmount with curved glass (model IVCG900)
- 5 ILVE stainless steel under cupboard concealed (model IVUM90)
- 6 ILVE stainless steel wallmount with straight glass canopy (model IVSG900)



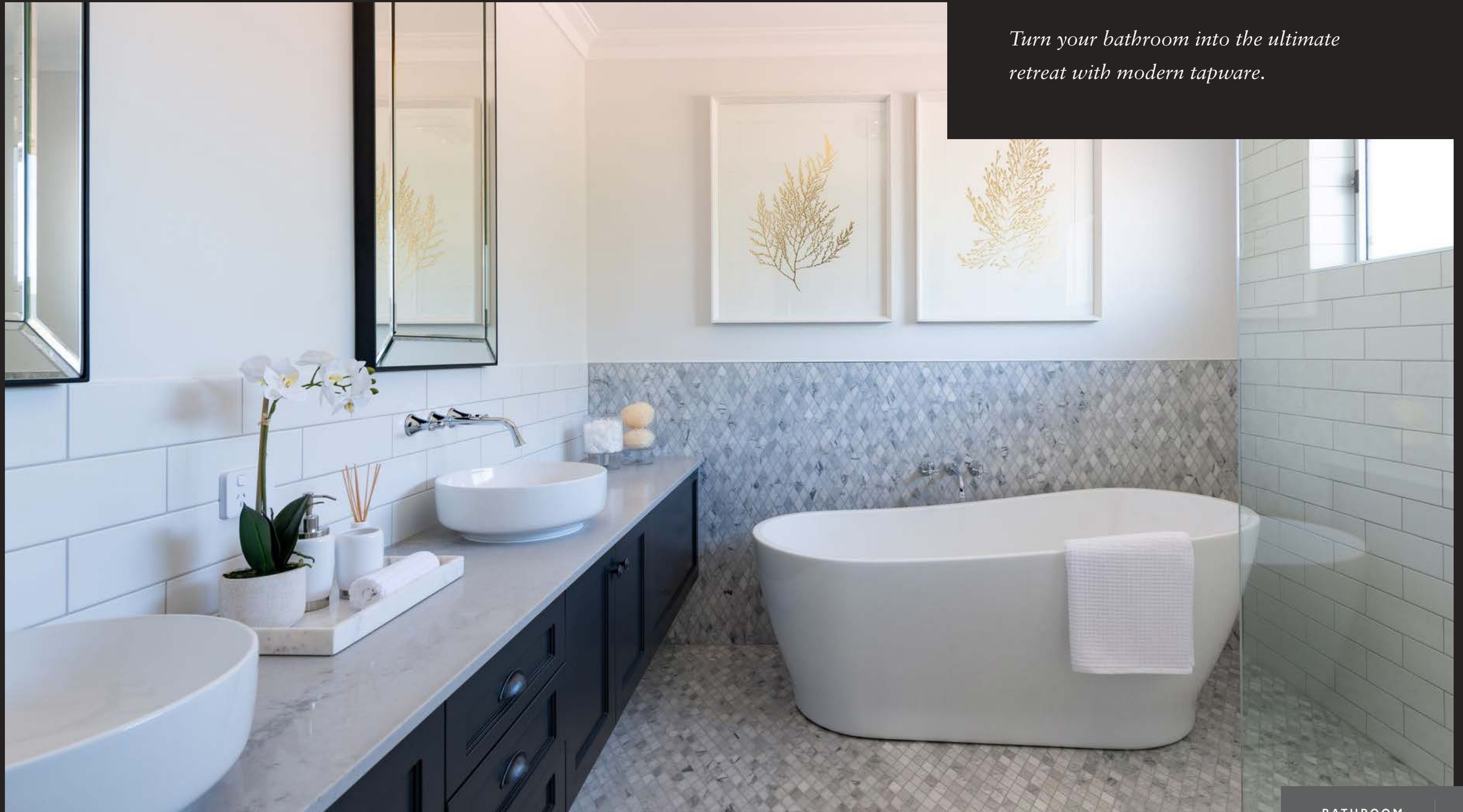
All packages come with:

- 7 ILVE semi-integrated dishwasher (model IVDSIP5)
- 8 ILVE stainless steel microwave (model IV602BIM)



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BATHROOM



Turn your bathroom into the ultimate retreat with modern tapware.

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SANDSTONE

- Polytec post formed benchtop (maximum of 1 Polytec colour included throughout home from builder's standard range)
- Polytec cabinetry doors from builder's standard range (maximum of 2 Polytec colours included throughout home)
- Your choice of:
 - 1 Posh Domaine semi inset or semi recessed basin or
 - 2 Clark Round semi inset or semi recessed basin
- 3 Posh Solus tapware in chrome to basins, bath and shower
- 4 Posh Domaine twin shower in chrome to bed 1 ensuite shower
- 5 Posh Domaine rail shower in chrome to all other showers
- Semi-framed shower screens with pivot door to showers
- 6 Posh Domaine rimless close coupled back to wall toilet suite in white with soft close quick release seat and back inlet water connection
- 7 Posh Solus 1675mm inset bath with Posh Solus wall mixer and spout in chrome
- Designer Range tiles including 450mm x 450mm tiles to floor (300mm x 300m to shower base) and standard wall areas
- 8 Posh Solus 750mm double towel rail and toilet roll holder in chrome
- 9 Posh Solus hand towel ring in chrome to areas with no showers
- Micro framed mirror to length of vanity
- Round chrome floor wastes to wet areas with shower



GRANITE

- Polytec post formed benchtop (maximum of 1 Polytec colour included throughout home from builder's standard range)
- Polytec cabinetry doors (maximum of 3 Polytec colours included throughout home from builder's standard range)
- Your choice of :
 - 1 Posh Domaine semi inset or semi recessed basin or
 - 2 Clark Round semi inset or semi recessed basin
- 3 Mizu Silk tapware in chrome
- 4 Posh Domaine twin shower in chrome to bed 1 ensuite shower
- 5 Posh Domaine rail shower in chrome to all other showers
- Semi-framed shower screens with pivot door to showers
- 6 Kado Lux close coupled back to wall rimless overheight toilet suite in white with thin soft close quick release seat and back inlet water connection
- 7 Posh Domaine 1690mm inset bath with Mizu Silk wall mixer and spout in chrome
- Designer Range tiles including 450mm x 450mm tiles to floor (300mm x 300mm to shower base) and standard wall areas
- 8 Mizu Drift 600mm double towel rail and toilet roll holder in chrome
- 9 Mizu Drift hand towel ring in chrome to areas with no showers
- Micro framed mirror to length of vanity
- Round chrome floor wastes to wet areas with shower



*inset or semi-recessed will be provided depending on design. All images are for illustrative purposes only.

QUARTZ

- Caesarstone 20mm benchtops with arrised edges (selection of one colour from the Caesarstone standard or deluxe ranges)
- Polytec cabinetry to vanity (maximum of 3 Polytec colours included throughout home)
- Your choice of basins:
 - 1** ADP Robbie 400mm round above counter basin
 - 2** American Standard Acacia 420mm square above counter basin
 - 3** Caroma Luna rectangle above counter basin or semi recessed basin with tap landing
- 4** Your choice of basin tapware:
 - a.* Mizu Drift extended mixer in chrome
 - b.* Mizu Drift basin mixer in chrome
 - c.* Mizu Bloc extended mixer in chrome
 - d.* Mizu Bloc basin mixer in chrome
- 5** Mizu Drift Twin or Mizu Bloc twin shower in chrome to bed 1 ensuite shower
- 6** Mizu Drift or Mizu Bloc Rail rail shower in chrome to all other showers
 - Semi-framed shower screens with pivot door to showers
 - Frameless glass shower screen with hinged door to main ensuite shower
- 7** Kado Lux close coupled back to wall rimless overheight toilet suite in white with thin soft close quick release seat and back inlet water connection
- 8** Caroma Newbury 1675mm bath with your choice of bath mixers:
 - c.* Mizu Drift wall bath mixer set in chrome
 - d.* Mizu Bloc wall bath mixer set in chrome
- Freedom range tiles from builders nominated supplier including 600mm x 600mm tiles to floor, 300mm x 600mm tiles to standard wall areas and full height tiling to shower walls.
- 9** Mizu Drift 600mm double towel rail and toilet roll holder in chrome
- 10** Mizu Drift hand towel rail in chrome to areas with no showers
 - Micro framed mirror to length of vanity
 - Smart tile floor wastes to wet areas with shower and Lauxes Cellini shower grate to showers



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LAUNDRY



A Laundry room shouldn't go unmissed in any home design.

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1



SANDSTONE

- 1 Freestanding Base laundry trough and cabinet in white with Posh Solus Mk3 sink mixer in chrome
- Tiled splashback to width of tub

2



GRANITE

- Built in 600mm long Polytec laundry benchtop and cabinetry
- Tiled splashback to length of bench including return
- Polytec cabinetry doors (maximum of 3 Polytec colours included throughout home from builder's standard range)
- Polytec post formed benchtop (maximum of 1 Polytec benchtop colour included throughout home from builder's standard range)

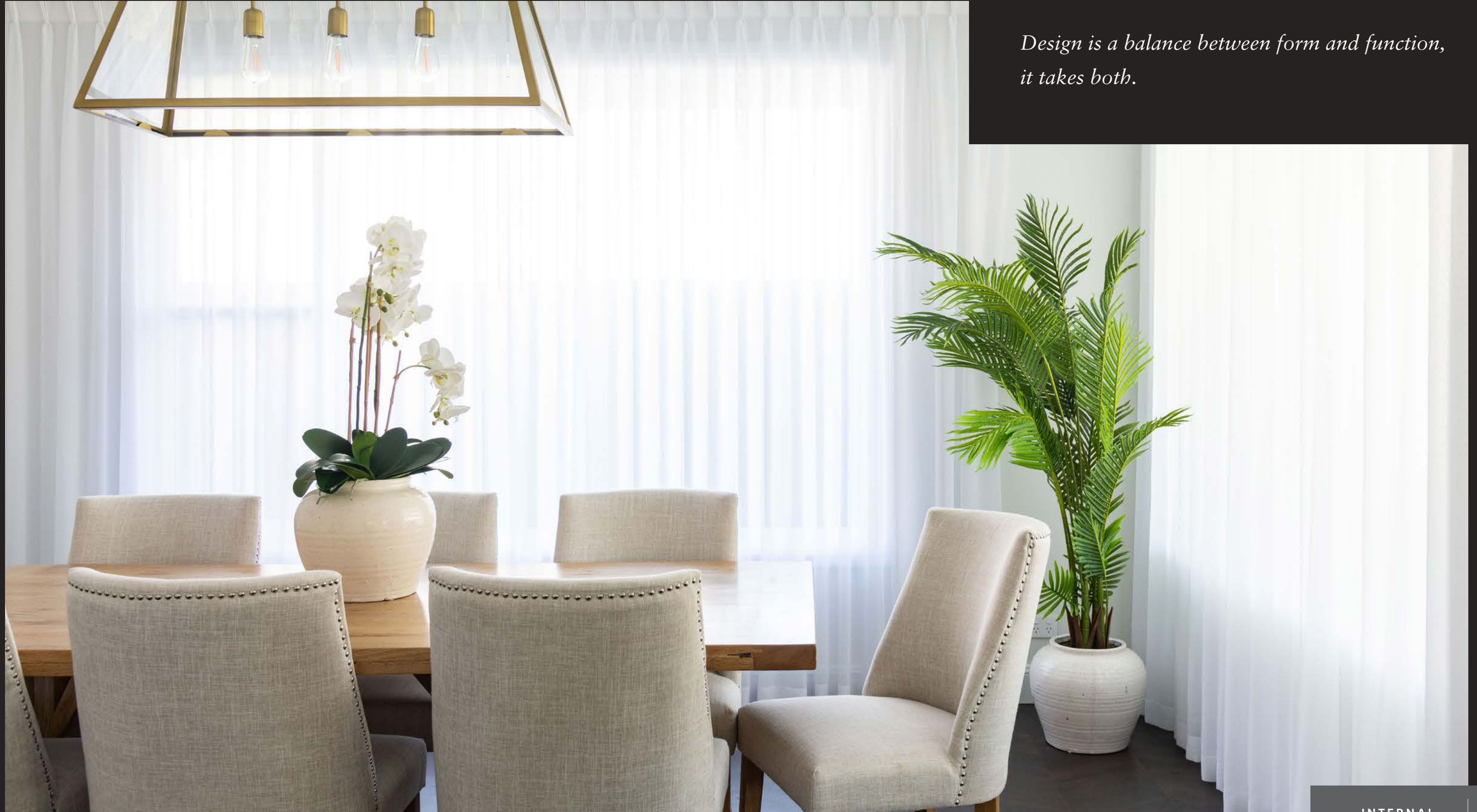
- 2 Posh Domaine 45L laundry trough with Posh Solus sink mixer in chrome

3



QUARTZ

- Built in 1000mm long Polytec cabinetry (maximum of 3 Polytec colours included throughout home)
- Caesarstone 20mm benchtops with arrised edges (selection of 1 colour from the Caesarstone standard or deluxe ranges)
- 3 AXA Prisma 28L ceramic trough basin in white with Nobili Flag pull out sink mixer in chrome
- Tiled splashback to length of bench (including return)



*Design is a balance between form and function,
it takes both.*

SANDSTONE

- A colour and tile selection appointment
- 2440mm high ceilings to ground and upper floor
- 90mm cove cornice
- 68mm high skirting boards and 42mm wide architraves in a square profile
- 2040mm high internal flush panel doors
- Privacy locks to bedroom 1, all bathrooms, all ensuites, all powder rooms, all wc's and internal garage access door
- Choice of 4 leverset internal door handle sets from builder's standard range

GRANITE

- A colour and tile selection appointment
- 2590mm high ceilings to ground floor
- 2440mm high ceilings to upper floor
- 90mm cove cornice
- 68mm high skirting boards and 42mm wide architraves with choice of profile:
 - Square
 - QLD colonial
 - Splay
 - Classic
- 2040mm high internal flush panel doors
- Privacy locks to bedroom 1, all bathrooms, all ensuite, all powder rooms, all wc's and internal garage access door
- Choice of 4 Delf leverset internal door handle sets from builder's standard range.

QUARTZ

- A colour and tile selection appointments
- 2740mm high ceilings to ground floor
- 2590mm high ceilings to upper floor
- 90mm cove cornice
- Square set cornice to ground floor and wet areas with showers (excluding robes, linen and garage)
- 68mm high skirting boards and 42mm wide architraves with choice of profile:
 - Square
 - QLD colonial
 - Splay
 - Classic
- 2340mm high internal flush panel doors to ground floor and 2040mm high internal doors to upper floor from choice of flush panel, Deco 11S and Deco 10S Corinthian profile.
- Privacy locks to bedroom 1, all bathrooms, all ensuites, all powder rooms, all wc's and internal garage access door
- Choice of 4 Delf leverset internal door handle sets from builder's standard range



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SANDSTONE & GRANITE

STAIRS

- Cover grade treads and closed risers
- Painted finish full stringers
- Painted finish hand rail and newel posts from builder's standard range of profiles
- Choice of black, silver or white powder coated aluminium 12mm x 12mm square profile balusters

PAINT

- Taubmans 'Living Proof Silk' low sheen 3 coat system to walls throughout (one colour throughout home)
- Taubmans 'Pure Performance' interior gloss trim to skirting, architraves, pre-primed doors, window and door frames (colour to match internal walls)
- Taubmans flat white to ceilings

QUARTZ

STAIRS

- Stain grade victorian ash timber stringers, risers and treads
- Stain grade victorian ash timber hand rails and newel posts from builder's standard range of profiles
- Choice of black, silver or white powder coated aluminium 12mm x 12mm square profile balusters

PAINT

- Taubmans 'Living Proof Silk' low sheen 3 coat system to walls throughout (one colour throughout home)
- Taubmans 'Pure Performance' interior gloss trim to skirting, architraves, pre-primed doors, window and door frames (colour to match internal walls)
- Taubmans flat white to ceilings



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SANDSTONE & GRANITE

ROBES AND LINEN

- Melamine shelf with hanging rail under to robes
- 4 melamine shelves to linen cupboard
- Your choice of doors to robes and linen (design specific)
 - Vinyl sliding doors
 - Quick slide doors*Granite Only

ELECTRICAL AND MEDIA

- Legrand light and power switches from builder's standard range including smart wiring provisions with 2 telephone points and 1 Cat6 data point
- 2 TV points

QUARTZ

ROBES AND LINEN

- Melamine shelf with hanging rail under to robes
- 4 melamine shelves to linen cupboard
- 2 x banks of 3 white melamine shelves and 4 melamine drawers to bedroom 1 robe
- Your choice of doors to robes and linen (design specific)
 - Vinyl sliding doors
 - Quick slide doors
 - Mirrored doors
 - Superwhite doors
- 2340mm high doors to ground floor

ELECTRICAL AND MEDIA

- Legrand light and power switches from builder's standard range including smart wiring provisions with 2 telephone points and 1 Cat6 data point
- 2 TV points



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EXTERNAL



*With a designer external façade,
your home will be as unique as you are.*

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SANDSTONE

- 1** Designer external façade with quality James Hardie products and autoclaved aerated rendered concrete finishes
 - Up to M Class engineered waffle slab
 - N2 wind rated design
 - Earthworks with up to 500m worth of fall over building platform for balanced cut and fill
 - 22.5-degree roof pitch (design specific)
 - Colorbond® roof (profile design specific) from builder's standard range of colours with medium density sarking
- 2** Colorbond® gutter and fascia from builder's standard range of colours
 - 600mm painted eaves (selected designs may have some areas reduced or excluded)
 - Timber house frame
 - 2040mm hinged Corinthian Urban range entry door
 - Choice of 5 pull entrance handles from builder's standard range
 - 1 single roller mortice lock
- 3** Colorbond® sectional automatic garage door including 2 remote controls, choice of 4 profiles and colour from builder's standard range
 - Two garden taps; 1 located to front and 1 to rear of home
 - Termite barrier system to perimeter of house and slab penetrations
 - Rheem 26L continuous flow gas hot water system

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GRANITE

- Designer external façade with quality James Hardie products and autoclaved aerated rendered concrete finishes
- Up to M Class engineered waffle slab
- N2 wind rated design
- Earthworks with up to 500m worth of fall over building platform for balanced cut and fill
- 22.5-degree roof pitch (design specific)
- 1** Colorbond® roof (profile design specific) from builder's standard range of colours with medium density sarking
- 2** Colorbond® gutter and fascia from builder's standard range of colours
- 3** 600mm painted eaves (selected designs may have some areas reduced or excluded)
- Timber house frame
- 2040mm hinged entry door in your choice of:
 - Blonde Oak AW05VG
 - Infinity INF6G
 - Madison PMAD106 with clear glazing
- Choice of 5 pull entrance handles from builder's standard range
- 1 single roller mortice lock
- Powder coated keyed aluminium windows and sliding doors from builder's standard range
- Flyscreens to aluminium openable windows and sliding doors
- 4** Colorbond® sectional automatic garage door including 2 remote controls, choice of 4 profiles and colour from builder's standard range
- Two garden taps; 1 located to front and 1 to rear of home
- Termite barrier system to perimeter of house and slab penetrations
- Rheem 26L continuous flow gas hot water system

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QUARTZ

- 1** Designer external façade with quality James Hardie products and autoclaved aerated rendered concrete finishes
 - Up to M Class engineered waffle slab
 - N2 wind rated design
 - Earthworks with up to 500m worth of fall over building platform for balanced cut and fill
 - 22.5-degree roof pitch (design specific)
- 2** Colorbond roof (profile design specific) from builder's standard range of colours with medium density sarking
- 3** Colorbond® gutter and fascia from builder's standard range of colours
 - 600mm painted eaves (selected designs may have some areas reduced or excluded)
 - Timber house frame
 - 2340mm pivot entry door in choice of 4 Corinthian profiles;
 - Blonde Oak AWOWS 5VG
 - Infinity INFWS 5VG with clear glazing
 - Infinity INFWS 6G with clear glazing
 - Madison PMADPV104 with clear glazing
 - Choice of entrance handles
 - 5 pull entrance handles from builder's standard range and 1 single roller mortice lock
 - Powder coated keyed aluminium windows and sliding doors from builder's standard range
- 4** Flyscreens to aluminium openable windows and sliding doors
 - Colorbond® sectional automatic garage door including 2 remote controls, choice of 4 profiles and colour from builder's standard range
- 5** Two garden taps; 1 located to front and 1 to rear of home
 - Termite barrier system to perimeter of house and slab penetrations
 - Rheem 26L continuous flow gas hot water system

WARRANTY AND CERTIFICATION

- Building Approval certification (based on QLD Brisbane City Council)
- BERS energy efficiency assessment (QLD) including R2 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (QLD)
- BASIX energy efficiency assessment (NSW) including R2 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (NSW)
- Independent quality assurance pre-handover inspection and report provided by Handovers.com
- 6 year QBCC structural defect warranty period (QLD)
- 12 month statutory warranty period from the date of practical completion (QLD)
- 6 year major defect and 2 year other defect statutory warranty period (NSW)
- 13 week defects liability period from the date of practical completion (NSW)

Refer to the McCarthy Homes' specifications for further information.

Builder's standard range where mentioned will be from a range specified by the builder.

McCarthy Homes reserves the right to alter the above-mentioned inclusions due to availability and/or product development.



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COMPARE YOUR OPTIONS *Internals*

Kitchen - the important stuff	Sandstone	Granite	Quartz
Designer kitchen layout	X	X	X
Microwave tower with provision for microwave and 2 pot drawers (selected designs)	X	X	X
Dishwasher provision with cold water point and single powerpoint	X	X	X
Fridge water connection point		X	X
Caesarstone 20mm kitchen and island benchtops (with arrised edges), selection of one colour from the Caesarstone Standard range, with Posh Solus Mk2 sink mixer in chrome and Everhard Nugleam 1.75 drop in sink	X		
Caesarstone 20mm kitchen and island benchtops (with arrised edges), selection of one colour from the Caesarstone Standard or Deluxe ranges, with Nobili Flag sink mixer in chrome and Posh Solus double bowl undermount sink		X	
Caesarstone 20mm kitchen benchtops and 40mm island benchtops (with arrised edges), selection of one colour from the Caesarstone Standard or Deluxe ranges with Mizu Soothe pull down sink mixer in chrome OR Nobili Flag pull out sink mixer in chrome and Memo Hugo double bowl undermount sink in stainless steel			X
Tiled splashback to builder nominated areas excluding nib walls or returns	X		
Tiled or low iron glass splashback to builder nominated areas excluding nib walls or returns		X	X
Polytec laminate cabinetry from builder's standard range (maximum of 2 cabinet colours throughout home) with 1 bank of 4 drawers	X		
Polytec laminate cabinetry from builder's standard range (maximum of 3 cabinet colours throughout home) with 1 bank of 4 drawers		X	
Polytec laminate cabinetry from builder's standard range (maximum of 3 cabinet colours throughout home) with 1 bank of 4 drawers and 2 banks of 3 pot drawers			X
Overhead cupboard above fridge space	X	X`	X
Overhead cupboards to either side of rangehood in selected designs (up to 2 metres)			X
Choice of 55 designer cabinetry handles to kitchen and walk in pantry **	X	X	
Choice of 55 designer or shark fin cabinetry handles to kitchen and walk in pantry **			X
Walk in pantry * or standard pantry with white melamine shelves	X	X	X
**Walk in pantry Caesarstone 20mm benchtop with arrised edge (selection to match kitchen benchtop) and Polytec laminate cabinetry from builder's standard range (maximum of 2 cabinet colours throughout home)	X		
**Walk in pantry Caesarstone 20mm benchtop with arrised edge (selection to match kitchen benchtop) and Polytec laminate cabinetry from builder's standard range (maximum of 3 cabinet colours throughout home)		X	X
Appliances - bring out your inner Chef	Sandstone	Granite	Quartz
Artusi 600mm black glass ceramic cooktop (model CACC1A), 600mm black glass electric oven (model AO601B) and 600mm stainless steel canopy rangehood (model ACH600X)	X		
ILVE 900mm black glass ceramic cooktop (model ILC90B), ILVE 600mm black electric oven (model ILO60DCBV) and 900mm stainless steel/straight glass canopy rangehood (model IVSG900)		X	
Choice of (3) ILVE Appliance Packages; Package 1 - 900mm 5 burner freestanding cooker (model V09CSVP-SS)			X
Package 2 - 88cm induction cooktop (model ILD88B) with 900mm underbench oven (ILO994X)			X
Package 3 - 900mm gas cooktop (model ILGP96X) and 900mm underbench oven (model ILO994X)			X
Choice of (3) ILVE externally ducted rangehoods; Option 1 - stainless steel wallmount with curved glass (model IVCG900)			X
Option 2 - stainless steel under cupboard concealed (model IVUM90)			X
Option 3 - stainless steel wallmount with straight glass canopy (model IVSG900)			X
ILVE semi-integrated dishwasher (model IVDSIP5) Included across all appliance package ranges			X
ILVE stainless steel microwave (model IV602BIM) Included across all appliance package ranges			X

*Walk in Pantry will only be included in specific designs ** Walk in pantry Caesarstone benchtop and cabinetry; fit out only included as shown on selected designs

Bathroom/Ensuite/Powder - the finer details	Sandstone	Granite	Quartz
Semi-framed shower screens with pivot door to showers	X	X	X
Frameless glass shower screen with hinged door to main ensuite shower			X
Polytec laminate cabinetry from builder's standard range to vanity (maximum of 2 cabinet colours throughout home) and post formed benchtop (maximum of 1 benchtop colour throughout home), with a choice of Posh Domaine OR Clark Round basin styles (semi-inset/semi-recessed will be provided depending on design)	X		
Posh Solus tapware to basins, baths and showers with Posh Domaine twin shower in chrome to bed 1 ensuite and Posh Domaine rail in chrome to all other showers	X		
Polytec laminate cabinetry from builder's standard range to vanity (maximum of 3 cabinet colours throughout home) and post formed benchtop (maximum of 1 benchtop colour throughout home), with a choice of Posh Domaine OR Clark Round basin styles semi -inset/ semi-recessed will be provided depending on design)		X	
Mizu Silk tapware to basins, baths and showers in chrome with Posh Domaine twin shower in chrome to bed 1 ensuite and Posh Domaine rail shower in chrome to all other showers		X	
Polytec cabinetry to vanity (maximum of 3 colours throughout home), Caesarstone 20mm benchtops, selection of one colour from Caesarstone Standard and Deluxe ranges (with arrised edges), with a choice of ADP Robbie 400mm round OR American Standard Acacia 420mm Square above counter basins OR Luna basin styles (above counter/inset/semi-recessed provided depending on design)			X
Choice of Mizu Bloc OR Mizu Drift in chrome tapware to basins, baths and showers. Choice of Mizu Bloc OR Mizu Drift twin shower in chrome to bed 1 ensuite shower and choice of Mizu Bloc OR Mizu Drift in chrome rail shower to all other showers			X
Posh Solus Mk2 1675mm inset bath	X		
Posh Domaine 1690mm inset bath		X	
Caroma Newbury 1675mm inset bath			X
Posh Domaine rimless close coupled back to wall toilet suite in white with soft close quick release seat and back inlet water connection	X		
Kado Lux close coupled back to wall rimless overheight toilet suite in white with thin soft close quick release seat and back inlet water connection		X	X
Designer range tiles from builders nominated supplier including 450mm x 450mm tiles to floor (300mm x 300m to shower base) and standard wall areas	X	X	
Freedom range tiles from builders nominated supplier including 600mm x 600mm tiles to floor, 300mm x 600mm tiles to standard wall areas and full height tiling to shower walls.			X
Square set cornice to all wet areas with shower			X
Round chrome floor wastes to all showers and wet areas with shower	X	X	
Smart tile floor wastes to wet areas with shower and Lauxes Cellini shower grate to showers			X
Posh Solus 750mm double towel rail (to areas with showers), toilet roll holders and/or towel ring in chrome (to areas with no showers)	X		
Mizu Drift 600mm double towel rail (to areas with showers), toilet roll holders and hand towel rail in chrome (to areas with no showers)		X	X
Microframed mirrors to length of vanity top	X	X	X
Laundry	Sandstone	Granite	Quartz
Freestanding Base laundry 45L trough and cabinet in white with Posh Solus sink mixer in chrome	X		
Polytec cabinetry (maximum 3 colours throughout home) up to 900mm long and post formed benchtop (maximum of 1 benchtop colour throughout home) from builder's standard range Posh Domaine 45L laundry trough with Posh Solus sink mixer in chrome		X	
Polytec cabinetry (maximum 3 colours throughout home) up to 1000mm long, 20mm Caesarstone benchtop, selection of one colour from Caesarstone Standard & Deluxe ranges (with arrised edges) with AXA Prisma 28L ceramic trough basin in white with Nobili Flag gooseneck sink mixer in chrome			X
Tiled splashback to width of tub excluding nib walls or returns	X		
Tiled splashback to length of benchtop including one return		X	X

Internal - the details	Sandstone	Granite	Quartz
Colour & tile selection appointments	X	X	X
2400mm high ceilings to ground and upper floor	X		
2550mm high ceilings to ground floor and 2440mm high celings to upper floor		X	
2700mm high ceilings to ground floor and 2590mm high ceilings to upper floor			X
90mm cove cornice	X	X	X
Square set cornice to ground floor (excluding robes, linen and garage) and upper wet areas with showers			X
68mm high skirting boards and 42mm wide architraves in a square paint grade profile	X		
68mm high skirting boards and 42mm wide architraves with choice of square, splay, QLD colonial or classic profiles		X	X
2040mm high internal flush panel doors	X	X	
2340mm high internal doors to ground floor with 2040mm high internal doors to upper floor from choice of flush panel, Deco 11S and Deco 10S Corinthian profile			X
Privacy locks to bedroom 1, all bathrooms, all ensuites, all powder rooms, internal garage access door and all wc's	X	X	X
Choice of 4 leverset internal handle sets from builder's standard range	X	X	X

Stairs	Sandstone	Granite	Quartz
Cover grade treads with closed risers with painted finish full stringers, hand rail, newel posts from builder's standard range of profiles and a choice of black, silver or white powder coated aluminium 12mm x 12mm square profile balusters	X	X	
Stain grade victorian ash timber stringers, risers, treads, hand rail & newel posts from builder's standard range of profiles and a choice of black, silver or white powder coated aluminium 12mm x 12mm square profile balusters			X

Paint	Sandstone	Granite	Quartz
Taubmans 'Living Proof Silk' low sheen 3 coat system to walls throughout (one colour throughout)	X	X	X
Taubmans 'Pure Performance' interior gloss trim to skirting, architraves, pre-primed doors, window and door frames (colour to match internal walls)	X	X	X
Taubmans flat white to ceilings	X	X	X

Robes and Linen	Sandstone	Granite	Quartz
1 white melamine shelf with hanging rail under to robes	X	X	X
4 white melamine shelves to linen cupboard	X	X	X
2 x banks of three white melamine shelves and four melamine drawers to bedroom 1 robe			X
Vinyl sliding doors to robes and linens (design specific)	X		
Vinyl sliding or quick slide doors to robes and linens (design specific)		X	
Choice of vinyl sliding, quick slide, mirrored or superwhite sliding doors to robes and linens (2340mm to ground floor)			X

Electrical and Media	Sandstone	Granite	Quartz
Legrand light and power switches from builder's standard range including smart wiring provisions with 2 telephone points and 1 Cat6 data point	X	X	X
2 TV points	X	X	X

External

The Details	Sandstone	Granite	Quartz
Designer external façade with quality James Hardie products and autoclaved aerated rendered concrete finishes including up to M Class engineered 20MPA waffle slab	X	X	X
N2 wind rated design	X	X	X
Earthworks with up to 500m worth of fall over building platform for balanced cut and fill	X	X	X
22.5-degree roof pitch (design specific)	X	X	X
Colorbond® roof (profile design specific) from builder's standard range of colours with medium density sarking	X	X	X
Colorbond® gutter and fascias from builder's standard range of colours	X	X	X
600mm painted eaves (selected designs may have some areas reduced or excluded)	X	X	X
Timber house frame	X	X	X
2040mm hinged Corinthian Urban range entry door	X		
2040mm hinged entry door, choice of 3 Corinthian profiles; Blonde Oak AWO 5VG, Infinity INF 6G or Madison PMAD 106 with clear glazing		X	
2340mm pivot entry door, choice of 4 Corinthian profiles; Blonde Oak AWOWS 5VG or Infinity INFWS 5VG or Infinity INFWS 6G or Madison PMAD PV 104 with clear glazing			X
Choice of 5 entrance pull handles from builder's standard range and 1 single roller mortice lock	X	X	X
Powder coated keyed aluminium windows and sliding doors from builder's standard range	X	X	X
Flyscreens to aluminium openable windows and sliding doors		X	X
Colorbond® sectional automatic garage door including 2 remote controls, choice of 4 profiles and colour from builder's standard range	X	X	X
Two garden taps; 1 located to front and 1 to rear of home	X	X	X
Termite barrier system to perimeter of house and slab penetrations	X	X	X
Rheem 26L continuous flow gas hot water system	X	X	X

Warranty and Certification	Sandstone	Granite	Quartz
Building Approval certification (based on QLD Brisbane City Council)	X	X	X
BERS 6 star energy efficiency assessment including R2 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (QLD)	X	X	X
BASIX energy efficiency assessment (NSW) including R2 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (NSW)	X	X	X
Independent quality assurance pre-handover inspection and report provided by Handovers.com	X	X	X
6 year QBCC structural defect warranty period (QLD)	X	X	X
12 month statutory warranty period from the date of practical completion (QLD)	X	X	X
6 year major defect and 2 year other defect statutory warranty period (NSW)	X	X	X
13 week defects liability period from the date of practical completion (NSW)	X	X	X

Refer to the McCarthy Homes Specifications for further information. Builder's standard range where mentioned will be from a range specified by the builder. McCarthy Homes reserves the right to alter the above-mentioned inclusions due to availability and/or product development.

McCarthy Homes

The team to make *your dream* work

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