



McCarthy
Homes

INCLUSIONS

Grand Living

KITCHEN

A designer Kitchen Layout which includes:

- Caesarstone 20mm kitchen and 40mm (20/20) island benchtops with arrised edges (selection of one colour from Caesarstone M0 range)
- Polytec laminate cabinetry doors from builders standard range (maximum of 3 Polytec colours included throughout home)
- Overhead cupboards (2) above fridge space and cooktop run of cupboards
- 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
- Fridge water connection point



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APPLIANCES

1. Nobili Flag gooseneck sink mixer in chrome
2. Posh Solus double bowl undermount sink in stainless steel
3. Fisher and Paykel Integrated Insert Rangehood (model HP901CSX4)
4. 90cm, 4 Zone Fisher and Paykel Induction Cooktop, (model C1904CTB1)
5. Fisher and Paykel Oven, 60cm, 7 Function (model OB60SC7LEB1)
6. Fisher and Paykel Dishwasher (model DW60FC1X2)



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BATHROOM

- Caesarstone 20mm M0 range vanity bench tops included to bathroom, ensuite and powder
- Polytec laminate cabinetry doors (maximum of 3 polytec colours included throughout home from builder's standard range)
- Semi-framed shower screens with pivot doors to showers
- Designer range tiles including 450mm x 450mm tiles to floor (300mm x 300mm to shower base) and standard wall areas
- Micro framed mirror to length of vanity top up to 1050mm high
- Smart waste square tile insert floor wastes to un-graded floor areas
- Grated drain to all showers



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1. Posh Domaine Semi Inset Overflow Basin 1 Taphole White from Reece
2. Mizu Silk tapware in chrome
3. Mizu Drift twin rail shower in chrome
4. Mizu Drift single rail shower in chrome
5. 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
6. Base Acrylic Inset Bath 1650 x 715 x 380mm with Overflow Chrome from Reece
7. Mizu Drift 600mm double towel rail and toilet roll holder in chrome
8. Mizu Drift hand towel ring in chrome to all areas with no showers



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INTERNAL

- 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 square, splay, QLD colonial, or classic profiles
- 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

Laundry

- Built in Polytec laminate post formed benchtop up to 900mm long with two door cabinetry below (maximum of 1 Polytec benchtop colour included throughout home from builders standard range)
- Tiled splashback to length of bench including (1) one return

1. Posh Domaine 45L laundry trough with Posh Solus sink mixer in chrome



Robes & Linen

- White Melamine shelf with hanging rail below to robes
- 4 melamine shelves to linen cupboard
- Your choice of doors to robes and linen (design specific):
 - Vinyl sliding doors
 - Flush quick slide doors
 - Mirror sliding doors

- 2X 450mm wide bank of 4 drawers & shelves to walk in robe

Stairs to double storey dwellings

- Stain grade finish full victorian ash timber stringers, closed 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

Electrical, Media, Solar, Air Conditioning

- 12.5kw Daikin ducted A/C system to single storey dwellings
- 18kw Daikin ducted A/C system to double storey dwellings
- Single phase 6.6kw Solar System with 5kw inverter
- 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
- LED downlights to all standard light points
- One (1) white 1400mm four blade ceiling fan to bedrooms, dining, and living rooms (NCC energy requirement)

Paint

- Taubmans 'Pure Performance' 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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EXTERNAL

- Designer external façade with quality James Hardie products
- 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)
- Timber house frame
- 2040mm hinged entry door in your choice of:
 - Blonde Oak AW05VG with clear glazing
 - Infinity INF6G with clear glazing
 - Madison PMAD106 with clear glazing
- Choice of 4 mapas pull entrance handles from builder's standard range
- 1 slimline double cylinder deadbolt
- Powder coated keyed aluminium windows and sliding doors from builder's standard range
- Flyscreens to aluminium openable windows and sliding doors
- Two garden taps; 1 located to front and 1 to rear of home
- Termite barrier system to perimeter of house and slab penetrations
- Rheem Ambipower 280L heat pump hot water system

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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)
4. Colorbond® sectional automatic garage door including 2 remote controls, choice of 4 profiles and colour from builder's standard range
5. Rendered Autoclaved Areated Concrete panels



WARRANTY AND CERTIFICATION

- Building Approval certification (based on QLD Brisbane City Council)
- Energy efficiency assessment (QLD) including R2 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (QLD)
- Independent quality assurance pre-handover inspection and report provided by Handovers.com
- QBCC structural defect warranty period
- 12 month statutory warranty period from the date of practical completion

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