

Inclusions | Sandstone



McCarthy
Homes



WELCOME

At McCarthy Homes, we know that a home is a place of comfort. It's a place where family and friends can gather; where laughs and stories are shared; where milestones are celebrated and life goals are achieved. A home is an extension of you.

That's why we firmly believe in giving you the freedom to create and customise your ideal home. We'll combine our knowledge and expertise with your personal style to craft a high quality space that is tailored to you. And with over 20 years of experience behind us, you can rest assured that your new home is in good hands.

OUR 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.



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

KITCHEN

- Designer kitchen layout
- Microwave tower with 2 pot drawers and provision for future microwave (design specific)
- Future dishwasher provision with cold water point and single powerpoint
- 1** Caesarstone 20mm kitchen and island benchtops with arrised edges (selection of one colour from the Caesarstone standard range)
- Stylus Blaze pin kitchen mixer and Clark Punch 1.75 double bowl drop in sink

- 2** Tiled splashback to builder nominated areas (excluding nib walls or returns)
- 3** Formica cabinetry doors from builder's standard range (maximum of 2 Formica colours included throughout home)
- 1 bank of 4 drawers (including 1 cutlery insert to top drawer)
- 4** Overhead cupboard above fridge space
- 5** Choice of 55 designer cabinetry handles from builder's standard range

Bring out your inner chef with Artusi appliances, inspired by the legendary Pellegrino Artusi - the father of Italian cuisine.

PANTRY

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

APPLIANCES

- 600mm black glass ceramic cooktop
- 600mm black glass electric oven
- 600mm stainless steel canopy rangehood

Artusi 600mm black glass ceramic cooktop
(Model CACC1A)

600mm black glass electric oven
(Model AO601B)

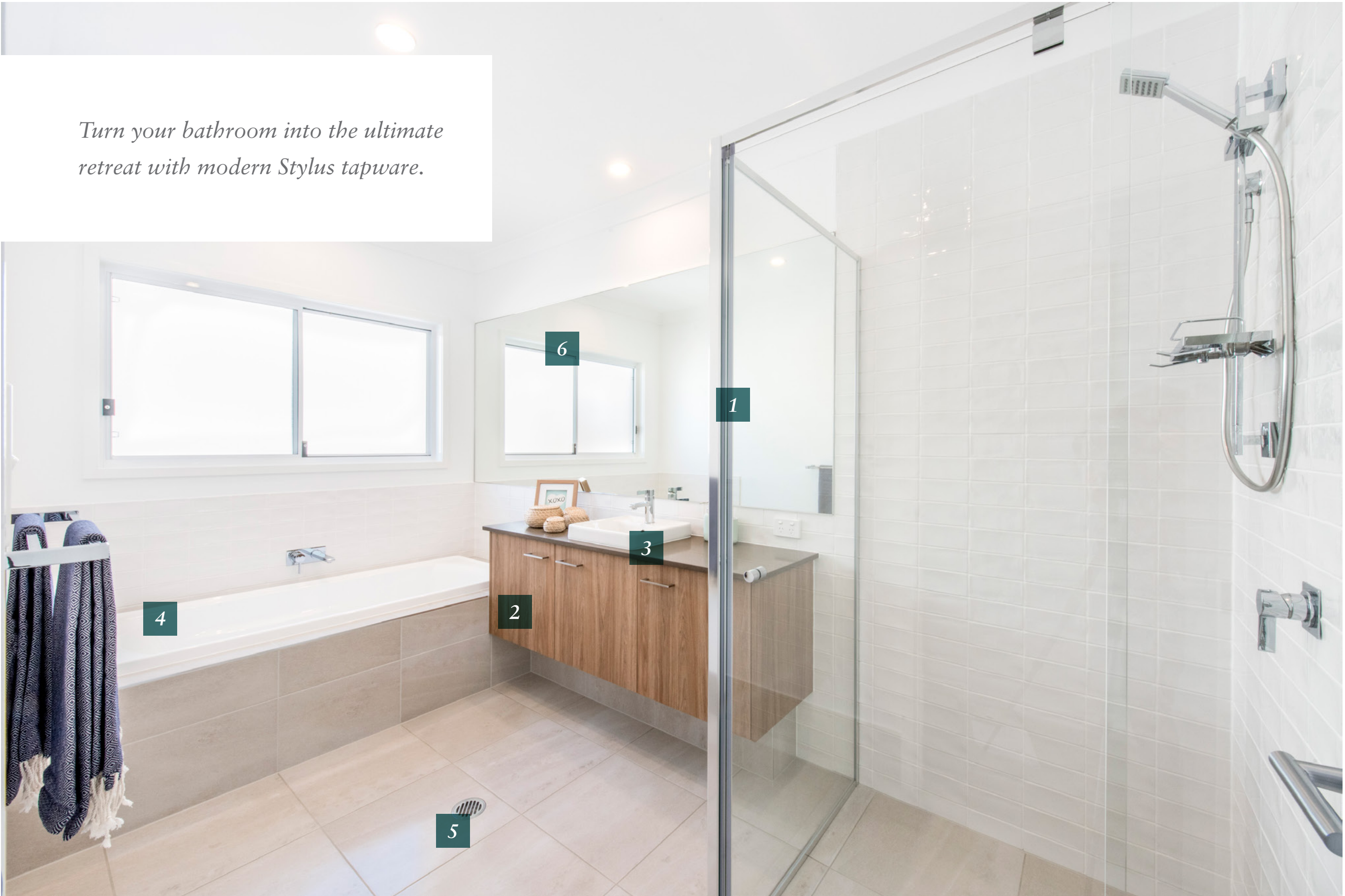
600mm stainless steel canopy rangehood
(Model ACH600X)

* Walk-in pantry only included on selected designs

** Walk in pantry Caesarstone benchtop and cabinetry fit out only included on selected designs



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Turn your bathroom into the ultimate retreat with modern Stylus tapware.

BATHROOMS/ ENSUITE

- 1 Semi-framed shower screens with pivot door to showers
- 2 Formica cabinetry doors from builder's standard range (maximum of 2 Formica colours included throughout home)
 - Formica post formed benchtop (maximum of 1 Formica colour included throughout home from builder's standard range)
- 3 Your choice of Caroma Carboni or Caroma Cosmo basin (inset or semi-recessed will be provided depending on design)
 - Stylus Blaze tapware to basins, bath and shower with Clark round rail shower with overhead to Bed 1 Ensuite shower and Clark round rail shower head to all other showers
- 4 Caroma Maxton 1675mm bath
 - Stylus Dorado wall faced toilet suite in white, with soft close seat and back inlet water connection
 - Designer Range tiles including 450mm x 450mm tiles to floor (300mm x 300m to shower base) and standard wall areas
- 5 Round chrome floor wastes to wet areas with shower
 - Caroma Quatro 600mm double towel rail and toilet roll holders
 - Caroma Quatro towel ring to areas with no showers
- 6 Micro framed mirror to length of vanity and 900mm high

LAUNDRY

- Freestanding Clark Eureka 45L laundry tub with Stylus Blaze mixer
- Tiled splashback to width of tub

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INTERNAL FEATURES

- Colour and tile selection appointment
- 2440mm high ceilings to ground and upper floor
- 1** 90mm cove cornice
- 2 3** 68mm high skirting boards and 42mm wide architraves in a square profile
- 4** 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 Delf leverset internal door handle sets from builder's standard range

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

ROBES AND LINEN

- On-site robe and linen meeting
- Melamine shelf with hanging rail under to robes
- 4 melamine shelves to linen cupboard
- Vinyl sliding doors to robes and linen (design specific)

ELECTRICAL AND MEDIA

- Clipspec electrical and media design appointment
- Clipsal 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

Let yourself unwind in the evenings with a bedroom perfectly suited to your needs.



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

EXTERNAL FEATURES

- 1

Designer external façade with quality James Hardie products and autoclaved aerated concrete finishes
- Up to M Class engineered 20MPa raft 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
- 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 7 JMA pull entrance handles from builder's standard range
- 1 Delf single roller mortice lock
- Powder coated keyed aluminium windows and sliding doors from builder's standard range
- 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

WARRANTY AND CERTIFICATION

- Building Approval certification (based on QLD Brisbane City Council)
- BERS energy efficiency assessment (QLD) including R1.5 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (QLD)
- BASIX energy efficiency assessment (NSW) including R1.5 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
- 12-month maintenance period (QLD)
- 24 month maintenance period (NSW)
- 6 years QBCC structural warranty period (QLD)
- 6 years HBCF structural warranty period (NSW)

Refer to McCarthy Homes' specifications for further information.

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

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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 Stylus Blaze Pin kitchen mixer and Clark Punch 1.75 double bowl 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 Caroma Quatro (Solid) kitchen sink mixer and Clark Monaco 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 Dorf Jovian pull down kitchen sink mixer and Oliveri Apollo undermount sink			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
Formica laminate cabinetry from builder's standard range (maximum of 2 cabinet colours throughout home) with 1 bank of 4 drawers	X		
Formica laminate cabinetry from builder's standard range (maximum of 3 cabinet colours throughout home) with 1 bank of 4 drawers		X	
Laminex 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 Formica laminate cabinetry from builder's standard range (maximum of 2 cabinet colours throughout home)	X	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), 600mm black electric oven (model ILO691BV) 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 JV90CSVPI)			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 pivot door to main ensuite shower			X
Formica 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 Caroma Carboni OR Caroma Cosmo basin styles (inset/semi-recessed will be provided depending on design)	X	X	
Stylus Blaze tapware to basins, baths and showers with Clark round rail shower with overhead to Bed 1 Ensuite and Clark round rail shower to all other showers	X	X	
Laminex 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 Caroma Artisan Round, Artisan Square or Luna basin styles (above counter/inset/semi-recessed provided depending on design)			X
Choice of Caroma Luna or Dorf Jovian tapware to basins, baths and showers. Caroma Contemporary shower on rail to bed 1 ensuite shower and Caroma Contemporary Multi-function rail shower to all other showers			X
Caroma Maxton 1675mm bath	X	X	
Caroma Newbury 1675mm bath			X
Stylus Dorado wall faced toilet suite in white, with soft close seat and back inlet water connection	X		
Caroma Urbane wall faced toilet suite, with soft close seat		X	
Caroma Urbane Cleanflush® wall faced toilet suite, with soft close seat			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 cornice height tiling to shower area			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
Caroma Quatro 600mm double towel rail (to areas with showers), toilet roll holders and/or towel ring (to areas with no showers)	X	X	X
Microframed mirrors to length of vanity top and 900mm high	X	X	X

Laundry	Sandstone	Granite	Quartz
Freestanding Clark Eureka 45L laundry tub with Stylus Blaze mixer	X		
Formica cabinetry (maximum 3 colours throughout home) up to 600mm long and post formed benchtop (maximum of 1 benchtop colour throughout home) from builder's standard range with Clark 45L flushline laundry tub with Stylus Blaze mixer		X	
Laminex 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 Caroma Cubus 35L laundry basin and Caroma Titan mixer			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
Shower screen and robe fit out meeting	X	X	X
2440mm high ceilings to ground and upper floor	X		
2590mm high ceilings to ground floor and 2440mm high celings to upper floor		X	
2740mm 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)			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 Delf 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 meranti 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
Clipspec electrical and media design appointment	X	X	X
Clipsal 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 concrete finishes including up to M Class engineered 20MPa raft 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	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 7 JMA entrance pull handles from builder's standard range and 1 Delf single roller mortice lock	X	X	
Choice of Delf Linear entrance set pull handle with incorporated lock OR choice of 7 JMA entrance pull handles from builder's standard range and 1 Delf single roller mortice lock			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 R1.5 insulation batts & sisalation to external walls and R3.0 insulation batts to ceilings (QLD)	X	X	X
BASIX energy efficiency assessment (NSW) including R1.5 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
12 month maintenance period (QLD)	X	X	X
24 month maintenance period (NSW)	X	X	X
6 years QBCC structural defect warranty period (QLD)	X	X	X
6 years HBCF structural defect warranty period (NSW)	X	X	X

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McCarthy Homes

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