

OVATION

UPGRADES SELECTION

175 INGLEBURN ROAD, LEPPINGTON



Please note: This image is for illustrative purposes only and may not be an accurate representation of the specific Kitchen design. Waterfall edge to benchtops (as shown) are not a standard inclusion.



METRO

UPGRADES SELECTION

The Upgrade Selection List for 165 Guntawong Road, Rouse Hill is valid for 6 months only from 8th December, 2023 to 8th June 2024. Creation Homes reserves the right to review pricing thereafter. Specifications subject to change due to future availability and statutory requirements.

FLOORING UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide tiling from builder's range to Ground Floor (excluding bedrooms and wet areas). *Colour as nominated in selected colour scheme.	POA (Price on application)
<input type="checkbox"/>	Provide tiling from builder's range to Ground Floor Bedroom in lieu of standard carpet. *Colour as nominated in selected colour scheme.	POA (Price on application)
<input type="checkbox"/>	Provide hybrid flooring from builder's range to First Floor (excluding wet areas) and staircase in lieu of standard carpet. *Colour as nominated in selected colour scheme.	\$6,630.00
<input type="checkbox"/>	Provide hybrid flooring from builder's range to Ground Floor Bedroom in lieu of standard carpet. *Colour as nominated in selected colour scheme.	\$1,180.00
<input type="checkbox"/>	Provide upgrade to "Grand Escape" carpet range in lieu of standard carpet Colour: _____	\$1,510.00
	SUB-TOTAL	

FLOORING UPGRADES

GRAND ESCAPE COLOUR RANGE



BALI



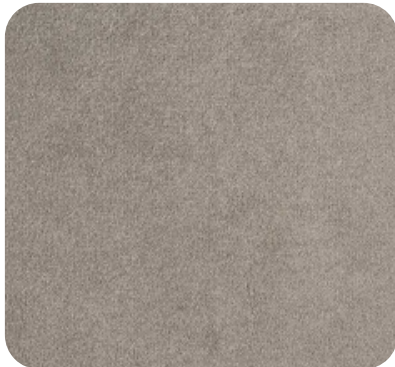
HELSINKI



HONOLULU



NAPA VALLEY



BUENOS AIRES



SEDONA



BORA BORA



KERELA



LOS COBOS



NOVA SCOTIA

KITCHEN UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide 40mm Caesarstone benchtop(s) and Island to Kitchen from Builder's range in lieu of standard. *Colour as nominated in selected colour scheme. Note: excludes waterfall end(s) and barback. (upgrade applicable to standard Kitchen layout only.)	\$2,600.00
<input type="checkbox"/>	Provide 40mm Caesarstone waterfall end to Kitchen Island from Builder's range. *Colour as nominated in selected colour scheme. *Subject to acceptance of 40mm benchtop(s) and Island. QTY: _____	\$1,080.00 each
<input type="checkbox"/>	Provide 20mm Caesarstone waterfall end to Kitchen Island from Builder's range. *Colour as nominated in selected colour scheme. QTY: _____ Note: Item is N/A if selected with 40mm Caesarstone.	\$790.00 each
<input type="checkbox"/>	Provide 600mm Technika freestanding Dishwasher & installation to the Kitchen (TDX7SS-6 Stainless Steel) NOTE: subject to existing dishwasher provisions and cabinetry to suit.	\$1,070.00
<input type="checkbox"/>	Provide Technika 900mm Black Glass and Cast-Iron Trivets gas cooktop (TGC9GLBK) in lieu of standard 900mm Stainless Steel Gas cooktop.	NO CHARGE
<input type="checkbox"/>	Provide upgrade to "Smeg" 600mm appliances package in Stainless Steel in lieu of standard "Technika" appliances: *Smeg SFA63M3TVX - 600mm Oven Classic Thermoseal Oven (9 Function) *Smeg SHW610X1 - 600mm Canopy Rangehood *Smeg CIR66XS3 - 600mm Cooktop Hob Classic *adjust cabinetry to suit 600mm appliances	\$1,640.00

KITCHEN UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide upgrade to "Smeg" appliances package in Stainless Steel in lieu of standard "Technika. *Smeg SFRA9300TVX - 900mm Oven Classic Thermoseal Oven (9 Function) *Smeg SHW910X1 - 900mm Canopy Rangehood *Smeg CIR93AXS3 - 900mm Cooktop Hob Classic *adjust cabinetry to suit 900mm oven in lieu of 600mm wide.	\$3,880.00
<input type="checkbox"/>	Provide cold water point to fridge space.	\$250.00
<input type="checkbox"/>	Provide polyurethane with Matte finish to Kitchen cabinetry doors, drawers and panels in lieu of standard Polytec. *Dulux Colour Overhead & Island barback: _____ Underbench, fridge space, tall pantry and kickboard: _____ Note: (2 No.) colours max.	\$3,300.00
<input type="checkbox"/>	Provide sharknose profile (finger-pull) handles to Kitchen cabinetry in lieu of standard.	\$800.00
<input type="checkbox"/>	Provide toughened glass splashback to Kitchen between benchtop and overhead cabinetry, including returns and side of Island bench. Note: excludes area above and behind canopy rangehood (where applicable). *Dulux Colour: _____	\$1,860.00
<input type="checkbox"/>	Provide double bin pull-out 450mm to Kitchen cabinetry. (subject to Kitchen design).	\$1,000.00
<input type="checkbox"/>	Provide wiring provision for 2 No. pendant lights over Kitchen Island. (subject to Kitchen design) *future installation by owner after handover. Note: Includes ceiling batten for additional support.	\$360.00
	SUB-TOTAL	

KITCHEN UPGRADES



Smeg SFRA9300TVX - 900mm Classic Thermoseal Oven (9 Function).



Smeg CIR93AXS3 - 900mm Cooktop Hob Classic



Smeg SHW910X1 - 900mm Canopy Rangehood

KITCHEN UPGRADES



Sharknose profile (finger-pull) handles



Double bin pull-out 450mm

BATHROOM UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide floor to Ceiling tiling in main Bathroom and master Ensuite. *square set cornice in lieu of cove. *villaboard in lieu of plasterboard. *up to 2440mm ceiling height (where applicable).	\$4,960.00
<input type="checkbox"/>	Provide floor to Ceiling tiling to ground guest Ensuite / Powder. (subject to house design) *square set cornice in lieu of cove *villaboard in lieu of plasterboard *up to 2590mm ceiling height	\$2,760.00
<input type="checkbox"/>	Provide 300mm (H) x 450mm (W) shower niche QTY: _____ Location(s): _____ Note: (1 No.) to each shower area max.	\$490.00 each
<input type="checkbox"/>	Provide the following modifications to comply with NCC waterproofing regulations - PER ROOM: * Add 1 No. stainless steel square chrome floor waste and drainage point to a wet area room * Step down to floor area to create compliant fall (up to a maximum of 60mm) * Labour to screed wet areas (up to a maximum of 70mm thick) * Labour to Cut Tiles to fall to floor waste (1:80 as per NCC Requirement) * Sealing around floor waste pipe	\$2,470.00 per room.
<input type="checkbox"/>	Provide up to 900mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$600.00 each

BATHROOM UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide up to 1200mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$670.00 each
<input type="checkbox"/>	Provide up to 1500mm (W) Mirror Shaving Cabinet Standard 3 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$1,030.00 each
<input type="checkbox"/>	Provide "Matte Black" Mizu Drift & Phoenix Radii tapware and accessories to wet areas (excluding Laundry) in lieu of standard range "Chrome". *Subject to BASIX/NatHERS assessment.	\$1,450.00
	SUB-TOTAL	

BATHROOM UPGRADES



**Mizu Drift Single Rail Shower with
Top Rail Water Inlet Matte Black (3 Star)**



**Mizu Drift MK2 Basin Mixer Tap
Matte Black (5 Star)**



**Mizu Drift MK2 Shower Mixer Kit
Matte Black**



**Mizu Drift MK2 Wall Bath Mixer Set Kit
Matte Black**

BATHROOM UPGRADES



**Mizu Drift 40mm Traditional Plug and Waste
No Overflow Matte Black**



**Mizu Drift Universal 40mm Pop Up Plug &
Waste Matte Black**



**Phoenix Radii Double Towel Rail Round
600mm Matte Black *main Bathroom and
master Ensuite only.**



**Phoenix Radii Guest Towel Holder Round
Plate Matte Black *to ground floor guest
Ensuite or Powder.**

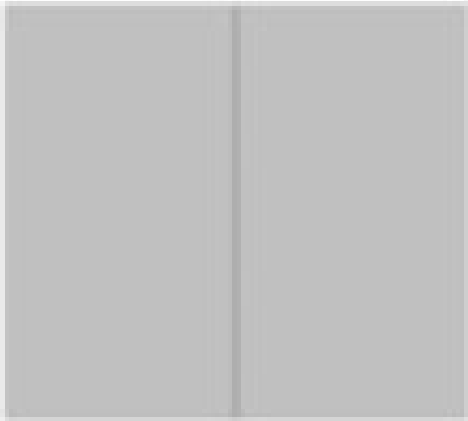


**Phoenix Radii Toilet Roll Holder Round Plate
Matte Black**



**Mizu Drift Bottle Trap 40mm Matte Black
*where applicable house design includes a
wall basin.**

BATHROOM UPGRADES



**2 Door - Up to 1200mm (W) x 800mm (H)
Posh Domaine Shaving Cabinet Standard**



**3 Door - Up to 1500mm (W) x 800mm (H)
Posh Domaine Shaving Cabinet Standard**

ELECTRICAL & LIGHTING UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide LED downlights throughout in lieu of standard oyster lights.	\$5,200.00
<input type="checkbox"/>	Provide (external) up/down light(s) to brickwork and/or brick pier on front façade. *client to nominate location. QTY: _____ Location(s): _____	\$610.00 each
<input type="checkbox"/>	Provide (external) weatherproof double power point(s) *client to nominate location. QTY: _____ Location(s): _____	\$285.00 each
<input type="checkbox"/>	Provide additional (internal) double power point(s) *client to nominate location. QTY: _____ Location(s): _____	\$135.00 each
<input type="checkbox"/>	Provide Schneider three phase 11kw EV Link Home Charging Station (EVH4S11N2) to Garage *Upgrade to main switchboard and protection from single phase to three phase. *20A three phase circuit *20A three phase circuit protection including Type A RCD *20A three phase isolation switch *Type 2 cable 5 meter *EVA1HPC3 peak controller	\$5,940.00
	SUB-TOTAL	

ELECTRICAL, LIGHTING & SECURITY UPGRADES



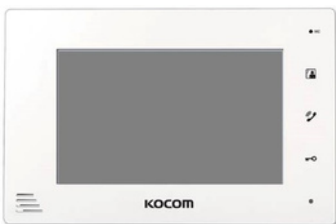
Up/Down external light(s)



Schneider three phase 11kw EV Link Home Charging Station (EVH4S11N2)



Bosch Solutions 2000 alarm system



Kocom Colour Video intercom system (KCV-D374)

SECURITY FEATURE UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide Kocom Colour Video intercom system (KCV-D374) including: *Four wire circuit. *1 No. camera, monitor and powerpoint.	\$1,350.00
<input type="checkbox"/>	Provide Bosch Solutions 2000 alarm system including: *Back to base reporting. *3 No. PIR Quad detectors. *Keypad. *recessed piezo (screamer). *slimline siren/strobe under the eave. *single powerpoint and data point at the control box.	\$1,660.00
	SUB-TOTAL	

AIR CONDITIONING UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide additional A/C zone(s) in lieu of standard (2 No. zones). *Subject to design QTY: _____ Note: (2 No.) additional zones max.	\$350.00 each
<input type="checkbox"/>	Provide NEO Touch Master Controller in lieu of standard A/C controller. *Wi-Fi connectivity with Neo Connect mobile app.	\$1,130.00
	SUB-TOTAL	

AIR CONDITIONING UPGRADES



NEO Touch Master Controller

OUTDOOR FEATURE UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide 1 No. additional potable garden tap to external brick wall (excluding isolated piers) Location: _____	\$410.00
	SUB-TOTAL	

INTERNAL FEATURE UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide square set cornice to internal ceilings (excluding Garage) in lieu of standard Cove.	\$10,520.00
<input type="checkbox"/>	Provide Balmoral (PBAL1) Primed MDF 2040mm high to internal doors in lieu of standard flush panel.	\$4,160.00
<input type="checkbox"/>	Provide Balmoral (PBAL2) Primed MDF 2040mm high to internal doors in lieu of standard flush panel.	\$4,160.00
<input type="checkbox"/>	Provide 1 No. painted feature wall *Matte finish only. QTY: _____ Dulux Colour(s): _____ Location(s): _____	\$250.00 each
	SUB-TOTAL	

STORAGE SOLUTION UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	<p>Provide 460mm wide Melamine tower consisting of (4No.) 140mm high drawers and (2No.) adjustable shelves.</p> <p>*Adjust hanging rail to suit.</p> <p>*Drawer infill to be provided next to nib wall (where applicable).</p> <p>QTY: _____</p> <p>Location(s): _____</p>	\$400.00 each
<input type="checkbox"/>	<p>Provide 460mm wide Melamine tower consisting of (5No.) adjustable shelves.</p> <p>*Adjust hanging rail to suit.</p> <p>*Drawer infill to be provided next to nib wall (where applicable).</p> <p>QTY: _____</p> <p>Location(s): _____</p>	\$360.00 each
	SUB-TOTAL	

LAUNDRY ROOM UPGRADES

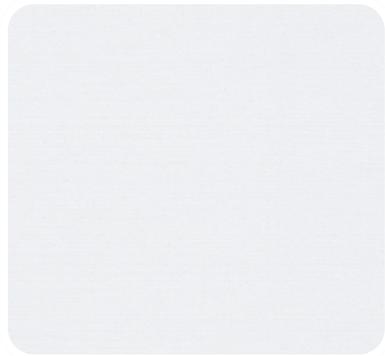
	ITEM	PRICE
<input type="checkbox"/>	<p>Provide up to 1000mm wide cabinetry (underbench and overhead), 20mm Caesarstone benchtop and 45L inset trough in Stainless Steel with overflow in lieu of standard metal cabinet. (Subject to laundry design).</p>	\$2,720.00
<input type="checkbox"/>	<p>Provide provision for future dryer with additional batten (s) or structural plywood to suit. *Installation by Owner after handover.</p>	\$540.00
	SUB-TOTAL	

WINDOW COVERING UPGRADES

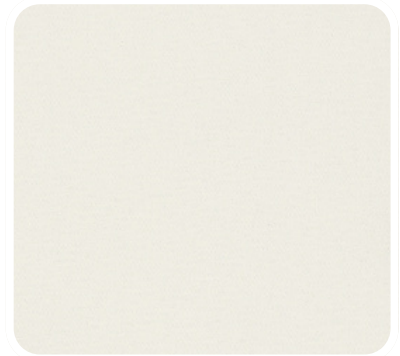
BLOCK OUT ROLLER BLINDS - FOCUS RANGE



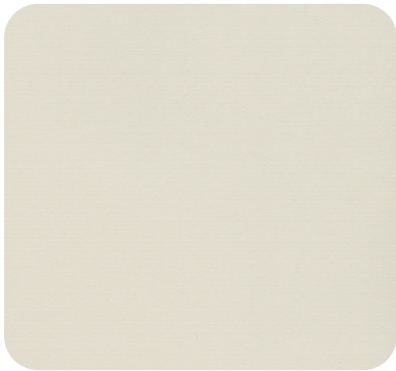
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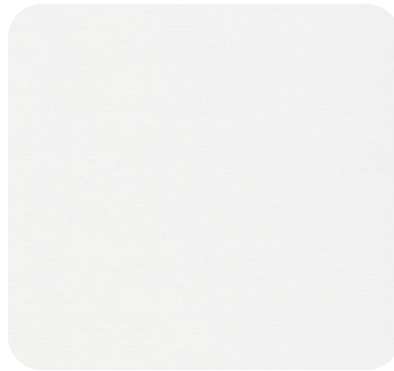
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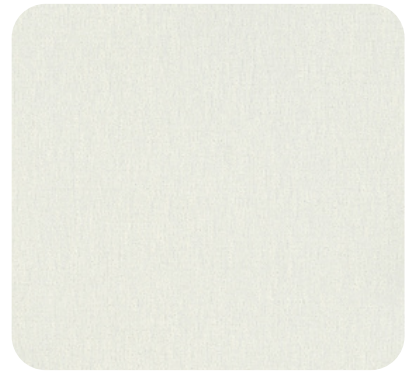
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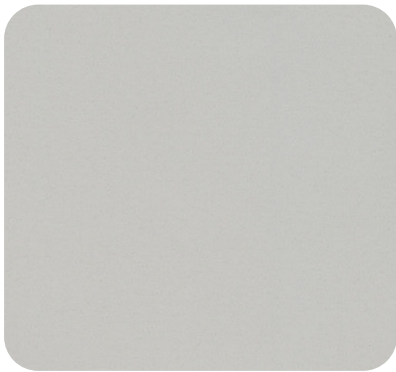
FEATHER



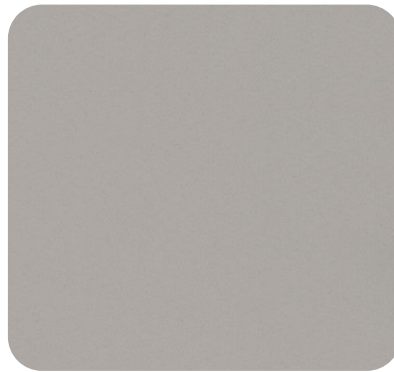
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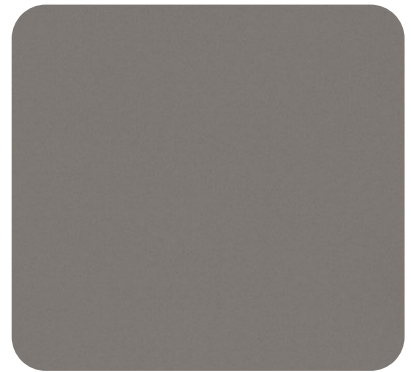
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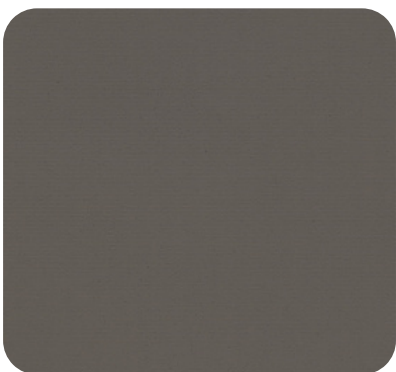
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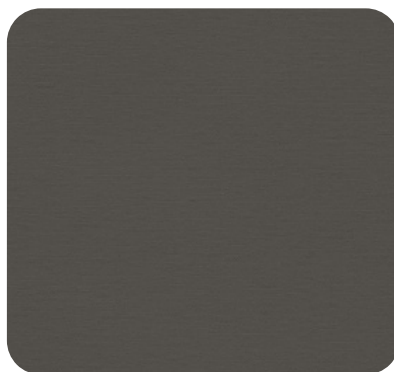
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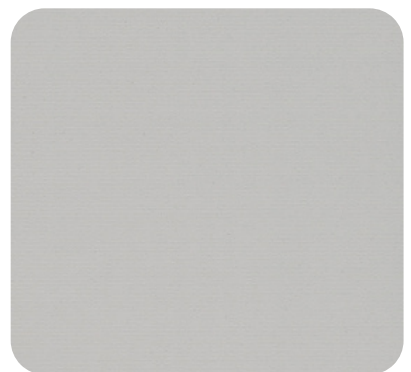
DRIFT



ESPRESSO



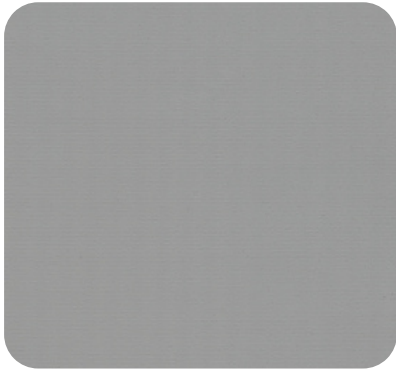
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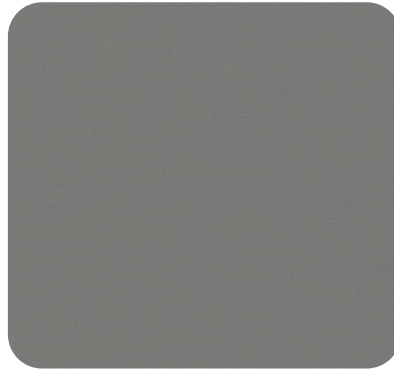
CLOUD

WINDOW COVERING UPGRADES

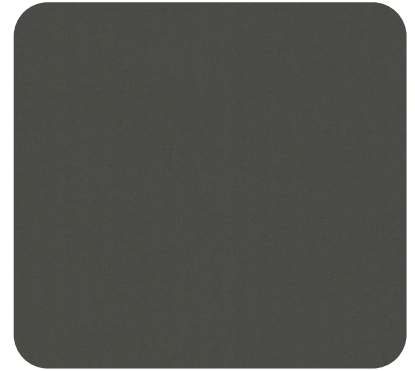
BLOCK OUT ROLLER BLINDS - FOCUS RANGE



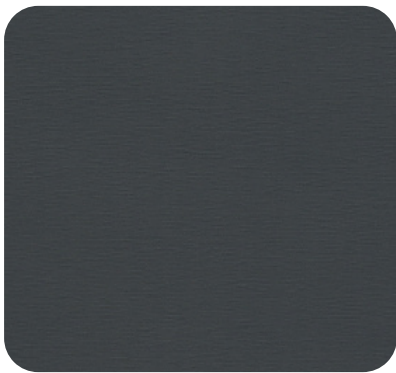
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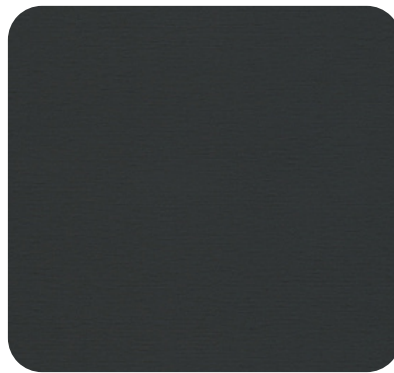
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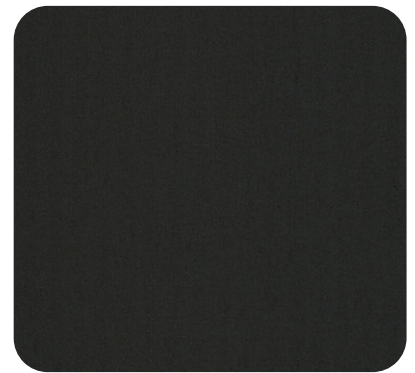
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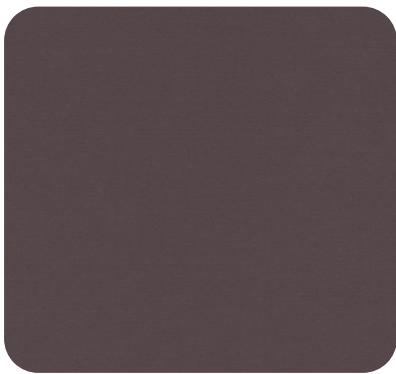
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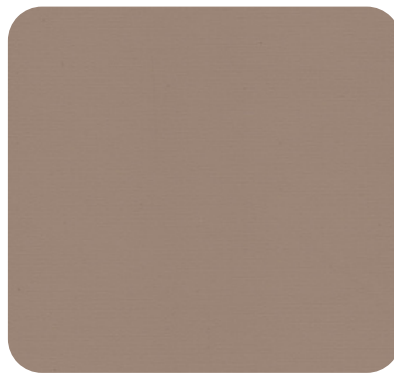
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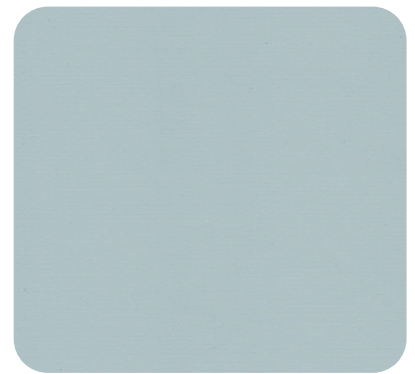
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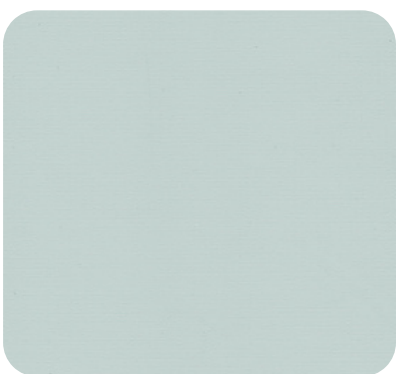
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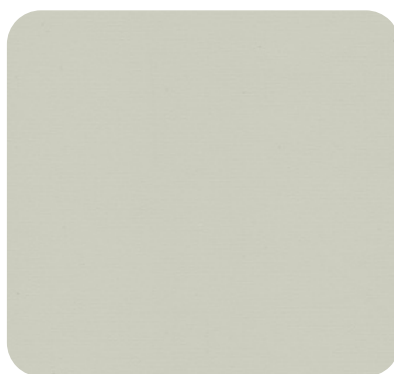
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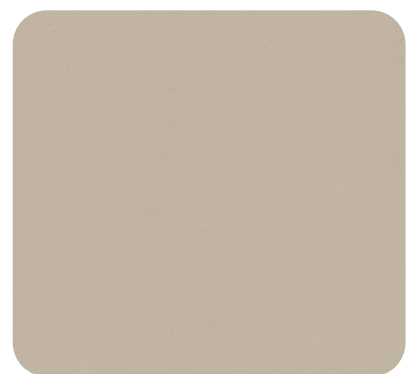
SMOKE



DUCK EGG



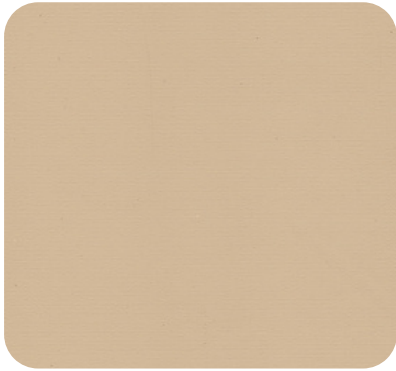
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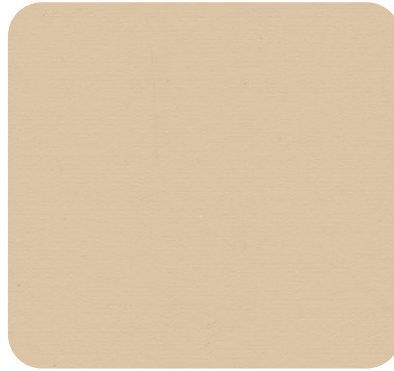
PUMICE

WINDOW COVERING UPGRADES

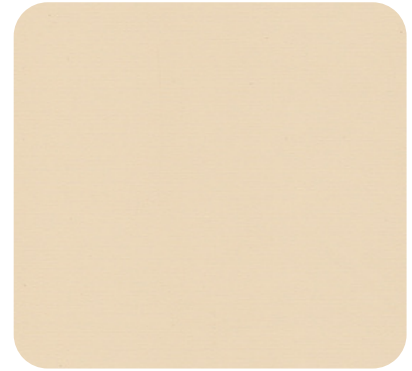
BLOCK OUT ROLLER BLINDS - FOCUS RANGE



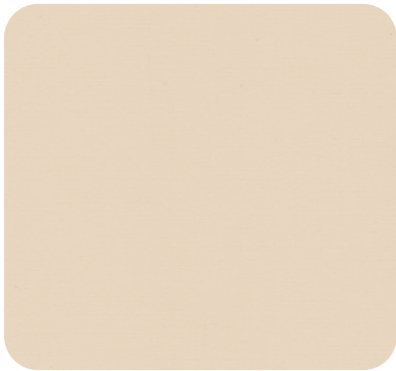
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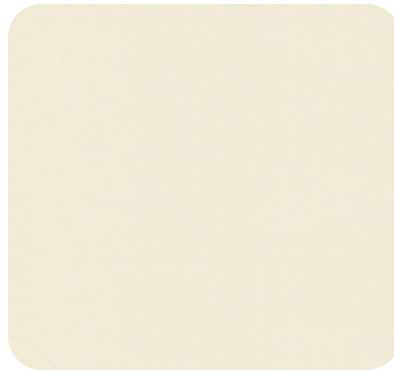
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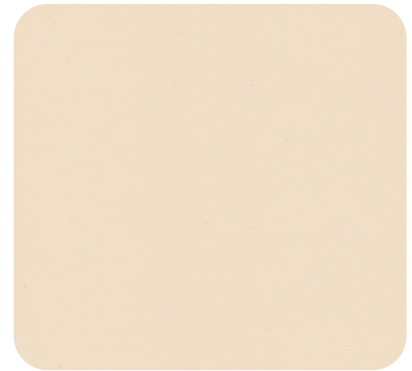
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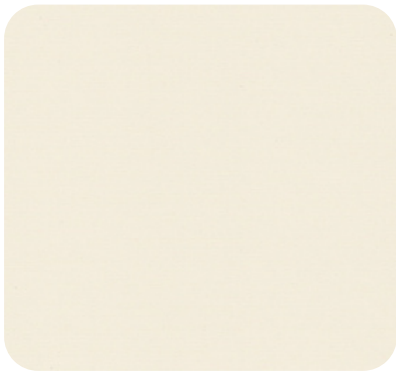
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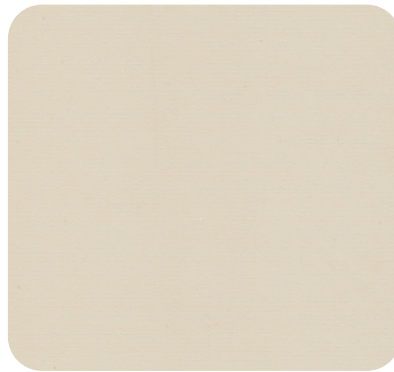
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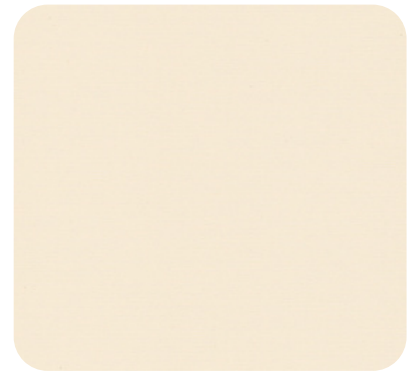
COTTON



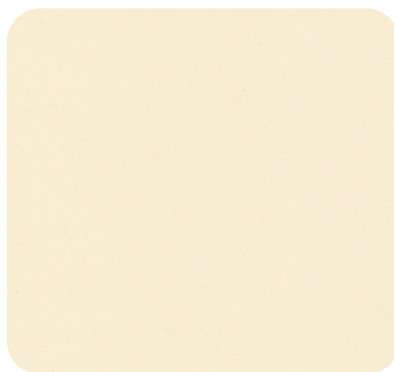
STONE



PUTTY

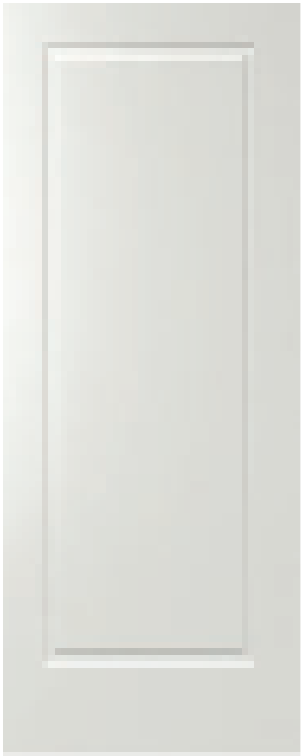


POWDER



LINEN

WINDOW & DOOR UPGRADES



**Balmoral (PBAL1) Primed MDF
2040mm high**



**Balmoral (PBAL2) Primed MDF
2040mm high**

WINDOW & DOOR UPGRADES

	ITEM	PRICE
<input type="checkbox"/>	Provide translucent glazing to standard front entry door in lieu of standard clear.	\$175.00
<input type="checkbox"/>	Provide polyester "Blockout" roller blinds from builder's standard range to all windows and sliding doors. Colour: _____	\$2,970.00
<input type="checkbox"/>	Provide flyscreen doors with black fibreglass mesh to all standard external sliding and hinges doors (excluding Garage hinged door where applicable).	\$2,010.00
<input type="checkbox"/>	Provide flyscreens with black fibreglass mesh to all openable window sashes.	\$975.00
<input type="checkbox"/>	Provide extra over to upgrade from black fibreglass to ScreenGuard security door. *316 marine grade stainless steel mesh. QTY: _____ Locations: _____	\$1,540.00
	SUB-TOTAL	
	UPGRADES GRAND TOTAL	

Purchaser(s) Signature(s)

Date

Completed/Signed Upgrade Options selection form must be returned via email ONLY to customercaresw@creationhomes.com.au before the imposed cut-off date. If received after the cut-off date Creation Homes has the right to decline this request due to strict preconstruction requirements for this project.

* For Single Contact Customer: Creation Homes will require FULL payment for the upgrades within 5 days after acceptance of the above.

* For Split Contract Customer: Creation Homes will require FULL payment at slab completion.

Pricing for the above items is non-negotiable. Installation and location of the upgraded items e.g. AC, Downlights, Block out blinds will be at the discretion of the installer and there will be no objection from the purchaser/s.

Upgrade Options and Inclusions may vary depending on House Design, Selected External/Internal Colour Scheme & Materials, *Authority Requirements & Approvals, Site Conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C.



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