

# Ultimate Freedom

More Flexibility. More Included.

**Inclusions**

Product Example Only

**HUDSON RIDGE**  
BUILDERS





## Household names you can trust

*Reliable partnerships we build with*

As experienced builders, we've spent many years working intimately with products, materials, finishes and household appliances. Over time, we've developed a detailed understanding of the goods and services that last the test of time.

We prioritise forming strong relationships with our suppliers.

As a result, Hudson Ridge has gathered a premium selection of household products you can trust; products with intelligence and visual appeal — designed for longevity.

**Colorbond®**

**hebel**  
The better way to build

**James Hardie**

**caesarstone®**

**Rinnai**

**TREND**  
WINDOWS & DOORS  
A JELDWEN Company

**PHOENIX**

**Haymes**  
PAINT

**polytec**

**Dulux**  
Acratex



**HUDSON RIDGE**  
BUILDERS

Product Example Only





7 Star homes, made easy.

#### General

- Construction, Public Liability & Home Owners Insurance
- Warranty Insurances
- Building permit fees
- Site assessment and soil testing
- Wind rating assessment & site level survey
- BAL 12.5 requirements
- 7 Star Energy Rating Report
- Engineers footing design
- Full working drawings
- Full specifications
- All construction to Australian standards
- Professional colour consultation
- 2 x site cleans. (Removal of all building waste.)
- Site cut up to 300mm fall

#### Foundations

- Concrete Waffle Pod Slab (H2 classification) as per engineer's design
- Concrete pump

#### Insulation & Internal living

- R2.5 Insulation batts to all external walls
- R6.0 Insulation batts to ceiling
- Sisalation to external walls
- 10mm plasterboard to all walls and ceilings
- 16mm metal ceiling battens
- Waterproofing to Australian Standards

#### Internal Features

- 2700mm ceiling height
- Square set cornice throughout
- 67mm x 18mm skirtings and architraves

#### Floor Coverings

- Premium selection of carpets with Stepmax underlay to nominated areas
- Premium engineered hardwood flooring (floating) to nominated living areas as per plan
- Premium selection of floor & skirting tiles to wet areas

#### WIR & Shelving

- White, Bliss Cinder or Refined Oak colour to master bedroom WIR 2 x bank of pigeon hole shelving with hanging
- Built in robes with 1x hanging and 1x bank of pigeon hole shelving (all other bedrooms)
- 2340mm vinyl or mirror sliders to robes
- 2340mm vinyl or mirror sliders to linen & broom (design specific)
- Linen cupboard includes 4 x melamine shelves
- Broom cupboard with single melamine shelf (design specific)

#### Hot Water Service

- Rinnai continuous flow hot water service

#### Heating & Cooling

- Brivis 5 star gas ducted heating
- Brivis advance series evaporative cooling

#### Solar

- 6.6 Kilowatt solar system

#### Electrical

- LED downlights throughout including porch & alfresco
- Clipsal 'Iconic' white switches & power points throughout
- Generous power point allocation throughout including external power points
- Smoke alarms as per Australian standards
- Up to 3 x TV points
- 1 data point
- TV antenna
- Exhaust fans including draft stoppers
- 1x LED tube light to garage
- 2 x external spot lights
- 2 x external up/down feature lights

#### Painting

- 3 coat paint system to wall door and skirting
- 2 coat paint system to ceiling
- 3 coat paint system to external surface areas
- Semi gloss finish to architraves and skirting boards

#### External

- Choice of Bricks from builders range OR free upgrade to rendered CSR Hebel Power Panel with Dulux Acratex Acrashield Advance 4 coat system with 15 year warranty
- Choice of Monier roof tile from builders range OR COLORBOND Steel 'custom orb' roofing at 22.5 degree pitch
- Sarking under roofing
- COLORBOND Steel fascia, gutter and downpipes
- Brick OR Hebel infills above all external doors, windows and garage doors
- Painted WR plasterboard ceiling to porch and alfresco
- Exposed aggregate driveway
- 2 x external garden taps

#### Services

- Single phase power lead in up to 10 L/M
- Water mains lead in up to 10 L/M
- Gas connection
- Sewerage – under slab & 10 L/M external connection point
- Stormwater – lead in up to 10 L/M plus connection to legal point of discharge
- Home to be NBN ready for connection if available in area

#### Structural

- 7 year structural guarantee
- Engineer designed roof trusses
- N2 wind rating compliant
- Timber wall frames to Australian standards

#### Completion

- Builder's level house clean prior to handover
- 3 month maintenance period



# Inclusions



## Kitchen

### Kitchen

- 20mm Caesarstone benchtops up to Deluxe Range\*
- Soft close doors and drawers
- Overhead cupboards to kitchen as per plan including above fridge
- Overhead shelving to pantry above base cupboards (white melamine)
- 2x banks of 3 pot drawers with cutlery insert
- Slide out under bench double bin drawer
- Premium choice of handles
- Double bowl undermount stainless steel sink
- Premium choice of tapware
- Premium choice of splashback tiles to kitchen
- Capped water fridge point

### Appliances

- 900mm under bench oven with LED light (white, black or stainless steel)
- 900mm undermount rangehood (stainless steel)
- 900mm Gas cooktop\*\* (white, black or stainless steel)
- 600mm dishwasher (white, black or stainless steel)

\*\*Standard electric cooktop available (black only)

\*Optional 40mm Caesarstone kitchen, with 33mm or 75mm laminate to walk-in pantry, laundry, ensuite and bathroom and powder.



**ARTUSI**  
900mm  
Underbench Oven



White glass



Black glass

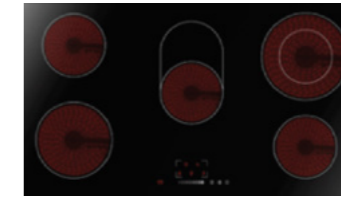


Stainless Steel glass

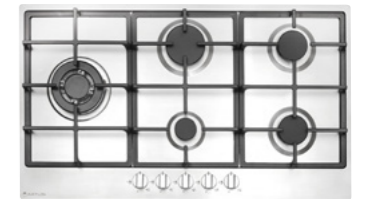
**ARTUSI**  
900mm  
Gas or Electric  
Cooktop options



Gas  
White / black glass



Electric  
Ceramic black



Gas  
Stainless Steel

**ARTUSI**  
600mm  
Freestanding  
Dishwasher



**ARTUSI**  
900mm  
Undermount  
Rangehood



**CASTANO LIRO**  
Sink 2.0 760mm  
undermount  
double bowl



**GOOSENECK**  
Sink Mixer  
3 styles to choose from  
(Black or Chrome)



Alro

Pina

Teva



## Bathroom, Ensuite & WC

- 20mm Caesarstone benchtop up to Deluxe Range\*
- Tiled shower base to ensuite & bathroom
- Tiled shower shelf or niche (design specific)
- Master ensuite & bathroom floor to ceiling tiles in shower
- Semi-frameless shower screens (black or chrome)
- 1675mm acrylic bath (white)
- Frameless polished edge mirror above vanity
- 900mm high x length of vanity
- Soft close doors and draws to vanity (design specific)
- Premium choice of handles
- Premium back to wall toilets
- Double towel rails
- Toilet roll holders
- Premium choice of mixers
- Premium selection of tiles
- Stainless steel grate strip drain
- OR square tile insert drain

**NUGLEAM**  
360mm Above  
Counter Basin



**FIENZA**  
465mm Above  
Counter Basin



**FIENZA**  
370mm Above  
Counter Basin



**HARMONY**  
480mm Above  
Counter Rectangle  
Basin



**KDK**  
BTW Toilet Suite



**LOUVRE**  
1675x745mm  
White Bath



## Laundry

- Premium choice of tiles
- 20mm Caesarstone benchtop up to Deluxe Range\*
- Single bowl stainless steel undermount sink
- Soft close doors to cabinetry
- Pull out laundry hamper
- Premium sink mixer
- Washing machine stops hidden in cupboard
- Drying cupboard (design specific)
- Overhead cupboards as per plan
- Premium selection of handles

**LAVELLO**  
40L single bowl  
Undermount Sink



**GOOSENECK**  
Sink Mixer  
(3 styles to choose from)  
Black or Chrome



Alro

Pina

Teva

\*Optional 40mm Caesarstone kitchen, with 33mm or 75mm laminate to walk-in pantry, laundry, ensuite and bathroom and powder (design specific).





PHOENIX

Tapware Collection Arlo (Black or Chrome)



Tapware Collection Pina (Black or Chrome)



Tapware Collection Teva (Black or Chrome)





### Windows

- Double glazing to all windows
- Draft seals to windows (2400mm head height) and external doors
- Powder coated single glazed aluminum windows
- Metal flyscreens to all openable windows & flydoors to all sliding doors
- Keyed locks to all windows and external doors

### Window furnishings

- Single roller block out blinds (design specific)

### Doors

- 2340mm Powder coated aluminum single glazed laundry door
- Up to 2340mm x 1200mm hinged front entry door
- 2340mm internal Corinthian flush panel or Deco range doors
- Flush panel door to external access garage door (design specific)
- Premium choice of door stops
- Premium choice of Lockwood internal door handles
- Yale Assure LED keypad deadlock with Bluetooth and pull handle
- Lockwood privacy locks to WC/bath/ens/powder
- Chrome hinges & latches

### Garage

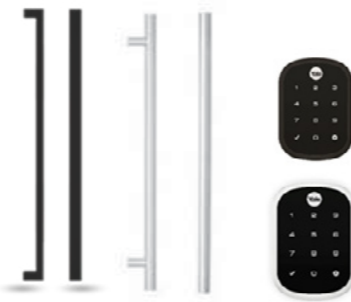
- 2400mm high sectional garage door with 2 hand-held remotes & 1 wall mount remote
- Plaster lined walls and ceiling
- External access door (design specific) with deadlock
- Internal access door with dead lock

### External Doors



### Door Handles & Locks

Yale Assure Lock® SL  
Black or Satin Chrome



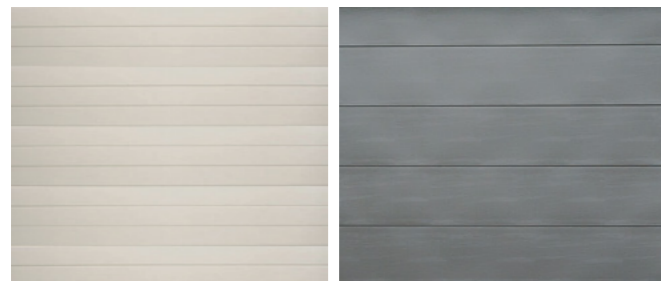
### Internal Doors



Door Handles  
Black or Chrome



### Sectional Garage Doors (Flatline and Slimline)







**HUDSON RIDGE**  
BUILDERS

*"We built with Hudson Ridge and we couldn't be happier with our whole experience. From the very beginning of our journey from going to a display home, until we got our keys; it was such a positive experience.*

*The staff and their professionalism, kindness, honesty and customer service is second to none. They have fantastic attention to detail and we were kept well up-to-date throughout the process of our build.*

*We felt listened to throughout, and we feel like they truly care about delivering a home of very high standards for their clients. We are in our dream home and it's all thanks to Hudson Ridge. I would highly recommend them to anyone who is about to start their journey of building."*

*- Lisa W  
2024*





# HUDSON RIDGE

B U I L D E R S

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