

— 2025 —

HUDSON RIDGE

B U I L D E R S

Standard Inclusions





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 JELDOWEN Company

PHOENIX

Haymes
PAINT

polytec

Dulux
Acratex

ARTUSI
THE ART OF LIVING



Inclusions

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 on all Hudson Ridge

Standard plans

- 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

- Engineered 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 OR Sunmaster 2 panel solar (gas)

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

- 20mm Caesarstone benchtops up to Deluxe M1 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)



Kitchen

ARTUSI
900mm
Underbench Oven



White glass



Black glass



Stainless Steel glass

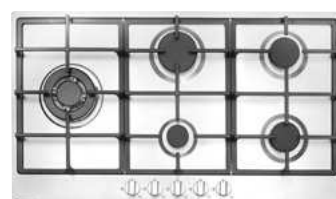
ARTUSI
900mm
Gas or Electric
Cooktop options



Gas
White / black glass



Electric
Ceramic black

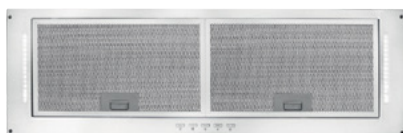


Gas
Stainless Steel

ARTUSI
600mm
Freestanding
Dishwasher



ARTUSI
900mm
Undermount
Rangehood



PHOENIX 2000 SERIES
793mm Double Bowl
Stainless Steel



GOOSENECK
Sink Mixer
3 styles to choose from
(Brushed Nickel, Black or
Chrome)



Alro

Pina

Teva

Bathroom, Ensuite & WC

- 20mm Caesarstone benchtop up to Deluxe M1 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)
- 1500mm, 1675mm or 1700mm 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 or black square tiled point drain

NUGLEAM
360mm Above
Counter Basin



FIENZA
465mm Above
Counter Basin



FIENZA
370mm Above
Counter Basin



HARMONY
480mm
Above Counter
Rectangle Basin



**HARMONY
BRUNETTI BTW BATH**
1500mm or 1700mm



**PRATO
FREESTANDING BATH**
1500mm or 1700mm



KDK
BTW Toilet Suite



LOUVRE
1675x745mm
Inset Bath



CORTONA
BTW Bath
1500mm
or 1700mm



Laundry

- Premium choice of tiles
- 20mm Caesarstone benchtop up to Deluxe M1 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
- PHOENIX 2000 Series 411mm 36L Laundry Trough Stainless Steel



GOOSENECK
Sink Mixer
(3 styles to choose from)
Brushed Nickel, Black or
Chrome)



Alro

Pina

Teva





Tapware Collection Arlo (Brushed Nickel, Black or Chrome)



Tapware Collection Pina (Brushed Nickel, Black or Chrome)



Tapware Collection Teva (Brushed Nickel, Black or Chrome)



Windows

- Powder coated double glazed aluminium to all windows
- Draft seals to windows (2400mm head height) and external doors
- 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/ensuite /powder
- Chrome hinges & latches

Garage

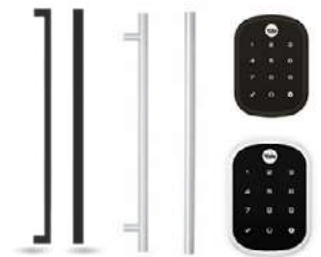
- 2400mm high sectional garage door with 2 hand-held remotes & 1 wall mount remote
- Plaster lined walls and ceiling
- External access door 2040mm powder coated aluminum single glazed
- Internal access door with dead lock

External Doors



Door Handles & Locks

Yale Assure Lock® SL
Black or Satin Chrome



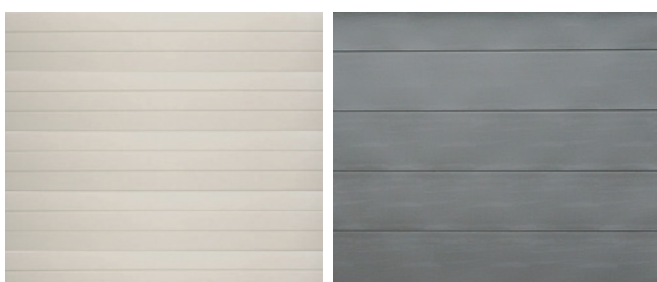
Internal Doors



Door Handles
Black, Satin Chrome or Chrome



Sectional Garage Doors (Flatline and Slimline)





*"Hudson Ridge, you have redefined what it means
to deliver excellence.*

*This journey has been about so much more than building a house;
it's been about building a future, a sanctuary, and a place where
our family can grow and thrive. The care, connection, and integrity at
every step has been unmatched, and we cannot thank you enough
for what you've done for us."*

*With endless gratitude,
Lindsay, Andrew, Emilia & Ruben*

- 2025





Imagery may contain upgrades and variations for marketing purposes. Please discuss with Hudson Ridge New Home Consultant for specifics.



HUDSON RIDGE

B U I L D E R S

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