



ECORETREAT

BY COLDON HOMES 

EcoRetreat Range Standard Inclusions List

Introducing the new Coldon Homes Sustainable Range, 'EcoRetreat'

For over six decades, Coldon Homes has been a trusted name in home building along the beautiful Bass Coast & South Gippsland areas of Victoria. Today, we're proud to unveil a new chapter in our legacy – the EcoRetreat Range. This new home design range represents a bold step towards sustainable living and comfortable modern design. Following are our inclusions which are to be read in conjunction with our standard price lists, however as we build to your requirements, we can enhance or modify any inclusion during our initial quotation stage.

General Inclusions

- Fixed price contract
- Site inspection & design consultation
- Full working drawings
- Building permit
- Energy rating
- BAL assessment (if required)
- Six-year structural guarantee
- 90-day maintenance coverage
- Two-hour colour consultation
- Cleaning of home and clearing of all construction material prior to handover

Foundations + Floor

- Concrete and cypress stumps suitable for class 'M' soil
- Engineers soil investigation report
- Baseboards to perimeter of house
- Floor: 19mm all-purpose particleboard, lightly sanded
- 90mm boards to decking areas

Frame, Truss + Structure

- Prefabricated, kiln-dried frames with 450mm centres
- Prefabricated, computer Engineered, kiln-dried roof trusses
- All frames and trusses are constructed in our own world class factory
- All on site construction is performed by building experts

Insulation

- Sisalation paper to external walls and roof
- R2.5 HP Acoustic insulation batts to all external walls and some internal walls as required.
- R5.0 Insulation batts to roof of house

Walls + Roofing

- James Hardie Axon 133 to External Walls
- James Hardie Fine Texture Finish panels as specified
- BlueScope Colorbond custom orb roofing sheets
- BlueScope Colorbond gutters, fascia & flashings

Windows

- Aluminium powder coated windows to suit design
- All windows double glazed
- Fly Screens throughout

Floor Covering

- Vinyl plank flooring to kitchen, dining and living areas
- Floor tiles to wet rooms
- Carpet to all other areas

Hot Water Service

- Rheem energy efficient heat pump 180 litre system



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Doors

- Aluminium sliding double glazed door
- Lockwood entrance locksets to external hinged doors and keyed alike
- Internal doors: Painted flush panel
- Lockwood lever internal door furniture

Painting

- Three coat paint system for internal walls (Wattyl acrylic sealer undercoat plus two coats of Wattyl low sheen acrylic topcoat)
- Three coat paint system for internal doors, skirts & architraves
- Two coat paint system for ceilings (Wattyl ceiling paint)
- Two coat system external paintwork with Wattyl Solarguard paint

Kitchen

- Base and overhead cupboards with adjustable melamine shelves as per plan
- Post formed laminate benchtops with prefinished doors Provisions made for dishwasher and fridge as indicated
- Single bowl stainless steel sink with flickmixer tap
- Euromaid 60cm fan forced oven and cooktop
- 60cm undermount range hood

Tiling

- Walls – Selection of ceramic tiles over kitchen benches, vanity units, shower and trough
- Floor – Selection of ceramic floor tiles to bathroom
- Skirting – Same as the floor tile selection to the bathroom

Bathroom

- Post formed laminate bench top with prefinished doors & shelves
- Ceramic vanity bowls
- Tiled shower base with semi-frameless pivot door shower screen
- Chrome soap holder in showers from builders' selection
- Mirror over vanity and exhaust fan over shower
- Ceramic close coupled toilet suites with soft close seat
- Mixer taps in vanities, shower

Electrical

- LED downlights to living areas
- Power points to suit house
- Safety switches at meter box
- Hardwired smoke alarm with battery back up
- TV point wired to ceiling cavity
- One x Internal phone point

External Finishes

- Decking and lining to underside of verandahs
- Timber steps to front and rear doors
- Two external water taps (One at meter point where mains water is available and one off rear wall)

Services

- 10m of water lead in
- 10m of underground power
- 10m of stormwater to legal point of discharge
- 10m of sewer line

The following items are not included when referring to our general price list; Site survey, planning permit, temporary fencing, removal of excess soil, handrails to decks on ground level homes and/or site excavation where required, accessibility ramps and pathways as these items will be assessed on the individual site requirements.

Window treatments and specialised painting and decorating are not included in the base price list but can be added to your final contract price. We do this so you have full control over the final look of your home.

Not all home sites are the same. Where site conditions may impact the price, your Coldon Homes Sales and Design Consultant will work with you to develop a variation to our list price that fully addresses all criteria. Our experience means these costs are calculated in the most accurate manner possible. Criteria that may affect the final price includes, Bushfire Attack Ratings, steep sites or sites with access issues, availability of services, Council and other statutory bodies requirements. In most cases these can be identified in the first consultation and after a site visit.

The above inclusions are subject to change and final specifications and inclusions will be documented on each individual building contract.
Inclusions are valid as of May2024.