COLDON HOMES

Leisure Range

Standard inclusions



BROOKEVALE

Images are for marketing purposes only.

Your new Coldon Home comes with more than 65 years' building experience and an extensive list of everything you need to start enjoying your new lifestyle.

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

- Engineers Soil Investigation Report
- Concrete slab suitable for class 'M' soil conditions
- 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

WALLS + ROOFING

- James Hardie selected weather boards
- James Hardie feature panels as specified (not to all designs)
- 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

DOORS

- Front door: Corinthian PMAD104 clear glazed solid core
- Rear door: Painted flush panel hardboard or aluminium sliding door
- Internal doors: Painted flush panel
- Lockwood lever internal door furniture
- Lockwood entrance locksets to external hinged doors and keyed alike
- Panel lift Colorbond garage door (design specific) with two remote control handsets

INSULATION

- Sisalation paper to external walls and roof
- R2.5 HP Acoustic insulation batts to all external walls
- R5.0 Insulation batts to roof of house
- Underfloor insulation to subfloor excluding wet areas

Standard inclusions

CONTINUED

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
- 1¾ bowl stainless steel sink with flickmixer tap
- Euromaid 60cm fan forced oven and cooktop
- Undermount 60cm range hood

BATHROOM

- Post formed laminate bench top with prefinished doors & shelves
- Ceramic vanity bowls
- One stepless tiled shower base and remainder to be moulded poly-marble shower base with semi-frameless pivot door shower screens
- Fibreglass bath with moulded arm rests
- 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, showers and baths

LAUNDRY

- 45 litre stainless steel trough with suds bypass, mixer tap and washing machine stops

FLOOR COVERING

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

INTERNAL FINISHES

- 2400mm nominal ceiling height
- 10mm plasterboard throughout
- 55mm scotia cornicing
- 65mm skirting boards and architraves

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)

PAINTING

- Select from two colours plus white for internal colours
- 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 and architraves (Wattyl acrylic sealer undercoat plus two coats Wattyl gloss enamel)
- Two coat paint system for ceilings (Wattyl professional tintable ceiling paint)
- Two coat system external paintwork with Wattyl Solarguard paint

TILING

- Walls - Selection of ceramic tiles over kitchen benches, vanity units, bath, shower and trough
- Floor - Selection of ceramic floor tiles to bathrooms, ensuite, WC & laundry
- Skirting - Same as the floor tile selection to the bathroom & ensuite



COVE



PRESCOTT MODERN

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Standard inclusions

CONTINUED



RIDGEWAY

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ELECTRICAL

- LED downlights to living areas and batten lights with globe and shade to all other areas
- Power points to suit house
- Safety switches at meter box
- Hardwired smoke alarm with battery back up
- TV point(s) wired to ceiling cavity
- One x Internal phone point
- Panel lift door motor to homes with garages

HEATING + COOLING

- Split system reverse cycle air conditioning (Heating & Cooling)

SERVICES

- Near side water tapping
- 10m of water lead in
- 10m of underground power
- 15m of stormwater to legal point of discharge
- 15m of sewer line

HOT WATER SERVICE

- Rheem energy efficient heat pump 270 litre system

IMPORTANT INFORMATION

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 Oct 2026.