

# CREATION FLOURISH

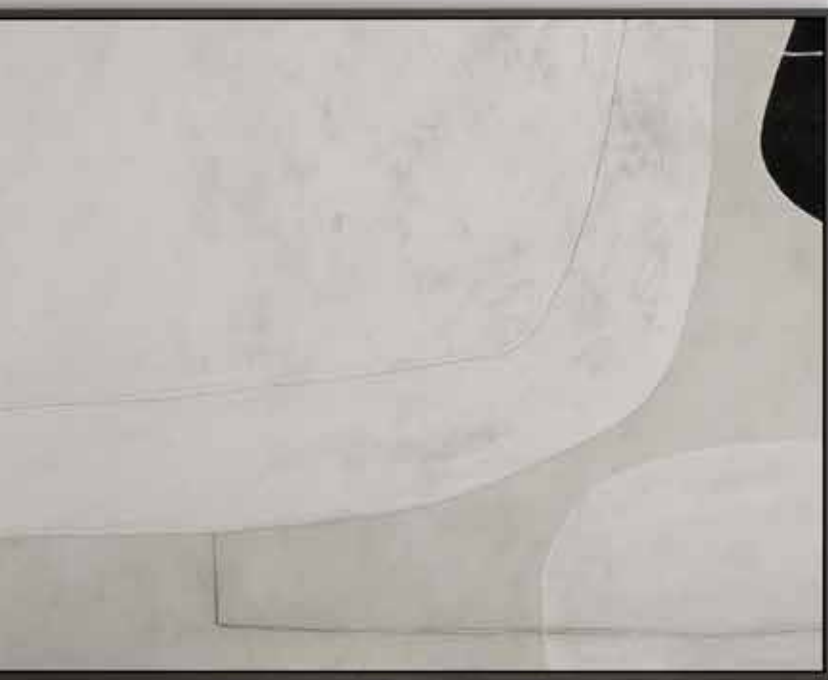
Creative By Nature. Functional By Design.



**creation**homes

# WHERE IT ALL BEGINS

"Good design is obvious. Great design is transparent"  
- Joe Sparano



HIA HOUSING 100  
RECOGNISED AS AUSTRALIA'S  
LARGEST SEMI-DETACHED  
BUILDER 2020, 2021, 2022, 2023

Welcome to where it all begins. Creation Homes has been listening to what Australian families want in their dream home for 10 years, and in response, we have built a suite of home designs that reflect the most desired interior and exterior features to last a lifetime.

With a strong standing as Queensland's most trusted Semi-Detached residential builder; all you have to think about is how it is going to look when you walk in your front door. Quality inclusions from homegrown and much-loved brands to stand the test of time.

Our professional team, chosen for their rich industry experience, brings all this together to offer a complete end-to-end home building service to suit every homeowner's needs.

We invite you to join more than 6,000 Australians who have chosen a beautiful Creation Homes design to call their 'home'.



Creation Homes is reshaping the residential landscape by synthesising innovative design with quality craftsmanship.

Planning

Enjoy the process of designing your dream home. Our Queensland home building experts streamline the process for your peace of mind.

Quality

Be assured of a quality build - the result of continual product improvement, exhaustive quality assurance checks and extensive skill training.

Innovation

Work with an innovative yet affordable home builder in Queensland who thrive on delivering industry leading designs.

Ethical Practices

Enjoy transparent, timely communication and exemplary customer service. Our goal is to deliver your home with integrity and trust.

# OUR PROMISE TO YOU

Your dream home isn't just "another job" to us. We take the role we play in your layout, construction and interior design very seriously, and know that your home needs to embody the lifestyle you lead for years to come. We promise to uphold our company values of integrity, honesty, transparency and functionality in everything we do, say, design and build so that you receive the highest quality service from day one.



Images shown feature items not included in the Flourish specifications. Creation Homes reserves the right to alter pricing, materials and specifications without notice.



## Site Preparation

When you choose a Creation Homes residence, you will be welcomed to a legacy established on the principles of excellence, honesty, and expertise. Our home building process commences with a thorough pre-site survey, inspection, and planning, followed by meticulous construction according to the specifications, and culminating in a 12 month maintenance period, for your peace of mind.

## Pre Construction

Survey, soil test and pre-site site inspections.  
Energy rating compliance and covenant lodgement.  
HIA plain language contract.  
Preparation of plans & specifications.  
Qualified interior designer to guide you through our studio and help you curate the perfect style for your home.

## General

Building Application, standard council fee (based on Brisbane City Council), certifiers inspections & insurances\*.  
Physical termite barrier to the perimeter of the concrete slab and all slab penetrations.  
Temporary fencing, toilet & scaffolding compliant with OH&S requirements.  
Environmental protection control requirements.  
Site clean at completion of works.  
12 Month maintenance period.  
6.5 Year QBCC structural guarantee.

## Site

Engineered slab up to 'M' soil classification.  
Balanced cut & fill up to 500mm of site fall.  
Wind rating N2.  
Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box.  
Stormwater and sewer drainage to legal point of discharge.  
Connection to existing water supply meter.  
Four field gullies plumbed to stormwater.  
Based on fully serviced blocks up to 450m2 and up to 6m setback.

\*Based on standard Building Application in New Land Estates. Refer to your New Home Consultant for more information.



Electrical, Lighting & Fans

Power Points

Two Clipsal Iconic double power points to all rooms.



Clipsal Iconic (vivid white) plates to switches & power points.



National Broadband Network

Stay connected with an NBN ready data point.

Electrical

TV antenna, two TV points and one telephone point.

Lighting

Energy efficient LED downlights throughout including the porch and alfresco.

Enclosed 1200mm LED batten ceiling light to garage.

Feature Lighting

Up to five white lights to stairs. (Design specific)



Two up/down lights to front facade in either white, titanium or black.



Fans

52 inch white timber blade ceiling fans to bedrooms, living, leisure, home office, and alfresco.



Externally ducted round white exhaust fans to bathroom and ensuite.



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Kitchen

Our Flourish kitchen inclusions have been carefully selected with the creative chef or baker at the forefront of our design. Create the perfect three course dinner or let the smell of freshly baked cookies carry through the home with your Italian appliances from ILVE, including an expansive 900mm oven, 5 zone cooktop, and ducted rangehood. Now that's amore!

Splashback

Choose from a selection of pressed edge tiles up to 600 x 600mm in size from the builders range. (Up to group 2)

Benchtop

Select from a contemporary collection of 20mm thick mineral stone for your kitchen benchtop from the builders range. 16 designs included. Sample designs shown below.



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### Tapware

A choice of designer sink mixer taps in chrome, matte black or brushed nickel.

#### Alder Maxx Range



#### Alder Soho Range



#### Alder Evva Range



#### Nero Ecco Range



#### Nero Celia Range



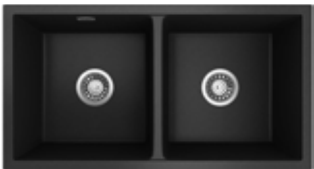
#### Nero Dolce Range



### Sink

Select from a range of overmount double bowl sinks in stainless steel, black or white.

#### Overmount Oros 820 Double Bowl Sink In Black



#### Overmount Oros 820 Double Bowl Sink In White



#### Overmount Seima Leto 750 Double Bowl Sink in Stainless Steel



#### Overmount Seima Kubic 175 Sink With Drainer in Stainless Steel



#### Overmount Otus 1080 Double Bowl Sink in Stainless Steel



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Kitchen

Cabinetry

Overhead cabinets to kitchen including above the fridge space. Pot drawer included beneath microwave provision. Includes soft close doors and drawers throughout kitchen.

Laminate

Select from an extensive range of Laminex and Formica designs in a Natural finish from the builders range.

Handles

Choice of 100+ designer handles for all cabinetry. Note: Overhead cabinetry includes finger pull opening in lieu of handles.

Fridge Space

Space provided with water point.



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Appliances

The kitchen is considered the centre of the home, making it crucial to select appliances that are both aesthetically pleasing and practical. Our appliance offerings are handpicked for their sophistication, longevity, and ease of use.

Microwave & ntegrated Dishwasher  
Space provided.



ILVE 900mm Electric Cooktop



ILVE 900mm Electric Wall Oven  
(Design Specific)



ILVE 900mm Concealed & Externally  
Ducted Undermount Rangehood



ILVE 600mm Electric Wall Oven  
(Design Specific)





## Bathrooms

Recharge and rejuvenate yourself by indulging in a relaxing soak in our KDK freestanding tub, or choose the spacious Alegra bath to accommodate larger families. Accessorise your bathroom space by selecting from our range of chrome, brushed nickel, or matt black options for your tapware, rail, and basin accessories. Don't let the stresses of the day get you down, instead, use this time to unwind and reset.

Freestanding Bath

### Mirror

Polished edge frameless mirror.

### Vanity & Benchtop

20mm mineral stone bench top with one bank of three soft close drawers and shadowline feature to vanity.

### Tapware & Basin

Select from a ranges of undermount or overmount basins and a choice of six designer mixer taps, eight shower rail and six mixer tap ranges in chrome, matte black or brushed nickel.

### Toilet

Choice of wall-faced or back-to-wall toilet suites and a selection of toilet roll holders in chrome, matte black or brushed nickel.

### Bath

Choice of freestanding, back-to-wall or island bath. (Refer to plans for bath type)

### Shower & Accessories

Frameless clear glazed shower screens with a smart tile floor waste to recessed shower base.

A wide range of designer shower rails, wall mixer taps, single or double towel rails and towel rings in chrome, matte black or brushed nickel.

### Tiling

Up to 600 x 600mm pressed edge tiling to wet area wall & floor standard heights and 200mm skirting tile. (Up to group 2)

### Tiled Shelf

Tiled shelf to ensuite shower.

Feature Shadow Line

Undermount Basin

20mm Mineral Stone Benchtop

Tiled Flooring

Images shown feature items not included in the Flourish specifications. Creation Homes reserves the right to alter pricing, materials and specifications without notice. Note: Tiling includes a straight lay type and standard grey (floors) and white grout (walls) only. Charges will apply for non-standard lay types and coloured grouts.



Toilet Roll Holder

Nero Bianca Range



Alder Taya Range



ACL Ruby Range



Towel Rail

Alder Taya Range



Nero Bianca Range



ACL Ruby Range



Towel Ring

Alder Taya Range



Basin Mixers

Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Alder Maxx Range



Alder Eeva Range



Alder Soho Range



Vanity Basin

Azzurra Range



Siema Plati Range



Fienza Range



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20mm Mineral Stone Benchtop

Tiled Shelf

Beautiful bathroom accessories can truly elevate the look and feel of your bathroom space. It's time to upgrade your bathing experience with timeless elegance and refined luxury. Imagine indulging in the comfort and style of effortless design every day.

With stunning tapware, your bathroom can become the crown jewel of your home, immersing you in a sanctuary of beauty and relaxation. So why wait? Let beautiful bathroom tapware elevate your space to the next level.

Wall Mixers

Alders Maxx Range



Alders Eva Range



Alders Soho Range



Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Shower Rails

Alder Lynx Range



Alder Dual Elite Range



Alder Fresco Range



Alder Excite Range



Also available in matte black and brushed nickel



Nero Celia Range



Nero Ecco Range



Nero Dolce Range



Nero Rail Range



Also available in matte black



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Toilet

- Seima Arko  
Wall Faced Suite
- Azzurra Wave  
Back-To-Wall Suite
- Holli Suite  
Wall Faced Suite



Bath Spouts

Alder Range



- Nero Ecco Range
- Nero Dolce Range



Bath

- Fienza Back-To-Wall Bath  
*\*design specific*
- Fienza Back-To-Wall Bath  
*\*design specific*



- Decina Carina Island Bath  
*\*design specific*
- Fienza Freestanding Bath  
*\*design specific*



- Siema Chios Bath  
*\*design specific*





Laundry, Robes & Linen

Indulge in the elegance of multiple finish options, handpicked to elevate the look of your space including beautifully crafted storage solutions to keep your essentials organised.

Sink

Overmount Castano 45L  
Stainless Steel Sink



Tapware

Nero Classic Range



Benchtop

Select from 20mm mineral stone or a laminate laundry benchtop.

Cabinetry & Handles

Laminated base cabinets with internal shelving, soft close hinges, shadowline feature and choice of 100+ designer handles.

Splashback

Select from a variety of pressed edge tiles up to 600mm x 600mm in size. (Up to Group 2)

Flooring & Skirting

Match your main floor tile or select up to 600mm x 600mm pressed edge tiles and up to 200mm high skirting. (Up to Group 2)

Robes

2340mm high frameless mirror sliding doors to robes with 1 melamine shelf and hanging rail.

Linen

2340mm high painted hinged doors to linen and store cupboards with 4 melamine shelves.

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Interior

Enhance the ambiance of your home with inspiring features and carefully refined details. Allow us to help you in curating a distinctive and individualised space that perfectly suits your family lifestyle.

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Paint

Three coat paint system to internal walls.  
Two paint colours throughout, one colour to ceiling (ceiling white) and one to walls and timberwork.

Ceiling

2590mm high ceilings to lower level.  
2590mm high ceilings to upper level.  
(If applicable).  
90mm cove cornice to throughout.  
Note: Ceiling heights are measured to frames.

Flooring

Up to 600mm x 600mm pressed tiles to the main floor and plush carpets from the builders range to locations nominated on standard plan. (Up to Group 2)

Doors

Painted flush panel internal doors with Lemaar Mets door furniture in chrome.  
Staircase

Clear finish timber stairs, handrail and posts (Vic Ash) with black round steel balustrade. Includes slip resistant coat to stairs.

Insulation

Double storey home specific:  
R35 Ceiling insulation batts plus Anticon.  
R2.0 Wall insulation batts to lightweight cladded walls.

Single storey home specific:  
R2.5 Ceiling insulation batts plus Sarking.  
R2.0 Wall insulation batts to lightweight cladded walls.

Sisalation to all external walls.



### Exterior

Experience a sense of calm and tranquility as you step into your new home. Designed to help you feel relaxed and at ease, our team has created a warm and welcoming environment that celebrates the ultimate in modern Australian design, in a range of single, acreage and double storey facades.

#### Front Entrance Door & Hardware

Stained or painted entrance door (design specific) with clear glazing and timber door frame. Lemaar Gala Entry Pro lever in chrome.

#### Windows & Sliding Doors

Powder coated aluminum windows in a wide range of colours, complete with key-locks, insect screens and obscure glazing to wet areas.

#### Hinged External Doors

Painted solid core doors with painted timber frames to other external hinged doors with Lemmar Torion entrance door furniture.

#### Driveway

Includes up to 45m2 of exposed aggregate driveway (Group 1).

#### Portico & Alfresco

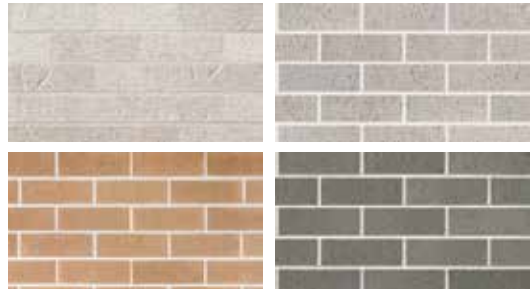
Includes 600 x 600 pressed edge tiles (Group 2)

#### Facade

A selection of render, lightweight cladding and brickwork colours available to choose from.

Note: Facade material options available are design specific. \*Lightweight cladding shown is an upgrade. Refer to working drawings for standard cladding.

Selection of PGH Bricks from the builders range. Samples designs below. 10+ colours available with a natural mortar or choice to upgrade to off-white mortar\*. \*Additional cost applies.



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Exterior

Roof

Colorbond® metal roofing.

Fascia & Gutter

Colorbond® fascia and gutter and painted PVC downpipes.

Roof Pitch

Engineer designed 70mm wall frames and 25 degree roof trusses. (Pitch is design specific)

Garage

Colorbond® sectional garage door available in four profiles. Includes automatic openers, inclusive of two handheld remotes and one wall mounted transmitter.

Garage Door



18+ Colorbond colours available to select from. Note: Upgrade to matte finish available at an additional cost.



Plumbing

280L Hot water system and 2 external garden taps.

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# CREATION FLOURISH

Our Flourish specifications provide an extensive selection of superior finishes, enabling you to design your dream home with ease. By combining our exquisite home designs with our Flourish Inclusions, you're making a significant investment in a sophisticated, elegant, and artfully inspired living space that you can truly be proud of.

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# VISIT OUR DESIGN STUDIO // COLOURS BY CREATION

Let's create. This is perhaps the most exciting part of creating your new home, and it's you who will be creating your masterpiece! Be a part of your dream home coming to life as you make your way around our design studio, Colours by Creation, choosing your tiles, taps, benchtops, paint colours, carpets, bricks, and more. Our interior designers will guide you through the process to ensure everything comes together seamlessly.

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Construction Partners

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