

**HUXLEY**

**RESIDENTIAL HOME**

4 Bed | 2 Bath

**STANDARD**

*Inclusions*



**URBAN  
CRIBS.**



# Huxley

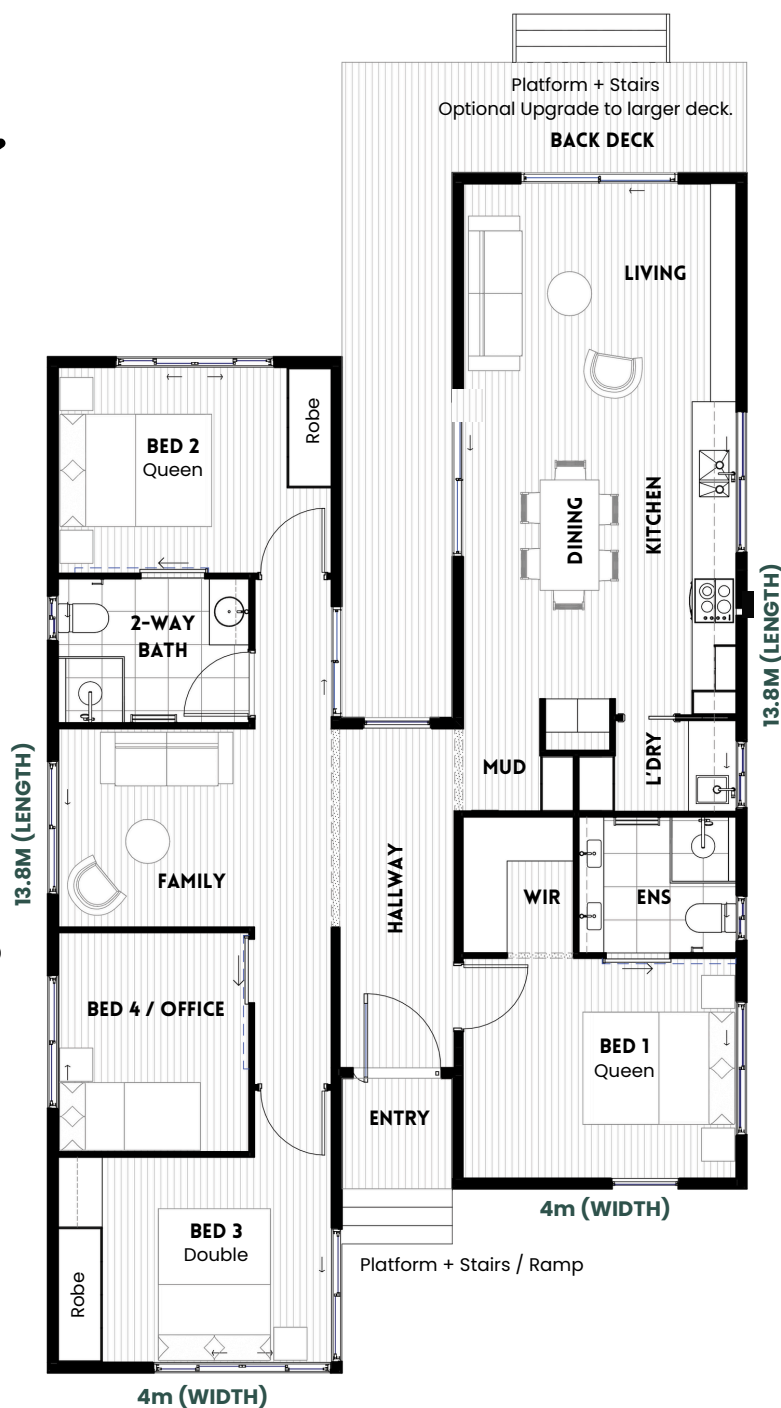
12.2m (L) x 3.5m (W)  
x 2 Modules



## Meet Huxley,

Our most luxurious and spacious design featuring four bedrooms, two bathrooms, and two living areas. This layout maximizes every inch of space, offering an affordable solution for family living.

The captivating floor plan showcases an open kitchen and living area, enhanced by the option to add a generous deck, which broadens the entertainment space.



**URBAN  
CRIBS.**

**All our standard designs are compliant to BAL 12.5**

- If you require a higher BAL rating for your site, we can achieve BAL 40
- Our high fire ratings can be done with minimal costs to upgrade compared to typical construction.

**Cyclonic Rating of C1 is standard with all designs**

- Our designs can be upgraded to suit C2 Cyclonic conditions. We have built projects in high-cyclone zones such as Cairns, QLD.

**Earthquake Resistant**

- Earthquake resistant up to magnitude 6.9

**Flood Smart Architecture**

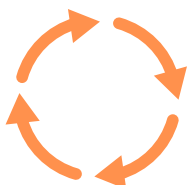
- If you need a design for construction in a flood-prone location, feel free to inquire about site-specific pricing for elevating your home on tall posts.
- Additionally, we can explore options for creating a more flood-resilient home by incorporating easy-to-clean finishes, removable and water-resistant joinery, and positioning electrical points at elevated heights.

**Energy Efficiency - Site Specific**

- By carefully executing the design, construction, and material choices, we can attain an 8-star energy-efficient dwelling. Our standard designs achieve a 7-star energy rating.

**Termite Resistant**

- Our homes are built with a durable steel framework. This design minimises the need for repairs and maintenance over time, as they are resistant to termites and other structural issues, such as warping and rotting.

**Lifecycle**

- Embracing a 'Cradle to Cradle' philosophy, our homes are designed for easy relocation, minimising on-site disruption. Clients have the flexibility to modify their homes by adding modules or removing them from site and into a new location – taking you wherever life leads you!

# STANDARD INCLUSIONS

# URBAN CRIBS.

## STRUCTURE

- Heavy duty structural steel framing with lightweight steel infill panels to external walls
- 2450mm nominal internal ceiling height
- Lightweight steel framing to internal walls
- Fibre cement lined walls to bathroom
- Acrylic water proofing to bathroom

## PLUMBING

- Midea 50L Storage Hot Water System

## FINISHES

- Vinyl plank flooring
- Plasterboard internal wall lining
- P50 style shadow line cornice
- Ceramic or Porcelain tiles to floor & wall as per design

## EXTERNAL CLADDING

- Fiber cement weatherboard type cladding

## ROOFING

- Durable corrugated cor-ten steel roofing
- Colourbond Guttering as per design details

## WINDOWS & DOORS

- Double glazed tempered glass (5mm) to aluminium framed windows and external doors, keyed lock to external door.
- Painted pine architraves, skirting and jamb sets for door openings throughout (excluding wet area).
- Flyscreens to window and door.

\*Optional Upgrade to steel security / flyscreen is available

## INSULATION

- Walls: Rockwool batts
- Ceiling: Polyurethane
- Flooring: Polyisocyanurate Boards (PIR)  
(Rigid Foam Board Insulation)

## ELECTRICAL

- LED downlights throughout
- Internal Switchboard
- Double general power outlets throughout
- TV point
- Photoelectric smoke alarm with battery backup
- Ceiling Fans

### NOTE:

The advertised price includes an allowance of 20 meters from the drainage and sewer connection to the house. Additional charges may apply if a longer distance is required.

### UPGRADE:

Solar power can be incorporated and included in your quote.

Please review optional extras with your enquiry.



# STANDARD INCLUSIONS

# URBAN CRIBS.

## KITCHEN

- Custom designed and built kitchen cabinetry.
- Cupboard fronts in either 2pac finish or laminate/melamine as per design and colour scheme chosen.
- Drawer units with soft closing drawer slides
- Cutlery drawer with organiser insert.
- Kitchen splash-back as per design.
- Stainless steel undermount kitchen sink & kitchen mixer tap
- Microwave space (MW not included)
- 4 burner electric cooktop with rangehood
- Refrigerator space - Fridge not included.
- Kitchen Benchtop - Solid Surface (Compliant: No Silica)

## DINING

- Dining table included joined to Kitchen Island Bench

## LAUNDRY

- Washing Machine & Dryer Cavity (WM / DRYER not included)
- Stainless Steel Undermount Laundry Sink with Mixer Tap as per design
- Splashback Tiles to wall

## BATHROOMS

- Custom designed Vanity Unit
- Mirror above basin
- Mixer Tap as per design
- Ceramic tiles as per design
- Toilets
- Shower head with wall mixer as per design
- Bathroom Accessories: Towel rail or hook as per design, soap holder, toilet roll holder.
- Shower screen as per design
- Privacy lock to door hardware

## BEDROOMS

- Custom WIR for Master Bedroom
- Built in Robe for Bedroom 2 & 3

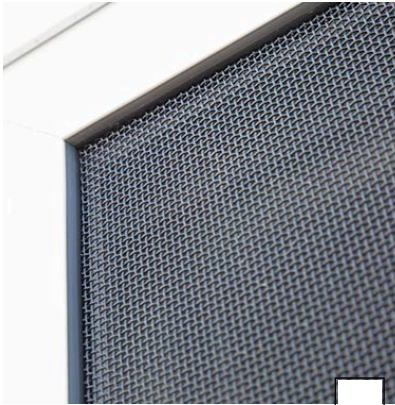
## LIVING

- Built in TV Unit
- Built in Study Desk

# OPTIONAL UPGRADES

# URBAN CRIBS.

## SECURITY



### SECURITY SCREENS

Stainless steel mesh

Enhanced home security, safety against pests, enhanced ventilation & natural light. Quote will apply to all openings in chosen floor plan.

## HOODS



### FEATURE HOODS

Windows & Door

Enhance architectural appeal and provide weather protection by installing hoods on all openings.

## AC UNIT

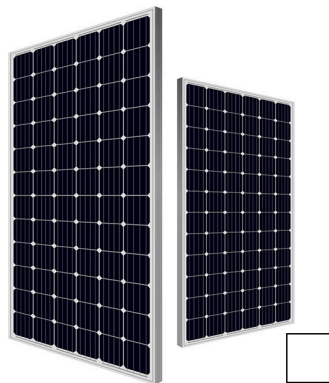


### AIR CONDITIONING

Living Room

Cooling or heating options are available for additional costs. \*Please be aware: If you intend to live completely off-grid, you may need extra power.

## SOLAR



### SOLAR PANELS

Power Package

Solar Panels, Inverter & Batteries. Pricing varies dependent on home size and required power.

If KERDIC is providing home installation, the standard cost will cover access to the entry door and side door via a timber landing, steps or ramp. (Kerdic QBCC Licence 22903)

*\*Please note that pricing may vary based on site conditions, such as the steepness of the terrain. Additional charges for larger decking or other external work may also be provided on an individual cost basis.*



*"Thoughtfully crafted Residences,  
**Shaping Tomorrow...**"*

- The standard inclusions may vary depending on the chosen purchase option.
- Urban Cribb reserves the right to modify designs and standard inclusions without prior notice.
- Urban Cribb may substitute the make, model, or type of any products listed in the standard inclusions.
- Please be aware that some images or graphics featured in our advertising and marketing materials are for illustrative purposes only. All inclusions and finishes are detailed in the inclusions list.
- All fixed internal components of your Urban Cribb modular home are fully installed at our factory. This includes joinery, flooring, tiles, windows, doors, external cladding, and more.

## CONTACT US



urbancrubs.com.au



TEL: 07 3376 6788



@urbancrubs\_



241 Monier Road  
Darra, QLD, 4076

## KERDIC

Residential Home Installation Services in Brisbane

We offer installation services for residential homes in Brisbane.

Please take a moment to review our Build Regions online or reach out to us to discuss your new home!

Kerdic Homes Pty Ltd.  
QBCC Licence No. 22903