

# EVO X

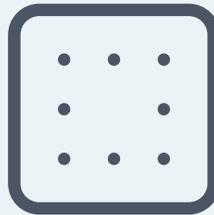
## By The Shed House



# Welcome to EVO X by The Shed House

EVO X is our Premium Range for a new generation of modular living, designed to grow with you through every stage of life.



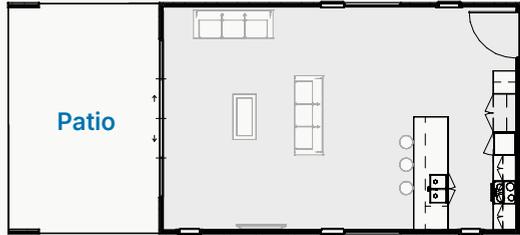


# Choose your Base Design

**The EVO X model begins as a single, functional dwelling — and with modular extensions, patio options, and extra living zones, it can become the home you always dreamed of, one stage at a time.**

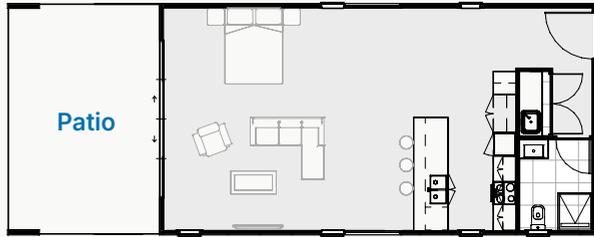
# Base Designs

## EVO X 60



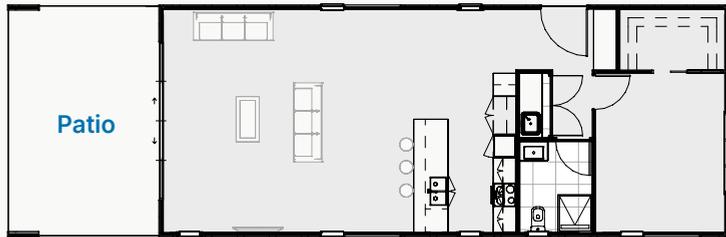
 Bedrooms **0**  Bathrooms **0**  Internal **60m<sup>2</sup>**  Patio **24m<sup>2</sup>**

## EVO X 70

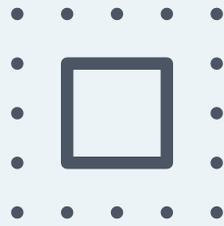


 Bedrooms **1**  Bathrooms **1**  Internal **70m<sup>2</sup>**  Patio **24m<sup>2</sup>**

## EVO X 90



 Bedrooms **1**  Bathrooms **1**  Internal **90m<sup>2</sup>**  Patio **24m<sup>2</sup>**



# Choose your Extension

**Each base design can be extended through one of 5 extension modules; linking either through a patio on the end or a side extension passage.**

# Length/Side Extensions

## LE 1

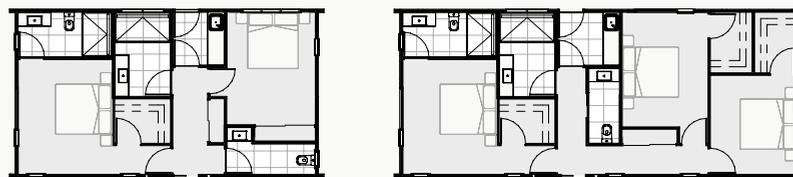


 Bedrooms **+1**
 Bathrooms **+1**
 Internal **40m<sup>2</sup>**

## SE 1/2



## SE 3/4



SE 3

Bedrooms **+2**

Bathrooms **+1.5**

Internal **67m<sup>2</sup>**

SE 4

Bedrooms **+3**

Bathrooms **+2.5**

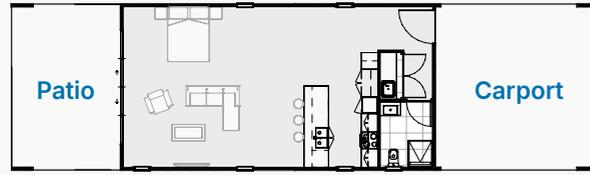
Internal **86m<sup>2</sup>**



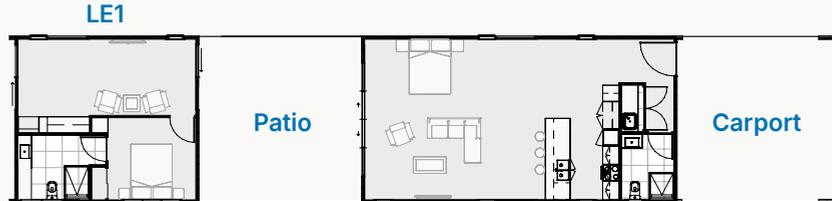
# What's Possible?

Whether you're creating your first home, a guest retreat, or a growing family space, your **EVO X** home adapts with ease.

**EVO 70**  
with Carport



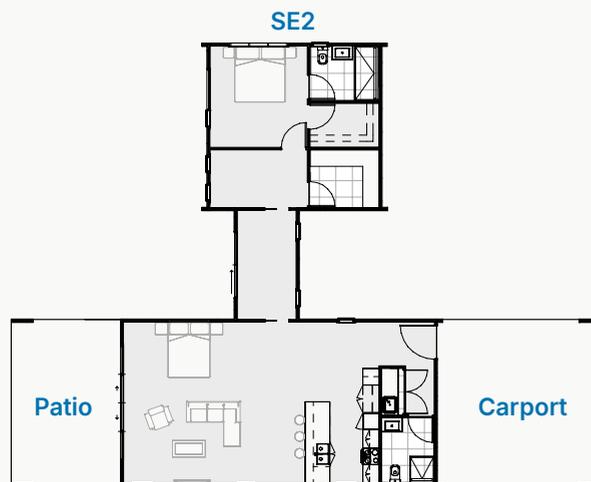
**EVO 70**  
with LE1 and  
Carport



**EVO 70**  
with SE1



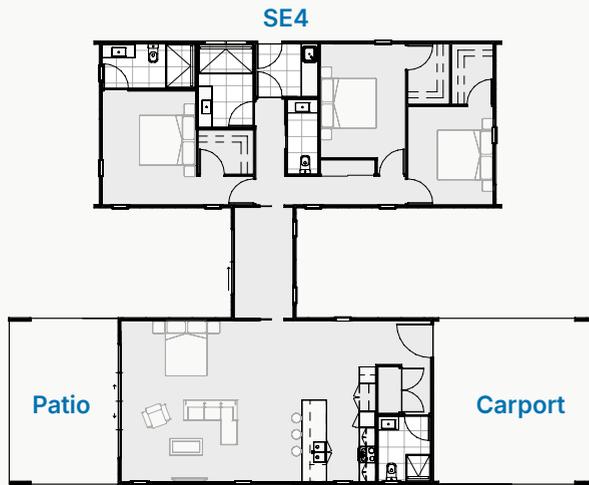
**EVO 70**  
with SE2  
and Carport



**EVO 70**  
with SE3



**EVO 70**  
with SE4  
and Carport



**EVO 70**  
with LE1, SE4  
and Carport





# EVO X

Images & Renders are indicative only



**From the first foundation to your family's forever,  
EVO X makes space for change without compromise.**

Design your new home with any combination of  
Base Model, Extension & Patio.

# Price List - July 2026

All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding. All of our Evo X designs are built on a **Concrete Slab Foundation**.

Design	Kit	Lock Up	Turn Key
<b>BASE (ENCLOSED AREA)</b>			
Evo X 60	\$68,000	\$115,000	\$200,000
Evo X 70	\$74,000	\$127,000	\$255,000
Evo X 90	\$90,000	\$155,000	\$299,000
<b>EXTENSIONS</b>			
SE 1	\$37,000	\$73,000	\$145,000
SE 2	\$37,000	\$73,000	\$141,000
SE 3	\$63,000	\$114,000	\$245,000
SE 4	\$78,000	\$141,000	\$290,000
LE 1	\$57,000	\$93,000	\$165,000
Link	\$23,000	\$35,000	\$40,000
<b>PATIO</b>			
Patio 24m2	\$9,500	\$18,000	\$23,000
Large patio 36m2	\$15,000	\$27,000	\$35,000
Carport 36m2	\$15,000	\$27,000	\$35,000

Extension prices are based on it being built at the time of the base design. If they are done later on extra fees will apply. Prices do not include Prelim 1 fees.



# Interior Inclusions

## 01. Benchtops

Stone Ambassador Dapple White

## 02. Flooring

Glue Down - Godfrey Hirst Regent 1500

## 03. Door

Hume Doors - Accent Door - HAG 11

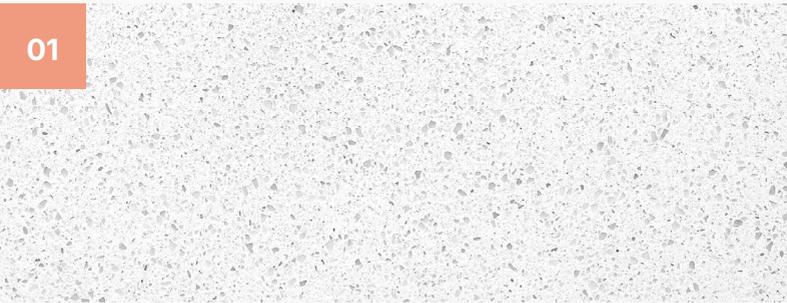
## 04. Mirrors

Pill shaped frameless mirror

## 05. Paint

Lexicon Qt

01



02



03



04



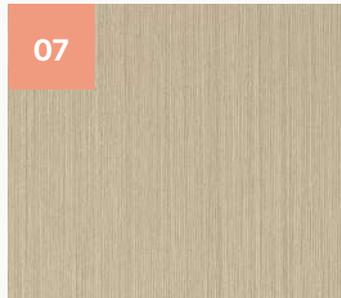
05



06



07



08



09



10



## 06. Handles

Passage Handle Woolwich (L18) - Satin Nickel

## 07. Vanity cupboards

Laminex Oyster Linea - Natural

## 08. Splashbacks

Whoosh Matt White

## 09. Tapware

Spin gooseneck brushed nickel

## 10. Appliances

Westinghouse appliances

# Exterior Inclusions

01



## 01. Wall Cladding

Colorbond Wall Cladding - Pale Eucalypt

## 02. Feature Cladding + Soffit

WeatherTex Weatherline - Smooth 150mm  
James Hardie Soffit Board - 4.5mm

## 03. Roof Sheeting

Colorbond Roof Sheets - SurfMist1

## 04. Gutters and Fascia

Colorbond - SurfMist

02



03



05



06



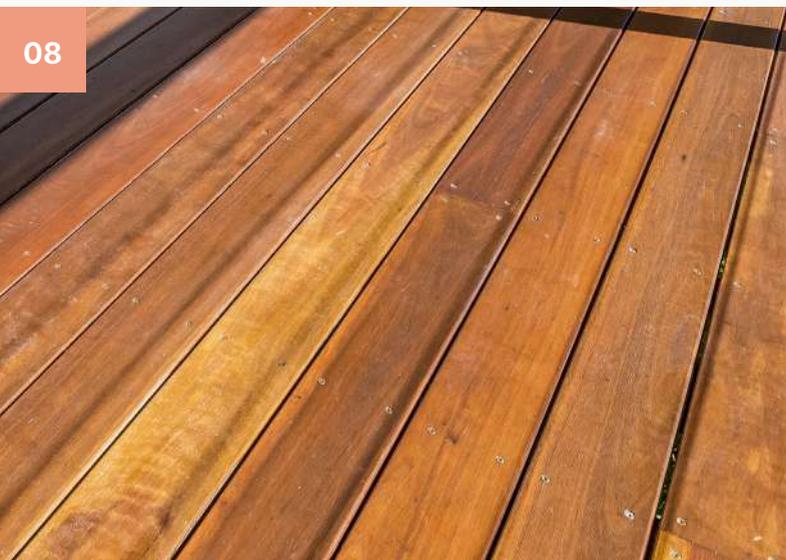
04



07



08



## 05. Entry door handle

Handle House Woolwich - Satin Nickel

## 06. Aluminium Doors and Windows

Gjames windows and doors - Woodland Grey

## 07. Handles

Gjames windows and doors - Woodland Grey

## 08. Decking

140mm Merbau

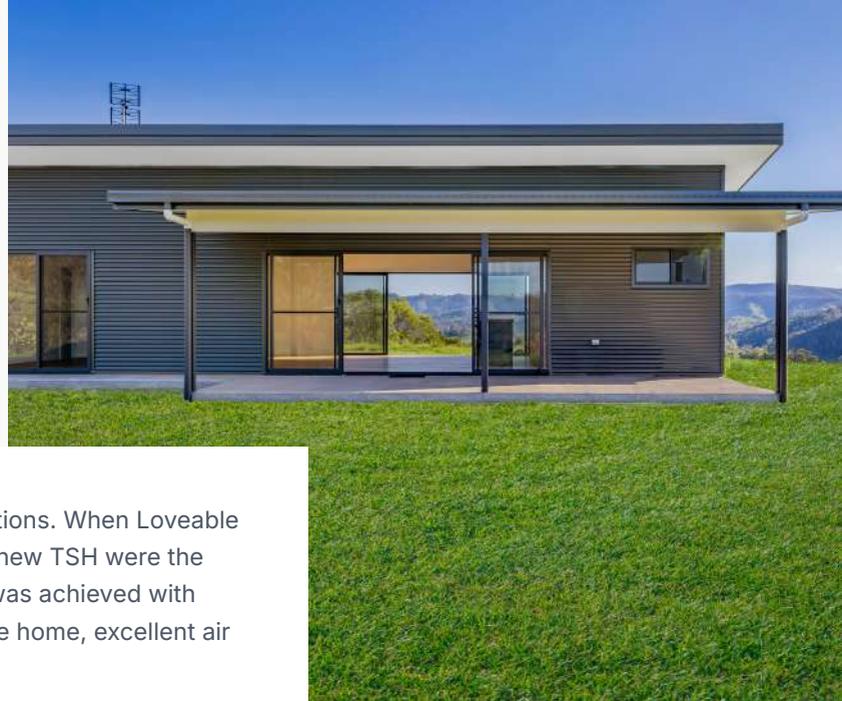
# Testimonials

“

An amazingly skilled team & very patient with all my questions. When Loveable Larry the concreter, Isaac and I pegged out the house, I knew TSH were the builders for me. My obsession for a solar passive house was achieved with precisely solar north orientation, resulting in a comfortable home, excellent air flow, no aircon.

**Sylvia Hood**  
Coolabine

”



“

It's rare to find a company that excels in both craftsmanship and customer service, but TSH achieves just that.

**Gayle Welch**  
Sandy Creek

”

“

The Shed House crew were excellent to deal with. We had a concept of what we wanted and they worked with us to bring our custom build to life. We had them manage the project until the lock up stage and then we took over the rest of the build under Owner builder license.

**Ella Asher**  
Doonan

”



“

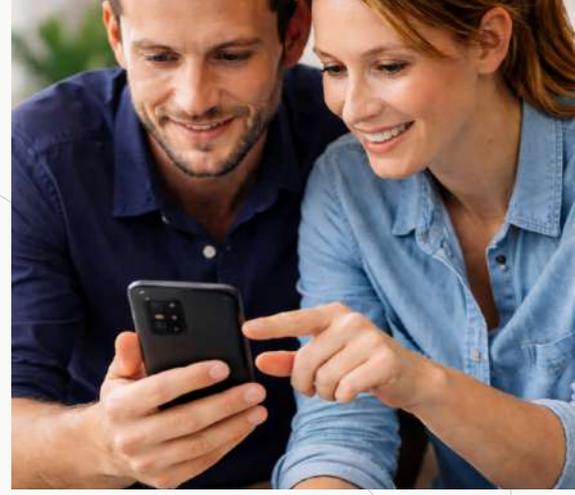
The Shed House built us an amazing Pool House that we also use for an office and accommodation for guests. We are really happy with the result. The team was really easy to work with and the builders were all great. 100% recommend The Shed House - its been the perfect addition to our home.

**Jeremy Wood**  
Sunrise Beach

”



# Our Service Guarantee to You



## Process

Building made easy. With our step-by-step process you will always know where your project is up to, and what's next!



## Energetic and Knowledgeable Team

Our team are passionate about making your building journey an enjoyable one.



## Personalised Service

We know your requirements are unique, so we tailor our service to suit your needs!



## Fixed Price Contracts

You get peace of mind knowing your project cost is locked in with no hidden fees or surprises!



## Value

Elevate your build and your property with our premium quality inclusions - standard in every project.

## Plus all the little things...

- ✓ A clean, tidy, and safe construction site every day.
- ✓ Polite and respectful tradespeople who treat your home with care.
- ✓ Efficient construction, delivered on time.
- ✓ Every home built with care and attention to detail.

# Meet the Team



**Kelly**

Director / Account Manager



**Jason**

General Manager

## Our vision...

At The Shed House, we believe it's the little things that make the building journey an enjoyable one for our clients.



**Kirsty**

Detailer



**Isaac**

Sales Manager



**Jeremy**

Nut & Bolt Extraordinaire



**Adam**

Designer



**Briana**

Interior Designer



**Peter**

Construction Supervisor



**Troy**

Leading Hand



**Luke**

Leading Hand



**Jason**

Senior Carpenter



**Paul**

Senior Carpenter



**Lapo**

Carpenter



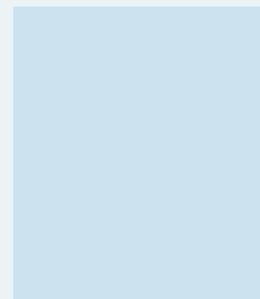
**Dave**

Junior Carpenter



**Matt**

Junior Carpenter



**Lachie**

Apprentice Carpenter

# Kit, Lock Up or Turn Key

Item	Lock Up Kit	Lock Up Build	Turn Key Build
<b>Preliminaries</b>			
Design and Engineering Package*	Included	Included	Included
Building and Plumbing approval	-	-	Included
<b>Base - Slab Specific</b>			
Under slab plumbing and electrical	-	-	Included ▲
Concrete Slab	-	Included ▲	Included ▲
<b>Base - Floor System Specific</b>			
Steel floor system with SHS posts - 1m high	Included △	Included ▲	Included ▲
<b>Frame</b>			
Prefabricated 90mm TrueCore steel wall frames - N3 wind rating	Included △	Included ▲	Included ▲
High raked ceilings (Design dependant) *	Included △	Included ▲	Included ▲
<b>Roof</b>			
Colorbond Roof sheeting, fascia and gutter	Included △	Included ▲	Included ▲
Roof blanket insulation R1.5	Included △	Included ▲	Included ▲
Insulated panel roofing - patio roofs	Included △	Included ▲	Included ▲
<b>Exterior</b>			
Gjames windows and doors	Included △	Included ▲	Included ▲
Fly screens for Gjames windows and doors	Included △	Included ▲	Included ▲
Colorbond wall cladding	Included △	Included ▲	Included ▲
Weathertex - Weathergroove cladding	Included △	Included ▲	Included ▲
Timber trims and flashings	Included △	Included ▲	Included ▲
Plumbing and electrical	-	-	Included ▲
Painting	-	-	Included ▲
<b>Decks</b>			
Decking boards	-	-	Included ▲
Wire balustrade with timber handrail	-	-	Included ▲
Stairs with treads and handrail	-	-	Included ▲
<b>Internal</b> (Refer to inclusions brochure for full specification)			
Interior finishes	-	-	Included ▲
Interior painting	-	-	Included ▲

\* **Design and Engineering Package** - We allow for a site specific site plan to establish your chosen design on your property. Custom design packages will be assessed and priced individually. **Site reports** - as all sites have different requirements we will provide a full list and costs of required reports for all our turn key projects. Kit and lock up projects will be required to arrange their own reports.

\* **High raked ceilings** are design dependant

# Where do we build?

Please enquire with our team to see if you are in either service region. All other areas by application.



**Green Zone**

Within our regular service area.



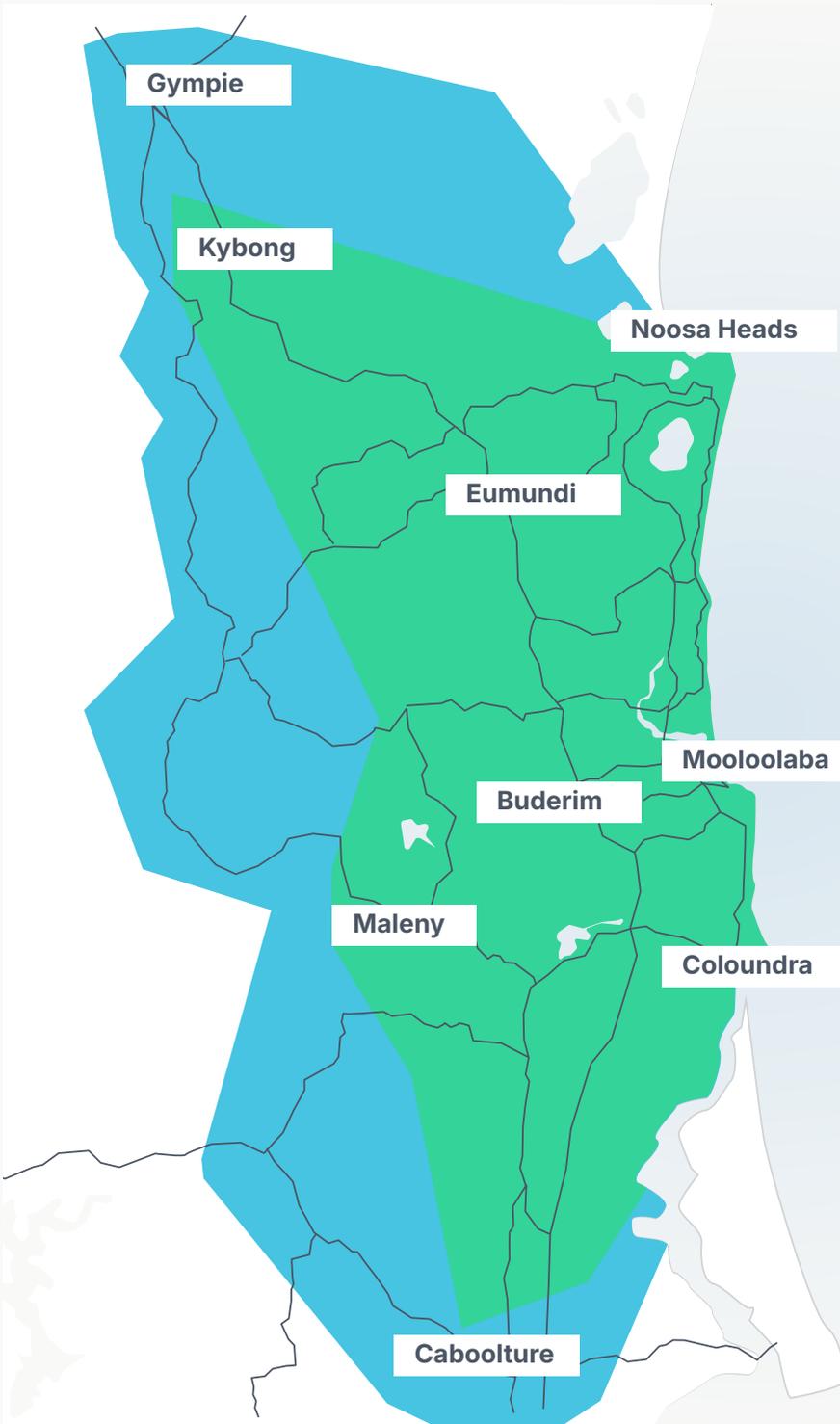
**Blue Zone**

May incur additional travel fees.

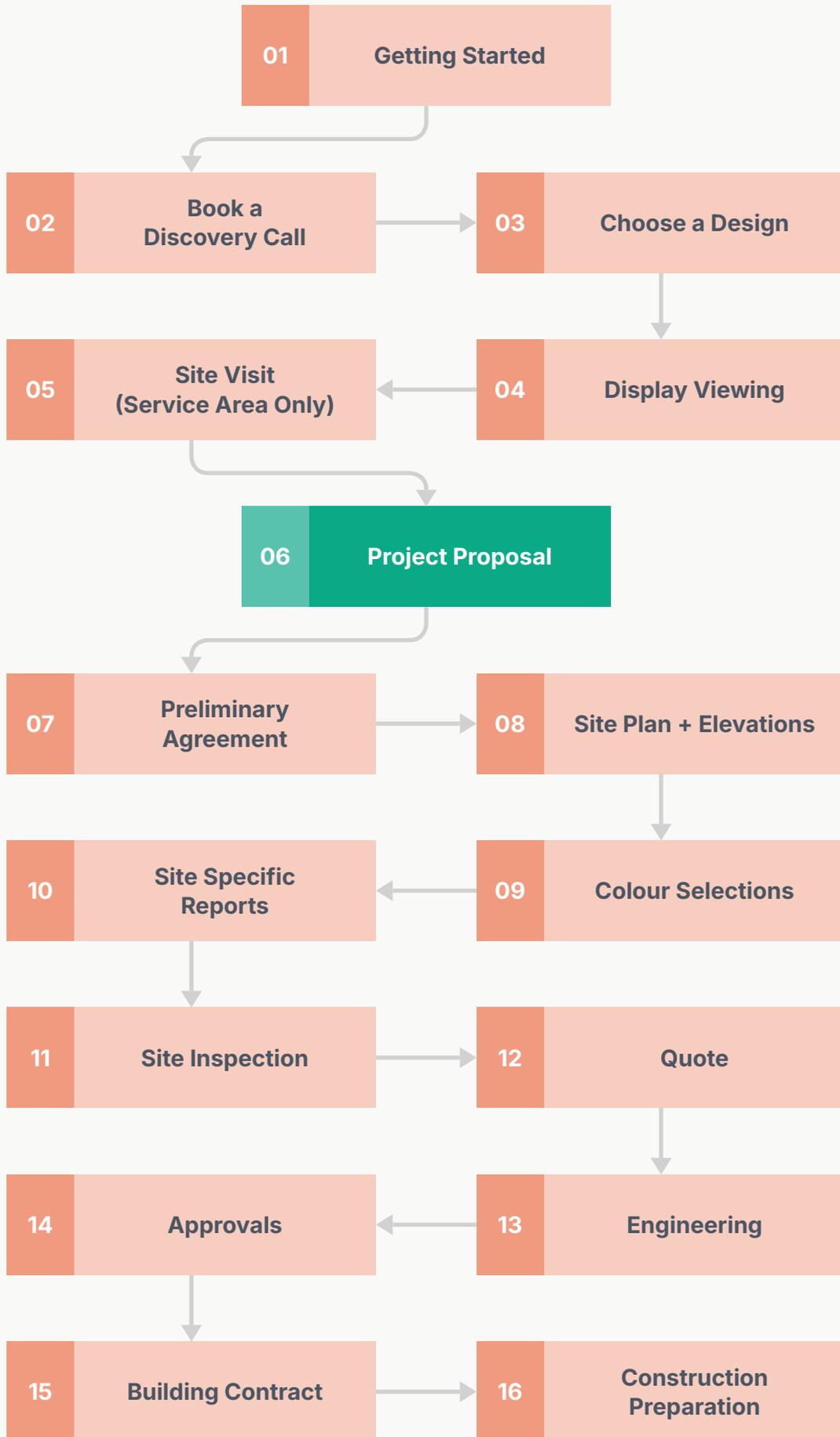


**Orange Zone**

Kit supply service area.



# Our Process



## Any questions?

Contact Isaac on [0487 256 061](tel:0487256061)  
or email [isaac@theshedhouse.com.au](mailto:isaac@theshedhouse.com.au)  
to discuss your new project.

# Key things to remember

## 01 Concrete Slab or Suspended Floor

All of our designs can be built on either a concrete slab (flat sites) or suspended floor foundation (sloping sites). Our experienced team will help you determine the most appropriate foundation for your site and budget. Changes with our designer to best design a home that suits your needs and site requirements.

## 02 Kit, Lock Up or Turn Key

We offer Kit, Lock Up or Turn Key Building Solutions for your new project. Our Turn Key package includes Design, Soil Test, Energy Efficiency, Engineering, Council Approvals & Construction. A full list of the inclusions for each package is available toward the end of this document.

## 03 Base Estimates & Site Specific Costs

Our estimates are based on our standard range of inclusions and do not include any site specific costs such as Waste Systems, Water Tanks, Scaffolding or Service Connections. These costs are quoted relative to your design.

## 04 Custom Designs

Our concept plans are intended to help guide you with pricing and establish a base design for your new home. Your design package includes 3 full rounds of changes with our designer to best design a home that suits your needs and site requirements.

## 05 Material Selections

You are in complete control of how your new building is finished. Choose from a full range of internal and external material selections. Whether it's cabinetry or cladding, you have the freedom to choose a style that suits you. And No, you don't HAVE to have steel cladding.

## 06 Disability Access

As is required for all new homes in QLD as of 2024, the disability access requirements for your dwelling will be assessed on a site by site basis.

## 07 Display House

Our 90m2 Granny Flat (Ilkley 90) is available for inspection by appointment. Contact our team to arrange your inspection today.

## 08 Site Visits

After inspection of the Display Home, for serious enquiries we offer an obligation free site consultation to prepare your Preliminary Proposal.



## Build with Confidence, Locally

We are a family-owned and operated business on the Sunshine Coast. Our local team of professionals delivers expert advice and quality workmanship on every home.

We take pride in creating unique living solutions tailored to your lifestyle. Contact us to see how our family can help find the right home for yours.

For all enquiries:

 PHONE: 0487 256 061

 EMAIL: [enquiries@theshedhouse.com.au](mailto:enquiries@theshedhouse.com.au)



# Let's create your dream EVO X today