Fixed price turn key

Lot 259

$ 799,000



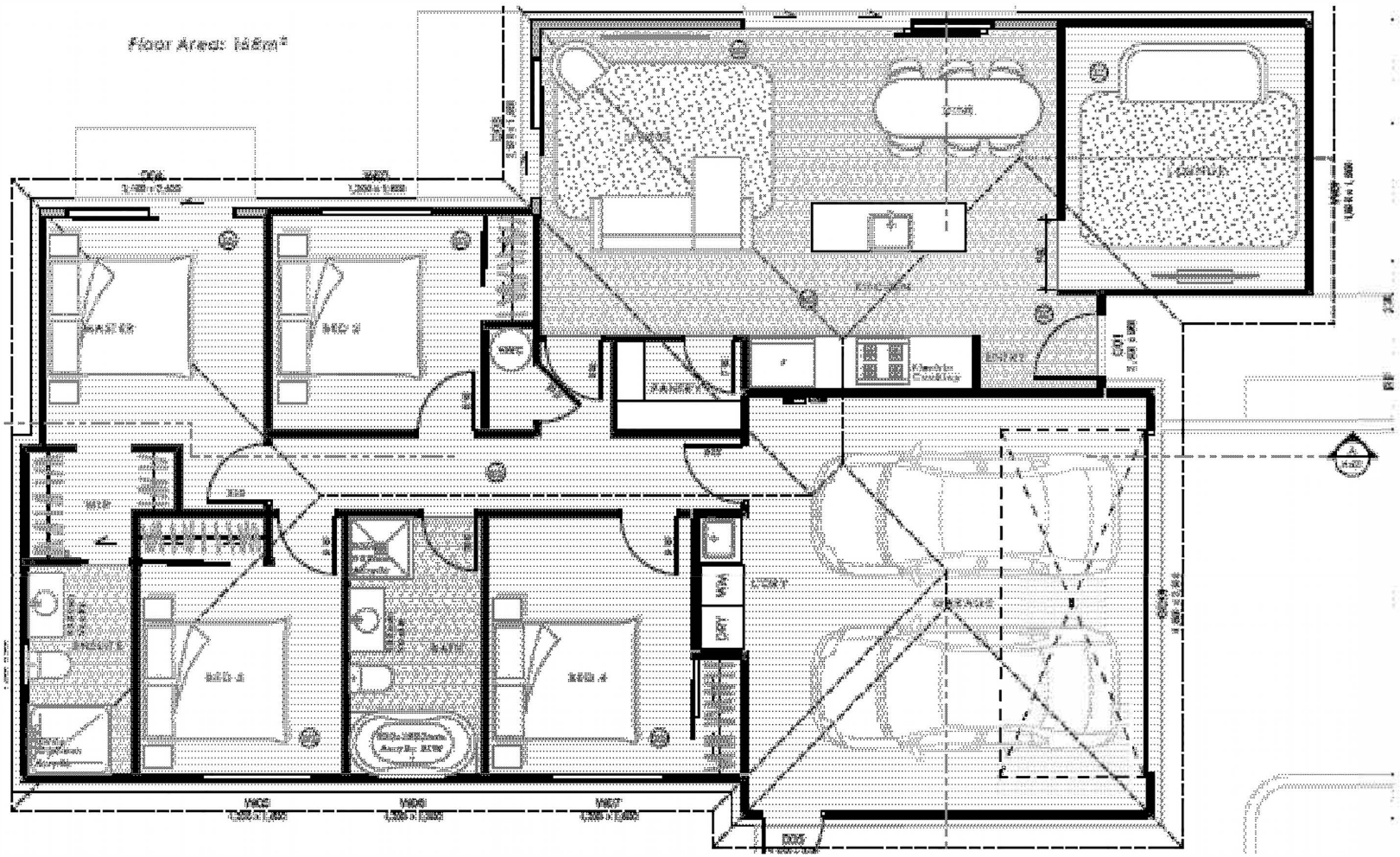
- 4 Bedrooms
- 2 Bathrooms
- 169m^2 Floor Area
- Ensuite
- Double Garage
- 420 m^2 Section



ARTIST IMPRESSIONS ONLY. PLEASE REFER TO PLANS & SPEC



ARTIST IMPRESSIONS ONLY. PLEASE REFER TO PLANS & SPEC SHEET.


Floor Area: 168m²

Colour Chart - OPTION 1

Exterior

Brick	The Brickworks Colour Chiffon
Mortar	Grey sand and cement
Windows	Ebony
Roof, Fascia, Gutter, Downpipes	Ebony
Garage and Front Door	Ebony
Walls and Skirtings	Resene Black White
Halswell timber pine shiplap	Colour Cedar

Interior

Carpet	Willow lake
Underlay	Sleepyhead Premium 11mm / 130kg and using new smoothedge bars as required
Vinyl Plank	Premium Genro Glades Vinyl Planks
Kitchen Benchtop	GBC engineered stone 20mm
Kitchen Cabinetry	16mm coloured melamine in artic white with soft close drawers
Doors, Ceilings, Architraves	Resene Black White N93-005-100
Drapes	Fabric Cato 50mm Venetian blinds lounge window 1-2

10% Deposit



N
-
North
1:50



E
-
East
1:50



S
-
South
1:50



W
-
West
1:50

Lot 259

PROJECT SPECIFICATIONS

PRELIMINARY & GENERAL

Architectural Fees	
Concept Design	INCLUDED
Permit Plans	INCLUDED
Interior Design	INCLUDED
Exterior 3D	INCLUDED

Site Matters	
Surveyor	INCLUDED
Soil Engineer	INCLUDED
Foundation Engineer	INCLUDED
Structural Engineer	INCLUDED

Council Charges	
Document Preparation	INCLUDED
Resource Consent	EXCLUDED
Building Consent	INCLUDED
Development Levies	EXCLUDED

Site Access	INCLUDED
Site Security	INCLUDED
Site Toilets	INCLUDED
Skips & Rubbish Collection	INCLUDED
Site Signage	INCLUDED
Temporary Power	INCLUDED
Health & Safety Provision	INCLUDED

EXCAVATION & FOUNDATION

Site Prep & Markout	INCLUDED
Dig Out	INCLUDED
Removal of Spoil	INCLUDED
Foundation Type	ENGINEER DESIGNED TC1 RIBRAFT FOUNDATION INCLUDING POD INSULATION

WALL & ROOF FRAMING

Walls	
Exterior Walls	90 x 45 KD FRAMING TREATED TO H.1.2, LAMINATED
Interior Walls	90 x 45 KD FRAMING TREATED TO H.1.2, LAMINATED
Stud Height	2.42M

Roof	
Roof Type	LONGRUN
Trusses	90 x 45 KD TO ENGINEER'S DESIGN
Pitched or Raised Ceilings	EXCLUDED
Ceiling Battens	35MM RONDO METAL BATTENS FIXED AT 600CTRS
Purlins	70 X 45 AT 900CTRS TREATED TO H.1.2
Gable Type	BRICK WITH TIMBER FEATURES
Scaffold	INCLUDED
Edge Protection	INCLUDED
Soffits	4.5MM HARDIES – PAINTED WHITE

CLADDING AND LININGS

Wall Cladding	
Primary Cladding	70 SERIES BRICK
Cladding Above Windows	HALSWELLTIMBER
Mortar	SAND AND CEMENT
Feature Cladding	HALSWELL TIMBER
Rigid Air Barrier	ECOPLY

Roof Cladding	
Roofing Type	LONGRUN 0.40 CORRUGATED
Roof Trim	STANDARD
Roof Underlay	HEAVY WEIGHT BUILDING PAPER
Fascia & Gutter	0.5MM QUAD GUTTER ON COLOURSTEEL FASCIA
Downpipes	80MM ROUND

EXTERIOR JOINERY

Windows & Doors	
Aluminium Type	RESIDENTIAL SUITE
Number of Units	REFER TO PLAN
Colour	AS PER COLOUR CHART
Glazing	CLEAR DOUBLE GLAZED
Safety Glass	INCLUDED – TO REQUIRED AREAS AS PER NZS:4211
Obscure Glass	INCLUDED – TO BATHROOMS
Tinting	N/A
Hardware	BLACK WEDGELESS SASH HANDLES
Reveals	25MM PINE – TREATED TO H.3.1 - GROOVED

Doors	
Entrance Door	DURAMAX FVS PANEL
Door Hardware	SCHLAGEARTUS DIGITAL LOCK
Glazing	AS PER PLAN
Side Lights	AS PER PLAN

Garage Door	
Garage Door	SECTIONAL COLOURSTEEL
Garage Door Style	FUTURA
Garage Door Opener	AUTO OPENER WITH TWO REMOTES
Garage Door Reveals	TREATED H3.1 TIMBER - PAINTED

INSULATION

Exterior Walls	
House	R2.6 FIBREGLASS BATTS
Garage	R2.6 FIBREGLASS BATTS
Ceiling	

House	R3.6 FIBREGLASS BATTS
Garage	EXCLUDED

INTERIOR LININGS

Walls	
Dry Areas	GIB BOARD – 10MM STANDARD
Wet Areas	GIB BOARD – 10MM AQUALINE

Ceilings	
Dry Areas	GIB BOARD – 10MM STANDARD
Wet Areas	GIB BOARD – 10MM AQUALINE

Stopping	
Wall & Ceiling	TAPED & STOPPED TO A LEVEL 4 PAINT FINISH
Wall & Ceiling Junction	SQUARE STOPPED

INTERIOR JOINERY

Doors	
Interior Doors	1980MM HIGH MDF HOLLOW CORE FLUSH PANEL – WIDTH AS PER PLAN
Wardrobe Sliding Doors	1980MM GIB SLIDERS – WIDTH AS PER PLAN
Cavity Doors	1980MM HIGH MDF HOLLOW CORE FLUSH PANEL – WIDTH AS PER PLAN
Hardware	SCHLAGE ELAN SATIN BLACK, PRIVACY LOCKS TO BATHROOM & ENSUITE, PASSAGE SETS TO WARDROBE DOORS
Door Stops	CHROME
Door Reveals	25MM GROVED PINE

Finishing Trim	
Skirtings	60X10 SINGLE BEVEL PINE
Architraves	60X10 SINGLE BEVEL PINE

Shelving	
Hot Water Cupboard	METAL WIRE
Hall Storage	METAL WIRE
Bedrooms	MELAMINE CUBBY & RAIL – BY BUILDER
Master Bedroom	SOCKBURN JOINERY FIT OUT

KITCHEN

Cabinetry	
Kitchen Joinery	MELAMINE WITH PVC EDGING – 2.0M HIGH – AS PER PLAN
Pantry	MELAMINE CARCASE WITH ADJUSTABLE SHELVES
Benchtop	ENGINEERED STONE BENCH TOP
Handles	STANDARD FROM BUILDERS SELECTION
Soft Close Doors	INCLUDED
Splashback	COLOURED GLASS
Sink	BLACK KITCHEN SINK
Tapware	RAYMOR ARMADA FLICK MIXER

Appliances	
Oven	FISHER AND PAYKEL
Hob	FISHER AND PAYKEL CERAMIC TOP
Dishwasher	FISHER AND PAYKEL S-S
Range Hood	FISHER AND PAYKEL INSERT

BATHROOM

Shower	SMILE SLIDE SHOWER 3 FCT C/W ELBOW MBK

Shower Mixer	SHOWER MIXER ELEMENTI NEO BLACK
Shower Rose	ELEMENTI
Bath	FREESTANDING BATH AVON 1695MM WHITE INTERNAL/BLACK EXTERNAL
Bath Mixer	ELEMENTI NEO BLACK
Bath Spout	ELEMENTI
Vanity	750 WALL HUNG VANITY - BLACK
Vanity Mixer	BASIN MIXER ELEMENTI NEO BLACK
Mirror	750 X 1000 POLISHED EDGE MIRROR HIDDEN FIT
Toilet	TORNADO TOILET V.2 GLOSS WHITE 160-235MM

ENSUITE

Shower	SMILE SLIDE SHOWER 3 FCT C/W ELBOW MBK
Shower Mixer	SHOWER MIXER ELEMENTI NEO BLACK
Shower Rose	ELEMENTI
Vanity	750 WALL HUNG VANITY - BLACK
Vanity Mixer	BASIN MIXER ELEMENTI NEO BLACK
Mirror	750 X 1000 POLISHED EDGE MIRROR HIDDEN FIT
Toilet	TORNADO TOILET V.2 GLOSS WHITE 160-235MM

LAUNDRY & MISC PLUMBING

Laundry Unit	
Laundry Connections	TAP CONNECTIONS IN UNIT UNDER TUB
Hot Water Cylinder	180L THERMANN MAINS PRESSURE
Gas Hot Water	N/A
Gas Cooking	N/A
Exterior Taps	TWO INCLUDED

PAINTING & DECORATING

Exterior	
Entry Door	ALUMINIUM POWDERCOATED – REFER TO COLOUR CHART
Soffits	PAINTED – REFER TO COLOUR CHART
Exterior Feature Boards	PAINTED – REFER TO COLOUR CHART

Interior	
Walls	PAINTED – REFER TO COLOUR CHART
Ceilings	PAINTED – REFER TO COLOUR CHART
Doors	PAINTED – REFER TO COLOUR CHART
Reveals	PAINTED – REFER TO COLOUR CHART
Skirtings & Architraves	PAINTED – REFER TO COLOUR CHART

FLOOR COVERINGS & DRAPES

Note	ALL CARPET IS LAID ON 11MM UNDERLAY WITH SMOOTHEDGE TO PERIMETERS
Carpet Type	CUT PILE, EXTRA HEAVY DUTY – REFER TO COLOUR CHART
Vinyl Type	VINYL PLANK – REFER TO COLOUR CHART
Vinyl Entry (if required)	VINYL PLANK – REFER TO COLOUR CHART

ELECTRICAL & HEATING

Electrical Fitout	REFER TO ELECTRICAL PLAN INCLUDED – WITH PHONE AND WATER
Mains Supply	INCLUDED
Heat Pump	6.5 KW FULLY INSTALLED
Patch Panel	INCLUDED

LANDSCAPING

Driveway	COLOURED CONCRETE AS PER PLAN
Patio	COLOURED CONCRETEAS PER PLAN

Internal Fencing	1.2M ORIENTAL TRELLIS FENCE ON LOUNGE SIDE AND 600MM ORIENTAL TRELLIS SCREEN ON GARAGE SIDE, UNSTAINED
Grass	AS PER PLAN
Plants	BUILDERS SELECTION AS PER PLAN

AGREED VARIATIONS