

» House & Land Package  
\$890,000

  
milestone  
HOMES



MS26

## 34 (Lot 3) Tokotoko Parade, Maea Fields

Enjoy easy living in this smart, contemporary home, thoughtfully planned to maximise space and suit the modern, growing family.

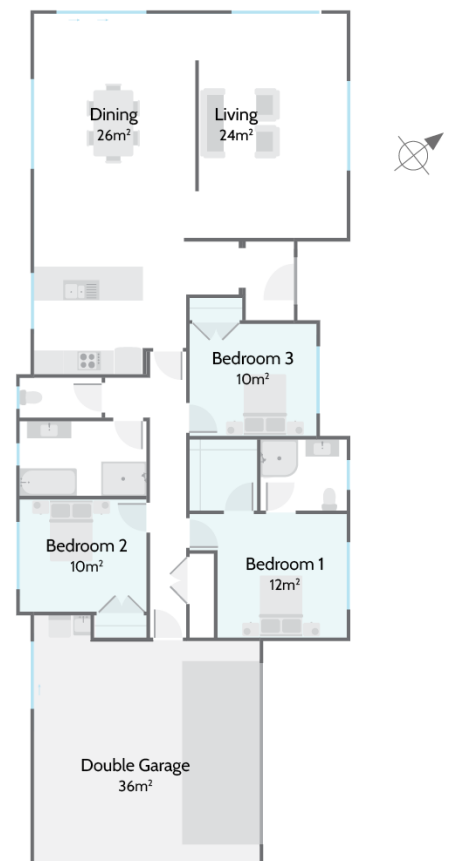
The light filled, open plan kitchen, dining and living areas, located at one end of the house, offer space and all day sun. An executive kitchen includes soft close drawers and doors, a Fisher & Paykel contemporary appliance package, along with a feature tiled splashback. Additionally there is a great sized family bathroom, separate toilet and master bedroom complemented by a generous walk in robe and ensuite.

Don't miss your chance to secure this stylish three bedroom home positioned on 672m<sup>2</sup> in a prime location.

### House and Land Package Inclusions:

- Landscaping
- Fencing
- Drive and Paths
- Deck/Patio
- Clothesline
- Letterbox
- Fisher & Paykel Fridge Freezer

### Guaranteed Fixed Price and Completion Date



672m<sup>2</sup>



179m<sup>2</sup>



Bedrooms



Bathrooms



Living / Dining



Garage



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## » Schedule of Materials & Works 34 (Lot 3) Tokotoko Parade, Maea Fields



### Undertakings

- Locally owned – Nationally supported
- Comprehensive Aftercare Package including remedial defects assurance
- Building Consents, BRANZ and MBIE Levies
- Recycling of construction waste programme
- 10 Year Master Build Guarantee
- Preferred local suppliers and sub-trades

### Structural Works

- Engineer designed raft concrete floor utilising recycled plastic pods in lieu of petroleum-based polystyrene

### Site Works

- Exposed aggregate concrete drive, black oxide drive paths and patio.
- Hydroseed grass lawn
- Clothesline

### Exterior

- Carbon-neutral, treated timber frames and trusses.
- Plywood rigid air barrier RAB
- Double-glazed aluminum joinery with 60mm internal architraves
- R2.8 insulation to exterior walls and R4.0 to ceilings – including R3.2 to the garage
- Parkwood composite entry door with electronic digital entry lock
- Flat-panel premium insulated garage door with automatic openers & 2 remotes
- Hose taps to front and rear of the house (3)
- Colorsteel® Endura 4 long run roof
- Colorsteel® fascia, spouting with colour PVC downpipes.
- Painted bricks with James Hardie Linea Cladding

### Interior Linings

- Walls: 10mm Winstone GIB® Board
- Ceilings: 13mm Winstone GIB® Board
- Wet Areas: Winstone GIB® Aqualine
- 75mm GIB® Cove cornice
- 90mm skirtings
- Interior-designed feature walls

### Executive Kitchen

- Engineered stone bench top.
- Undermounted double bowl stainless steel sink including an in-sink waste disposal unit & air switch
- Feature kitchen mixer
- Soft-close draws and doors
- Fisher & Paykel contemporary appliance package including Induction cooktop and Pyrolytic 85L oven.
- Fisher & Paykel French door Fridge freezer
- Feature tile splashback to the cooktop bench area

### Interiors

- Grooved panel doors with 60mm architraves to match windows.
- Schlage Medio door furniture
- Built-in shelving furniture to all bedroom wardrobes
- Elfa storage solution to other cupboards

### Bathrooms

- Clearlite Cashmere vanity with vitreous china top – single bowl to the main bathroom, double bowl to ensuite
- 1.0x1.0m Athena Slate Forma tiled wall shower to ensuite.
- Athena Soul shower to the main bathroom
- Duma panel wall tiles to bathroom (half high) and ensuite walls (full height)
- Athena Contro right freestanding bath
- Ideal Standard tapware and slide shower fittings
- Robertson Uno CC BTW Toilet Suites
- Built-in vanity over cupboards with mirror doors
- Heated towel warmers - main bathroom and ensuite

### Electrical

- Audiovisual communications hub
- LED low energy recessed downlights
- HPM electrical switch components
- Exterior sensor lights
- Inline extractor fan – main bathroom and ensuite
- Fibre internet ready
- 4 data or phone outlets
- Structural wiring for video security system option
- 180-litre electric hot water cylinder

### Floor Coverings

- Polyflor Simplay LVT 5mm Planking to entry, kitchen, and wet areas
- Inner Urban Solution Dyed Nylon Carpet, laid on 11mm 130kg luxury foam underlay

### Decorating

- Washable Resene three-coat premium paint
- Completed interior colour design

### Heating

- Panasonic Hi-Wall Heat Pump AERO Premium Series (with Wi-Fi)
- Compliance with Healthy Home Standards

### Optional Additions Available

- Drapes and Blinds
- Garage carpet
- Alarm and Video Security System
- Bathroom heating

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Milestone Homes reserves the right to amend the schedule from time to time including works and materials to an equal, or superior standard specified.

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