

194m² | 3 bedrooms

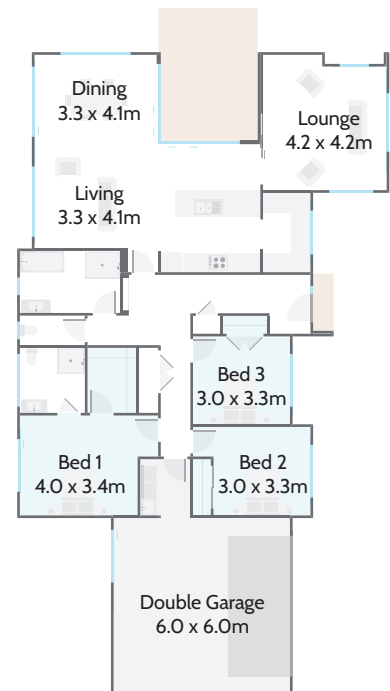


This roomy 194m² home based on our Milestone 20 plan features 3 double bedrooms with the master containing an ensuite and walk-in wardrobe. Thoughtfully laid out with all living to the north, creating great separation between living areas and bedrooms.

The kitchen is the hub of the home, which presents perfectly onto the covered alfresco area with corner opening sliding doors. A large sliding door also leads to a second outdoor living area to the west of the site which is perfect for late evening Marlborough sunshine!

The large open plan living area is ideal for a busy family, but when quiet time is needed, slide the cavity slider door closed to the separate lounge and enjoy peace and quiet in this cosy, peaceful space.

Don't forget the separate laundry, fantastic built-in storage, attic storage area, plentiful off-street parking and even room for the boat - this show home is the peak of fantastic family living.



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|---------------|---------------|--------------|-------------|-------------|
| Bedrooms
3 | Bathroom
1 | Ensuite
1 | Living
2 | Garage
2 |
|---------------|---------------|--------------|-------------|-------------|

Guarantee

- 10 Year Master Build Guarantee
- 12 Month Remedial Defects Policy
- Gtee Homeowner Maintenance Program

Miscellaneous

- Temporary power throughout duration of build
- Comprehensive H&S policy
- Site safety fencing
- Scaffolding
- Fall through protection
- Engineers testing fees for RibRaft floor
- Professional contour survey
- Rubbish removal and site tidy
- Complete interior house clean
- Comprehensive colour consultation
- Registered Master Builders contract

Excavations and Drainage

- Building consent fees and BRANZ levies
- Excavation and hardfill for access to site
- Firth RibRaft insulated floor system
- Drainage and service connections to house (approx. 110 lineal metres)

Exterior

- Powder coated thermally broken aluminium joinery with Low E double glazing throughout
- Clear glass throughout with Etchlite to obscured areas
- COLORSTEEL® Endura longrun roofing
- Tried, Tested and Trusted cladding options
- James Hardie soffit linings
- Hose taps to front and rear (x2)
- Insulated sectional garage door with automatic opener and 2 remote controls

Interior Linings

- Walls lined horizontally with 10mm GIB
- Ceilings lined with 13mm GIB suspended on full 'Rondo' system - metal battens with clips
- Aqualine GIB to wet area walls and ceilings
- 55mm GIB cove cornice

Feature Entrance Door

- APL 'Slimline Plasma' aluminium door
- Schlage S2 'Ease' electronic lockset

Interior Finishes

- Flush panel hollow core doors
- 60mm single bevel skirting
- 60mm single bevel architraves throughout
- Satin chrome 'Medio' lever hardware
- Satin chrome door stops with rubber ends
- Magnetic door stop to entry door
- Solid melamine organiser to Master Bedroom - 2 banks of shelves and full hang
- Ventilated wardrobe organisers to all other wardrobes and cupboards

Joinery

- Professionally designed, manufactured and installed by 'Trends Kitchens'
- 12mm Tri-Stone benchtop to galley kitchens
- Melamine cabinetry and benchtop to scullery (if applicable)
- Custom laundry unit with 12mm Tristone benchtop (if applicable)
- Soft close doors and drawers with Ecomat non-slip mats
- Feature bulkhead
- Full width glass or tiled splashback
- Designer stainless steel sinks

Kitchen Appliances - All Stainless Steel

- Fisher & Paykel ceramic cook top - Touch
- Fisher & Paykel 7 function oven - Pyrolytic
- Fisher & Paykel dishwasher
- Fisher & Paykel 900mm designer range hood
- Fisher & Paykel waste disposal with air switch

Plumbing

- Plumbing completed using Fusiotherm pipework
- 250ltr hot water cylinder
- Clearlite Varo back-to-wall bath
- Clearlite Millennium showers with moulded wall liners
- Clearlite Cashmere vanities - single drawer with Vitreous China top
- Elementi tapware and slide shower fittings - chrome
- Elementi 'Ion' tap to kitchen (and laundry if applicable) - chrome
- Elementi 'Uno' toilet suites - BTW with soft close seats
- Robinhood Supertub (if applicable)
- Chrome toilet roll holders

Floor Coverings

- Bremworth wool or Belgotex solution dyed nylon carpet laid over 105kg underlay
- Vinyl planks to entry, kitchen, pantry, wet areas and laundry (if separate)
- Feature tiling to bathroom splashes
- Single row of gloss white tiles to laundry

Electrical

- 15m underground mains cable - single phase
- Legrand Excel Life switchgear with white face plates
- Cat 6 communications wiring and audiovisual communications hub
- Combined internal switchboard and meterbox
- Switch Lighting LED downlights throughout - 2 lights per bedroom
- 2 double power points per bedroom with 3 in master bedroom
- Separate extractor fan, downlight and wall heater to bathrooms
- 7 rail ladder heated towel rails
- LED mirrors with integrated demisters
- Panasonic wall mounted heat pump with back-to-back installation

Decoration

- Washable Resene paint system with 3 coats of paint
- Pre-finished PVC Downpipes

Exclusions

- Driveways and patios
- Fencing, decking and landscaping
- Drapes
- Fridge