

Show Home

52 Summersfield Boulevard, Richmond



192m² | 3 bdrm

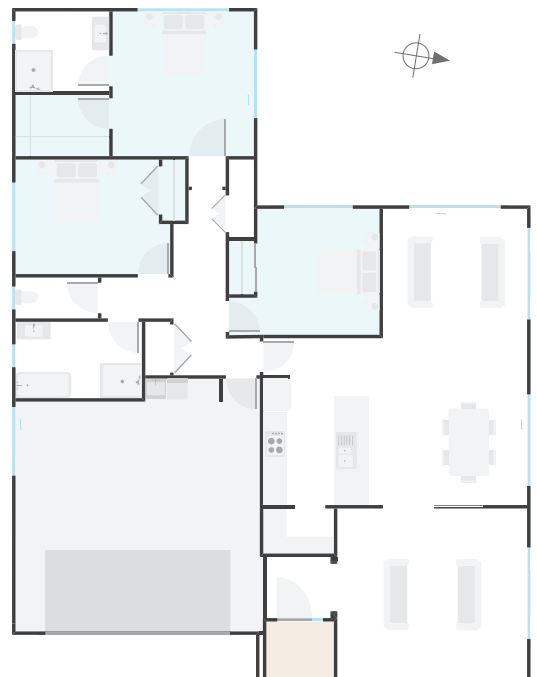


Smart Living

This stunning showhome has taken our ever-popular MS-05 plan and tweaked it to perfection! Situated on a 560m² site, this versatile plan works on sections from 500m² making it ideal for a variety of sites across the region and it's setup to maximise the sun and offer an outlook in 3 directions, further increasing its appeal.

Inside you'll find beautiful open plan living spaces, a central kitchen with walk-in-pantry and a generous lounge that can be closed off. Three generous double bedrooms, 2 bathrooms and a separate toilet are complimented by plenty of storage to ensure the entire family is catered for.

Smart inclusions in this home include the tray ceiling, attic, entertainment unit, feature walls in the entry and bedroom 1 as well as a stunning ensuite upgrade.



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

Milestone Homes Nelson Bays

- 📍 2 Estuary Place, Richmond
- 📞 03 543 8663 | 0800 MILESTONE
- ✉ nelson@milestonehomes.co.nz
- 🌐 milestonehomes.co.nz



Build This Smarter Home For \$485,000



Have peace of mind knowing that what we display in our Show Home is included in the price.

Guarantee

- 100% FIXED PRICE CONTRACTS
- 10 Year Master Build Guarantee
- 365 Day Remedial Defects Policy
- Gtee homeowner maintenance program

Excavations

- Building consent, BRANZ & DBH Levies
- Excavation and hardfill for floor preparation
- Firth Rib-Raft floor system
- All drainage works including driveway sump & connections

Exterior

- COLORSTEEL® Endura longrun roofing
- Rockcote cladding with James Hardie Linea to front facade complete with window facings and boxed corners
- Thermally Broken aluminium joinery with Solux-e glazing
- APL Slimline Plasma aluminium entrance door
- Electronic keypad to entry door
- Insulated sectional garage door

Interior Linings

- Ceilings lined with 13mm GIB suspended on full 'Rondo' system - metal battens with clips
- Walls lined horizontally with 10mm GIB
- Wet Areas lined with Aqualine GIB Board
- 55mm Winstone GIB cove cornice
- Villaboard feature walls to Entry & Master suite

Doors, Hardwares & Finishes

- Flush Panel hollow core doors with cavity slider to Lounge
- Sliding doors where shown - bottom track with MDF infill
- 60mm single bevel skirting - pine in wet areas
- 60mm single bevel architraves - pine in wet areas
- Satin chrome 'Medio' lever hardware - Alba
- Magnetic door stop to Entry
- Melamine fit out to W-I-R
- Ventilated organisers to all other cupboards & wardrobes

Joinery

- 12mm Tri-Stone benchtop with negative detail
- Soft Close doors and drawers to kitchen
- Walk-in-Pantry fitted out with white melamine shelving and benchtop
- Feature Bulkhead
- Fisher & Paykel contemporary appliance package
- Custom entertainment unit in Lounge

Bathrooms

- Clearlite BTW bath with tiled feature splash
- Clearlite Millennium shower to bathroom - 1.2m x 900mm with a moulded wall liner
- Clearlite vanities with a VC Top - wall hung
- Feature ensuite with Athena Slate Tray, Cardo door set and Dumawall linings to 2 walls - 2.4m high
- Elementi VC toilet suites - BTW
- Elementi tapware throughout
- Heirloom toilet roll holders
- Robinhood 'Supertub' with tiled splash

Comprehensive Electrical Plan

- Supply & Installation of mains cable and temporary power throughout build
- Audiovisual Communications hub to garage
- HPM Switchgear - Excel Life - gloss white
- Switch Lighting LED Downlights throughout - 2 per bedroom
- 2 x double power points per bedroom with 3 in master
- Heated ladder towel rails to both bathrooms
- LED mirrors with demisters to both bathrooms

Decoration & Floor Covering

- Consultation with an Interior Designer
- Washable Resene paint system with 3 coats of paint
- Cavalier Bremworth WOOL carpet on 105kg underlay
- Vinyl planks to entry, kitchen, pantry, dining, family and wet areas
- Tiling to vanity splashes & laundry tub and splash
- Feature tiling to kitchen splashback
- Waterproofed Ensuite walls with feature Dumawall linings

Heating & Cooling

- Panasonic wall mounted heat pump - 5.8kW

Exclusions

- Fridge
- Ducted heat pump & ventilation
- Exterior works - Driveway, Patio, Fencing, Landscaping and Decks
- Clothesline and Letterbox
- Drapes
- Exterior lighting and power
- Garage carpet & additional lighting
- Alarm & Security Cameras

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