

» House & Land Package  
\$840,000



MS01 – Style 1

## 35 (Lot 26) Rangitih Street, Maea Fields

Looking for a smart and stylish 3-bedroom home? Look no further than this stunning incredibly versatile plan designed to maximise the sun in all the living areas.

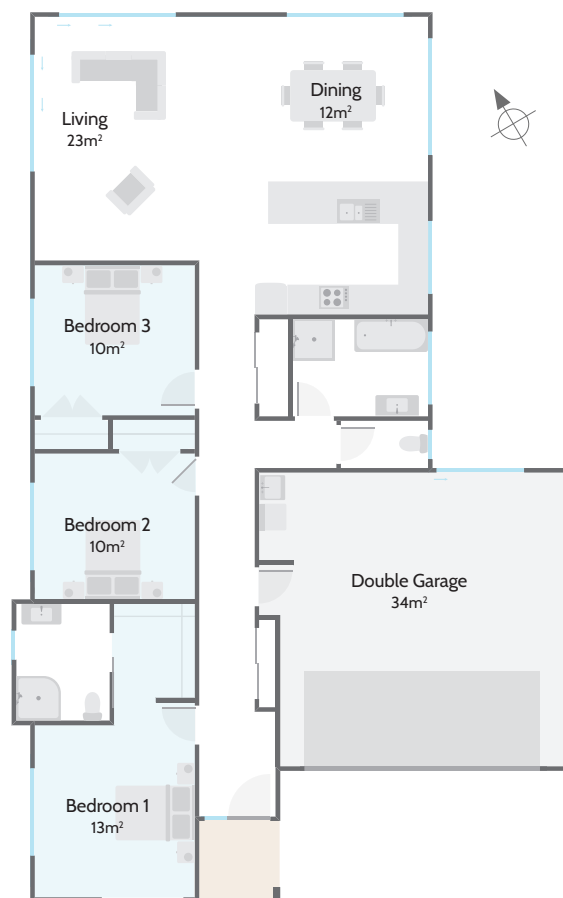
Enjoy a modern galley style kitchen with a Fisher & Paykel contemporary appliance package, soft-close draws and doors, and a feature glass splash back. A north-facing living area gives access to a patio area at the rear of the house providing effortless open plan living. The master bedroom is complete with a spacious ensuite and a walk-in wardrobe.

Other features of this property include quality fittings from trusted quality brands throughout and a double garage with a dedicated laundry nook. Located in the new Maea Fields subdivision where you can enjoy a relaxed lifestyle close to Matamata township.

### House and Land Package Inclusions:

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

### Guaranteed Fixed Price and Completion Date.



511m<sup>2</sup>



159m<sup>2</sup>



Bedrooms



Bathrooms



Living / Dining



Garage



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# » Schedule of Materials & Works

## 35 (Lot 26) Rangitih Street, 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

- 8% black oxide concrete with broom finish for driveway, paths, and patio
- 200mm wide mowing strips around house perimeter
- Stained neighbour friendly timber fencing to side boundaries
- Hydroseed grass lawn
- Clothesline
- Street-facing landscaping & gardens

### 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 R7.0 to ceilings - including garage
- Latitude composite entry door with electronic touchpad entry lock
- Flat-panel premium insulated garage door with automatic openers & 2 remotes
- Hose taps to front and rear of the house (2)
- Colorsteel® Endura 4 long run roof
- Colorsteel® fascia, spouting with PVC downpipes
- James Hardie Easy Lap™ cladding with vertical accent trim and window facings

### Interior Linings

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

### 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

- Fisher & Paykel Fridge freezer
- Glass splashback to the cooktop bench area

### Interiors

- Flat panel doors with 60mm architraves to match windows
- Element door furniture
- Built-in shelving furniture to master bedroom wardrobe
- Ventilated shelving to all bedroom wardrobes
- Elfa storage solution to other cupboards

### Bathrooms

- Clearlite Cashmere vanities with vitreous china tops to the main bathroom & ensuite
- Clearlite Millennium showers
- Duma panel wall tiles to bathrooms (half high)
- Athena Contro right hand freestanding bath
- American Standard tapware and slide shower fittings
- Elementi Uno CC BTW Toilet Suites
- 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
- 3 data outlets
- 180-litre electric hot water cylinder

### Floor Coverings

- Karndean Knight 3mm LVT plank flooring to entry, kitchen, and wet areas
- Belgotex Solution Dyed Nylon Carpet, laid on 11mm 130kg luxury foam underlay

### Decorating

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

### Heating

- Panasonic wall mounted heat pump located in living area
- Compliance with Healthy Home Standards

### Optional Additions Available

- Drapes and Blinds
- Garage carpet
- 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.

#### Milestone Homes Matamata

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