

» House & Land Package

Guaranteed Fixed Price and Completion Date



91 Marsh Avenue, Lockerbie Estate, Morrinsville - \$936,000



503m²



156m²



Bedrooms



Bathrooms



Living / Dining



Garage



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» Schedule of Materials & Works Lot 113, Stage 4, 91 Marsh Avenue

Site Works

- 8% black oxide concrete driveway paths and patio
- Neighbour friendly timber fencing to side boundaries
- Hydroseeded lawn
- Clothesline
- Letterbox

Exterior

- Carbon-neutral treated timber frames and trusses
- Plywood rigid air barrier RAB
- Double glazed thermally broken aluminium joinery
- Pink Batts insulation to exterior walls and ceilings including garage
- Insulated entry door with electronic touchpad entry lock
- Flat-panel premium insulated garage door with automatic openers and 2 remotes
- Colorsteel® MAXAM long run roof
- Colorsteel® fascia spouting with PVC downpipes
- Natural clay fired bricks with James Hardie cladding

Interior Linings

- GIB® Board
- Washable Resene 3-coat paint system

Kitchen

- Engineered stone bench top
- Undermounted stainless steel sink including an in-sink waste disposal unit and air switch
- Soft-close drawers and doors
- Fisher & Paykel contemporary appliance package
- Feature tile splashback to the cooktop bench area

Interiors

- Flat panel doors with 60 mm architraves to match windows
- Lockwood door furniture
- Built-in shelving furniture to master bedroom wardrobe

Bathrooms

- Quality Athena or Clearlite bathroom fittings
- Heated towel warmers in main bathroom and ensuite

Electrical

- Audiovisual communications hub
- LED low energy recessed downlights
- Exterior sensor lights
- Fibre internet ready
- Electric hot water cylinder or gas
- Solar prewire ready
- Electric car charging prewire ready

Floor Coverings

- 5 mm LVT plank flooring to entry, kitchen and wet areas
- Solution Dyed Nylon Carpet – 11 mm 130 kg luxury foam underlay
- Garage carpet

Heating

- Panasonic wall mounted heat pump

Optional Additions Available

- Drapes and blinds
- Bathroom heating
- Solar
- Attic storage with ladder access in garage

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