



milestone  
HOMES

170m<sup>2</sup> | 3 bdrm

# House & Land Package \$799,000

## Lot 292, 29C Hilton Drive, Amberley

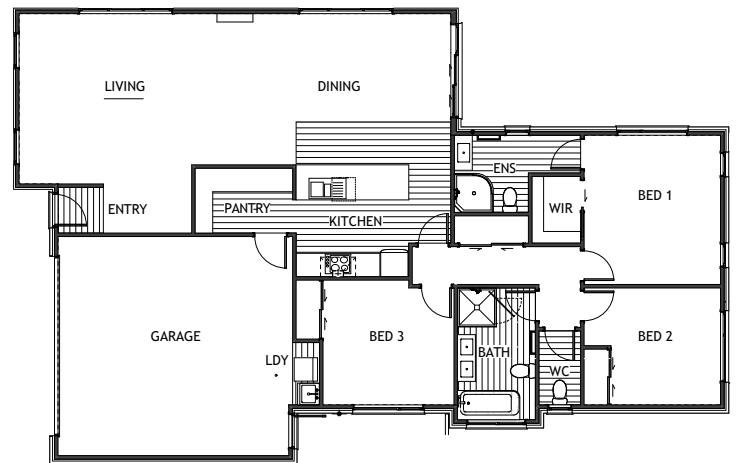
Currently under construction to be complete early May, this popular home could be yours – just walk in and relax!

Once in the entry door you're greeted with an expansive open plan living and dining area and generous kitchen with walk-in pantry. Indoor/outdoor living at its best with plenty of room to picnic in the sun or a game or back yard cricket.

The home's shape and size ensures the perfect fit for this site and the plan suits people of all lifestyles. Additionally there is a great size master wardrobe, separate toilet and separate laundry nook. Comfort and affordability embody this stylish home, talk to us about putting your own mark on this home today!

### House and Land Package Inclusions:

- Drapes and Blinds
- Hard and Soft landscaping
- Fencing
- Garage Carpet
- Drive and Paths
- Patios
- Clothesline
- Letterbox



169.65m<sup>2</sup>

Bedrooms

Bathroom

Ensuite

Living

Garage



All pictures and colours shown here are examples only.

### Milestone Homes Canterbury

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# Milestone Homes Canterbury - Standard Specifications

## Guarantee

- 10 Year Master Build Guarantee
- 365 Day Remedial Defects Policy
- Building Consent, BRANZ & DBH Levies

## Excavations

- Excavation and hardfill for floor preparation
- Firth Rib-Raft floor system
- Drainage and service connections

## Framing

- Radiata KD H2 90mmx45mm stress graded timber
- 2400mm stud height
- Studs generally at 600mm centres
- All framing to building code

## Exterior

- Colorcote Longrun/Gerard Heritage smooth metal tile roofing
- Continuous Colorcote Fascia, Guttering and Downpipes
- Brick range - Midlands Classic or Firth Devonstone
- James Hardie Linea or Oblique feature cladding when required
- Resene Rockcote Plaster System
- Double glazed aluminium joinery
- APL attitude aluminium entry door with digital keypad
- Dominator Futura insulated sectional garage door with tworemotes

## Interior Linings

- 10mm GIB wall linings
- Ceilings lined with 13mm GIB on rondo battens
- Winstone Aqualine GIB to wet areas

## Doors, Hardwares & Finishes

- Flush Panel hollow core doors
- 60mm skirting with pine in wet areas
- Wall mounted doorstops with floor stop to entry
- Melamine wardrobe organiser to master bedroom walk-in robe
- Melamine shelf with hanger strip to all wardrobes
- Linen cupboard to have four ventilated shelves

## Joinery

- Milestone Tri-Stone benchtop range
- Soft-close doors and drawers to kitchen
- White melamine shelving to pantry
- Lazio 1.5 stainless steel under-mounted sink
- Fisher & Paykel contemporary appliance package

## Bathrooms

- Clearlite back-to-wall bath with tiled splash
- Clearlite Sierra or Cezanne showers 1000x1000mm
- Robertson Savon chrome tapware and slide showers
- Clearlite Cashmere Classic wall hung vanities with VC top
- Ideal Standard 'Uno' toilet suites with soft closing seat
- Robertson Savon kitchen mixer chrome
- Bevelled edge 900mm mirror to match vanity width

## Plumbing

- Rheem 300L hot water cylinder
- Drainage and storm water to Council laterals
- Two exterior hose fitting
- Robinhood Supertub to laundry

## Comprehensive Electrical Plan

- 15m mains cable
- Audio communications hub to garage
- HPM Legrand Excel Life switch gear
- LED downlights throughout (two per Bedroom)
- Two double power points per Bedroom
- Three double power points to master bedroom
- Separate extraction fan and wall heaters to both bathrooms
- Connection fee and temporary power

## Decoration & Floor Covering

- Comprehensive colour consultation
- Resene Paint System, with three coats of paint
- Belgotex Delta solution dyed nylon carpet
- 120kg carpet underlay
- Belgotex Province vinyl planking
- Tiling to vanity and bath splashbacks
- 750x900mm Glass splashback for kitchen

## Heating

- Panasonic wall mounted heat pump

## Exclusions

- Fridge, freezer, laundry appliances
- Alarm, security cameras, additional lighting

## Get in touch!

The Milestone Canterbury team will help you throughout your journey to make sure all choices and decisions are the right ones for you.

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