

» House & Land Package  
Lot 8 | 571m<sup>2</sup>

  
milestone  
HOMES



## Milestone 23, Style 1, 31 Back Road, Milton

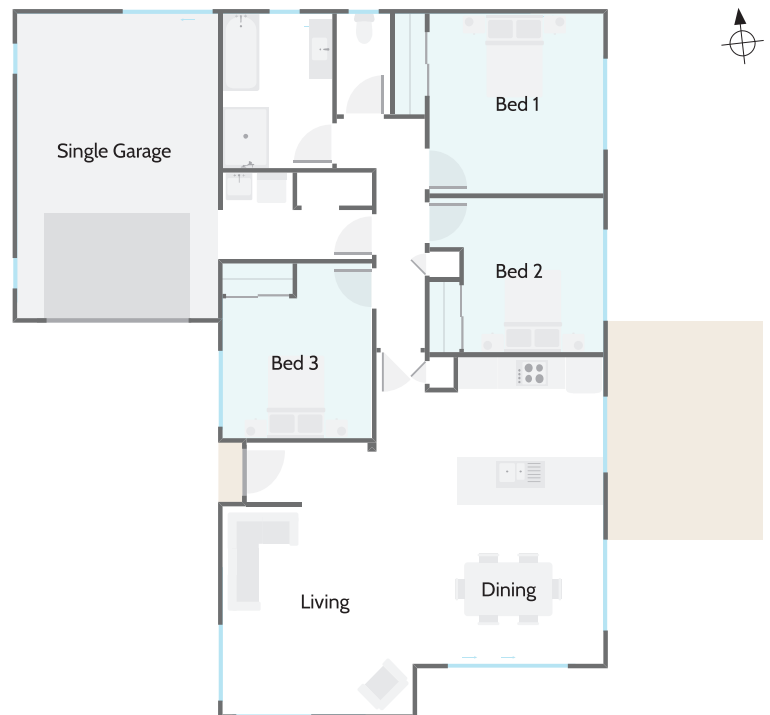
One of the originals, this three-bedroom plan has evolved over time and continues to be very popular. The open plan design gives a real feeling of space and functionality to provide a haven you'll love coming home to. This stylish, smart and cost-effective home is the perfect option for first time buyers or those looking to downsize. This plan is a cosy offering but doesn't feel small.

### Highlights

- The bathroom and separate toilet are centrally located for convenience
- Walk-through laundry to a single garage

### House and Land Package Inclusions:

- Landscaping
- Fencing
- Drive and Paths
- Deck/Patio
- Clothesline
- Letterbox



571m<sup>2</sup>



130m<sup>2</sup>



Bedrooms



Bathrooms



Living / Dining



Garage



**Milestone Homes Otago**

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## » Inclusions

# Lot 8, 31 Back Road, Milton



### Floor

- Firth Rib-Raft insulated concrete floor

### Exterior

- Timber frames and trusses
- Thermally broken aluminum joinery
- High performance low E double glazing with argon
- APL Latitude entrance door with Urbo lever handle
- Gerard satin metal tile roof
- Colorsteel fascia, guttering and downpipes
- Insulated sectional garage door
- Brick or Plaster main cladding
- James Hardie weatherboard feature cladding

### Interior Linings

- Walls 10mm GIB Board
- Ceilings 13mm GIB Board
- 55mm GIB cove cornice
- Pink Batt Insulation to walls and ceilings

### Kitchen And Laundry

- Professionally designed
- 40mm Tri-stone benchtops to galley kitchens
- 40mm Laminate benchtops to pantry (if applicable)
- Soft close doors and drawers
- Non-slip drawer liners
- Fisher and Paykel kitchen appliances

### Internal Doors

- Flush panel hollow core with grooved jambs
- WB Rivera lever hardware

### Bathrooms

- Clearlite Varo bath
- Athena Soul molded wall showers
- Ideal Standard tapware
- Clearlite Cashmere vanities
- Heated towel ladders
- Clearlite polished edge mirrors

### Electrical

- LED downlights throughout
- HPM switchgear
- Audio Visual Communications Hub
- Extract fan
- Bathroom heaters

### Floor Coverings

- Vinyl planking to kitchen, entry, dining, bathroom and laundry
- Quality wool carpet on 11mm underlay
- Garage carpet

### Tiling

- Kitchen hob and vanity splash backs
- Bath front, shelf and splash back

### Decoration

- Interior painted throughout in Resene washable system – 3 coats

### Heating

- Panasonic Hi Wall Heat Pump
- Electric hot water

### Other

- White melamine wardrobe joinery
- Melamine shelving to cupboards
- Option to include window coverings

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