

» House & Land Package
\$840,000



Colours and materials may differ from this image.

MS01 – Style 1

Lot 26, 35 Rangitih Street, Maea Fields

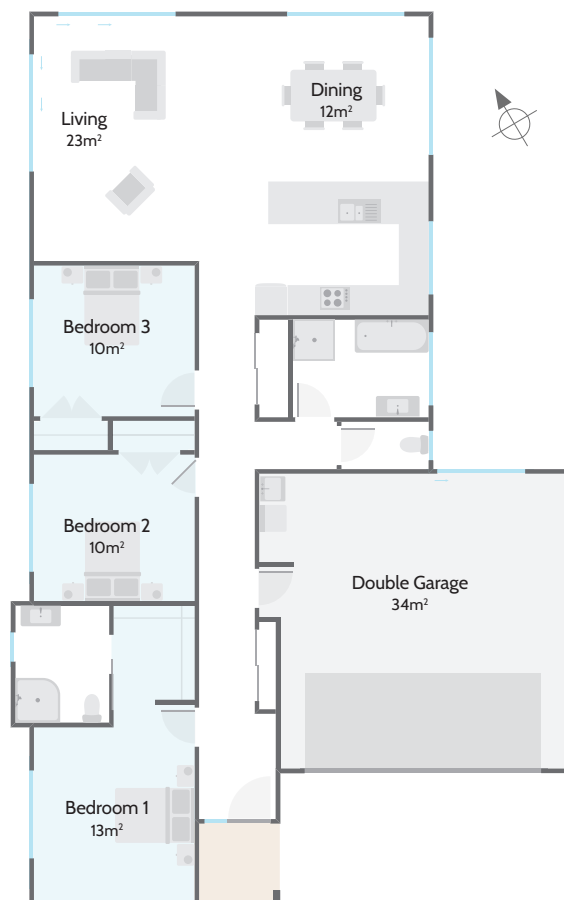
Looking for a smart and stylish 3-bedroom home? Look no further than this stunning incredibly versatile plan designed to maximise the sun in all the living areas.

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

Guaranteed Fixed Price and Completion Date.



511m²



159m²



Bedrooms



Bathrooms



Living / Dining



Garage



027 285 9251 or 027 320 1142



matamata@milestonehomes.co.nz



milestonehomes.co.nz

» Schedule of Materials & Works Lot 26, 35 Rangitahi Street, Maera Fields



Undertakings

- Locally owned – Nationally supported
- Comprehensive Aftercare Package including remedial defects assurance
- Building Consents, BRANZ and MBIE Levies
- Recycling of construction waste programme
- 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% or black oxide concrete with broom finish for driveway paths and patio
- 300m² hydroseed grass lawn
- Neighbour friendly timber fencing to side boundaries
- Clothesline

Exterior

- Carbon-neutral, treated timber frames and trusses.
- Plywood rigid air barrier (RAB)
- Double glazed aluminium joinery with 60mm internal architraves
- R2.6 insulation to exterior walls and R3.6 to ceilings – including the garage
- Latitude entry door with electronic digital entry lock
- Flat-panel premium insulated garage door with automatic opener and 2 remotes
- Hose taps to front and rear of the house (2)
- 40 Colorsteel® endura long run roof
- Colorsteel® fascia, spouting with colour PVC downpipes
- James Hardie EasyLap™ cladding with vertical accent trim and window facings.
- Letterbox

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 benchtop
- Archant Nebraska 800 – 10 sink in satin including an in-sink waste disposal unit and air switch
- Robertson Gooseneck kitchen mixer
- Soft-close draws and doors
- Fisher and Paykel contemporary appliance package
- Feature painted glass splashback to the cooktop bench area

Interiors

- Flat panel doors with 60mm architraves to match windows
- Schlage Medio door furniture
- Ventilated shelving furniture to all bedroom wardrobes
- Elfa storage solution to other cupboards

Bathrooms

- Clearlite Cashmere vanity with vitreous china top – single bowl to the main bathroom and ensuite
- Newline Rhine Acrylic Showers
- Feature Duma panel wall tiles to the bath and vanity splash area
- Athena Contro left freestanding bath
- Robertson tapware and slide shower fittings
- Elementi Bianca CC BTW Toilet Suites
- Heated towel warmers – Main bathroom and Ensuite

Electrical

- Solar ready
- Audiovisual communications hub
- LED low energy recessed downlights
- HPM electrical switch components
- Exterior security lights
- Inline extractor fan – Main bathroom and ensuite
- Fibre internet ready
- 4 data or phone outlets
- 2 television outlets
- 180-litre electric hot water cylinder

Floor Coverings

- Commercial vinyl planking to entry, kitchen, and wet areas
- Belgotex Chalet or Empire range Solution Dyed nylon cut pile carpet on luxury 11mm foam underlay

Decorating

- Washable Resene three-coat premium paint

Heating

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

Optional Additions Available

- Drapes and Blinds
- Exterior Lighting and Power
- Garage carpet
- Alarm and Video Security System
- Bathroom heating

Milestone Homes reserves the right to amend the schedule from time to time including works and materials to an equal, or superior standard specified.

V1 / 08 23