

HOUSE & LAND PACKAGE

\$1,090,000

6 Batham Drive, Peakedale Estate

187m² | 3 bdrm



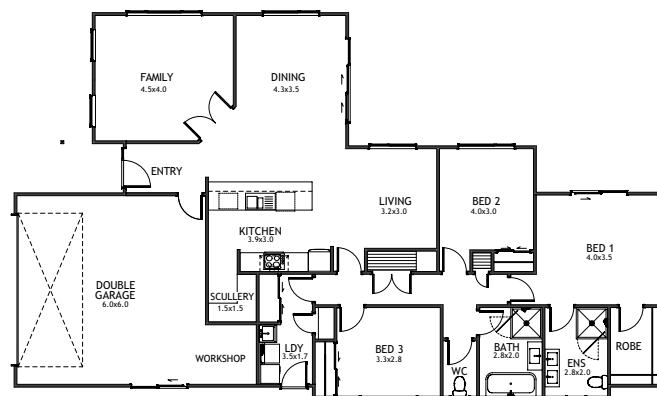
A spacious 3-bedroom home which has the perfect balance between functionality and space.

A stylish and thoughtful layout with staggered living areas offers a quiet lounge space, or entertaining in the large living and dining area.

The spacious contemporary kitchen with walk in pantry is nicely connected to the living area, whilst enjoying a view out to the sunny north facing patio.

The master bedroom with ensuite and walk-in wardrobe located at the rear of the house provides some peace and privacy. A separate laundry and a dedicated workshop space in the double garage completes this contemporary home.

With a 626m² section and the living areas along the northern side, this is a home you won't want to leave.



| Bedrooms | Bathroom | Ensuite | Living | Garage |
|----------|----------|---------|--------|--------|
| 3 | 1 | 1 | 1 | 2 |



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SCHEDULE OF MATERIALS & WORKS

6 Batham Drive

Have peace of mind knowing what we display in our show home is included in our house and land package

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

- 75m² Concrete - exposed aggregate or black oxide drive paths and patio
- 350m² hydroseed grass lawn
- Laminata timber fencing to side boundaries
- Clothesline

EXTERIOR

- Carbon-neutral, treated timber frames and trusses.
- Plywood rigid air barrier (RAB)
- Double glazed aluminium joinery with 40mm internal architraves
- R2.6 insulation to exterior walls and R3.6 to ceilings – including the garage
- APL Latitude entry door with electronic digital entry lock
- Flat-panel premium insulated garage door with automatic opener & 2 remotes
- Hose taps to front and rear of the house (3)
- Colorsteel® long run roof
- Colorsteel® fascia, spouting with colour PVC downpipes
- Natural clay fired bricks with James Hardie premium weatherboard

INTERIOR LININGS

- Walls: 10mm Winstone GIB® Board
- Ceilings: 13mm Winstone GIB® Board
- Wet Areas: Winstone GIB® Aqualine
- 75mm Gib-Cove® cornice
- 90mm skirtings
- Interior designed feature walls

EXECUTIVE KITCHEN

- 40mm acrylic benchtop
- Undermounted double bowl stainless steel sink including an in-sink waste disposal unit & air switch
- Feature kitchen mixer
- Walk-in pantry fitted out with matching coloured shelves and laminate benchtop
- Soft-close draws and doors
- Fisher and Paykel contemporary appliance package
- Full-width feature glass splashback to the cooktop bench area

INTERIORS

- Grooved panel doors with 40mm architraves to match windows
- Schlage Medio door furniture
- Built-in shelving furniture to all bedroom wardrobes
- Elfa storage solution to other cupboards
- Full-width laundry cabinets

BATHROOMS

- Clearlite Cashmere vanity with vitreous china top – double bowl to the main bathroom, single to Ensuite
- Athena Lifestyle tiled wall showers
- Feature Duma panel wall tiles to full height and width behind shower enclosures, bath and vanity splash area
- Athena Contro freestanding bath
- Ideal Standard tapware and slide shower fittings
- Robertson Uno CC BTW Toilet Suites
- Built-in vanity over cupboards with mirror doors
- Heated towel warmers - Main bathroom and Ensuite

ELECTRICAL

- 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
- Structural wiring for video security system option
- 250-litre electric hot water cylinder

FLOOR COVERINGS

- Commercial vinyl planking to entry, kitchen, and wet areas
- Bremworth 100% wool carpet on luxury 11mm foam underlay.

DECORATING

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

HEATING

- Panasonic wall mounted heat pump located in the living area
- Heat transfer system to bedrooms from living area
- Compliance with Healthy Home Standards

OPTIONAL ADDITIONS AVAILABLE

- Landscaping
- Drapes and Blinds
- Exterior Lighting and Power
- Garage carpet
- Letterbox
- 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