

HOUSE & LAND PACKAGE

Kilbride Road, Matamata

\$890,000

151m² | 3 bdrm



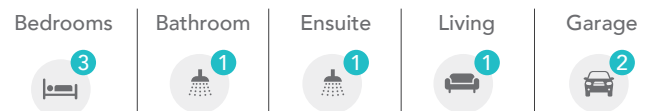
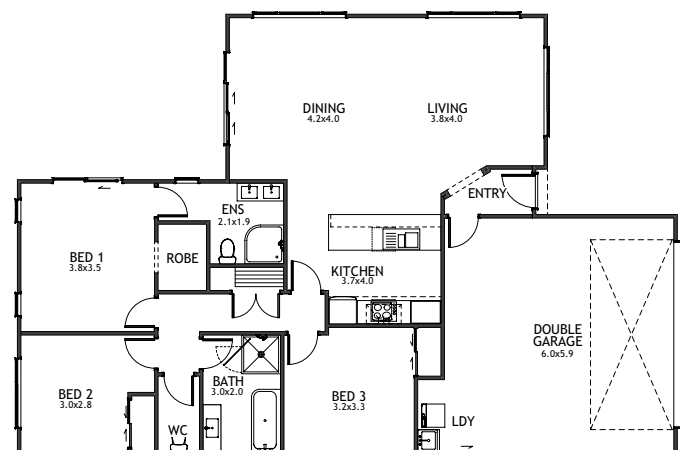
A smart 3 bedroom home awaits you.

Clever use of space has created an inviting yet compact home.

Walk in the entry door and you're greeted with an expansive open plan living area and generous contemporary kitchen.

A huge stacking sliding door provides seamless access to a sunny north facing living area. The Master bedroom is complete with walk-in wardrobe and ensuite.

Enjoy this stylish home on the 455m² section yourself or make it a smart investment property.



Sales enquiries:

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SCHEDULE OF MATERIALS & WORKS

Lot 2 Kilbride Rd

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

- Concrete black oxide drive paths and patio
- 250m² hydroseed grass lawn
- 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 (2)
- Colorsteel® 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 (entry and master bed)

EXECUTIVE KITCHEN

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

INTERIORS

- Flat 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

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 right 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
- 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