

# Show Home

18 Homestead Avenue, Stoke



148m<sup>2</sup> | 3 bdrm



## Smart Living

This stunning showhome has taken our Matakana plan and made some minor tweaks to make it work for the site. This process showcases what Milestone is all about - taking a plan and personalising it to suit the way you want to live! This versatile plan will appeal to a wide range of people and work for a variety of sites across the region as it's designed to maximise the sun and usability of the section.

Inside you'll find effortless open plan living with defined spaces. The stunning kitchen is centrally located with a sleek black appliance package. There are three generous double bedrooms and 2 well appointed bathrooms complimented by plenty of storage to ensure the entire family is catered for.

Smart inclusions in this home include a heat pump to the living area, floating shelves to the Entry and 3 painted feature walls.



Bedrooms



Bathrooms



Living



Garage



## Milestone Homes Nelson Bays

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# Build This Smarter Home For \$415,000

Have peace of mind knowing that what we display in our Show Home is included in the price.

## Guarantee

- 100% FIXED PRICE CONTRACTS
- 10 Year Master Build Guarantee
- 365 Day Remedial Defects Policy

## Excavations

- Building consent, BRANZ & DBH Levies
- Excavation and hardfill for floor preparation - FIXED PRICE, no P SUM
- SED Insulated raft foundation
- All drainage works including driveway sump & connections

## Exterior

- Gerard textured tile roof
- Rockcote INTEGRA cladding with Axon panel
- Thermally Broken aluminium joinery with Low-e glazing
- APL Latitude Thermal aluminium entrance door
- Electronic lockset to entry door
- Insulated sectional garage door

## Interior

- Ceilings lined with 13mm GIB on metal battens
- Walls lined horizontally with 10mm GIB
- Wet Areas lined with Aqualine GIB
- Square Stopped
- 60mm single bevel skirting - pine in wet areas
- Flush Panel hollow core doors
- Sliding doors where shown - top hung with flush panel doors
- Mirror panels to Master Bedroom wardrobe sliders
- Windsor 'Solar' lever hardware - matt black
- Matt Black hinges & striker plates
- Magnetic door stop to Entry
- Melamine fit out to Master Bedroom wardrobe
- Ventilated organisers to all cupboards

## Joinery

- 24mm Tri-Stone benchtop, soft close doors and drawers
- AGT feature panelling
- Matt Black Haier appliance package including Induction Cooktop & 7 Function oven with air fryer
- Graphic Glass splashback
- 2 x Floating shelves to Entry

## Bathrooms & Plumbing

- Clearlite BTW bath with tiled feature splash
- Clearlite Sierra showers with black frames - 1.2m x 900mm to bathroom and 1m x 1m angle corner to Ensuite
- Clearlite vanities with a VC Tops and black pop-up wastes
- Elementi VC toilet suites - BTW - Black flush buttons & hinges
- Elementi tapware throughout - Black
- Robinhood 'Supertub' - Black
- 300ltr electric HWC

## Comprehensive Electrical Plan

- Supply & Installation of fibre ducting, mains cable and temporary power throughout build
- Switch Lighting LED Downlights throughout - 2 per bedroom
- 2 x LED battens to Garage
- 2 x double power points per bedroom with 3 in master
- Heated ladder towel rails to both bathrooms
- LED mirror with demister to Ensuite

## Heating & Cooling

- Panasonic 5.8KW hi-wall heat pump

## Decoration & Floor Covering

- Colour Consultation with an Interior Designer
- Washable Resene paint system with 3 coats of paint
- 3 painted feature walls
- Solution Dyed Nylon carpet on 120kg underlay
- Tiled splashbacks to Bath, Vanities and Laundry Tub with black trim
- Vinyl planks to entry, kitchen and wet areas

## Exclusions

- Fridge
- Drapes
- Exterior lighting and power
- Alarm & Security Cameras
- Exterior works - Driveway, Patio, Fencing, Landscaping and Decks
- Secondary heat pump to Garage
- Garage carpet
- Aluminium joinery unit in place of garage door

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