



# SHOW HOME

84 Berryfield Drive, Richmond

217m<sup>2</sup>  
4 bdrm



This surprisingly large family home offers more than most with generous living areas, 4 well sized bedrooms and 2 large bathrooms offering oversized showers and vanities.

The island kitchen is the heart of the home and along with the disappearing lounge wall means entertaining from home is totally effortless.

It's the extra's which make this home truly smart - laundry with custom joinery, walk through pantry from the garage and the option to remove the 4th bedroom.

Smart design, smart living and all for a smarter price



BEDROOM  
4



BATHROOM  
1



ENSUITE  
1



LIVING  
2



GARAGE  
2



## Milestone Homes Nelson Bays

2 Estuary Place, Richmond  
84 Berryfield Drive, Richmond

P 03 543 8663 E nelson@milestonehomes.co.nz

0800 MILESTONE milestonehomes.co.nz





# BUILD THIS SMARTER HOME FOR \$460,000



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

## GUARANTEE

- 10 Year Master Build Guarantee
- 365 Day Remedial Defects Policy
- Gtee homeowner maintenance program

## EXCAVATIONS

- Building consent, BRANZ & DBH Levies - \$6,900 P Sum
- Excavation and hardfill for floor preparation
- Firth Rib-Raft floor system
- Drainage and service connections - \$5,000 P Sum

## EXTERIOR

- Gerard Stratos textured roofing tiles
- Rockcote cladding with FlashClad 'Dualboard' features
- Double glazed aluminium joinery
- APL Slimline Plasma aluminium entrance door
- Electronic keypad to entry door
- Insulated sectional garage door

## INTERIOR LININGS

- Walls lined horizontally with 10mm GIB
- Ceilings lined with 13mm GIB suspended on full 'Rondo' system - metal battens with clips
- Wet Areas: Winstone Aqualine GIB Board
- 55mm Winstone GIB cove cornice

## DOORS, HARDWARE & FINISHES

- Flush Panel hollow core doors
- Feature cavity sliders
- Sliding doors where shown - bottom track with MDF infill
- 60mm single bevel skirting - pine in wet areas
- 60mm single bevel architraves - pine in wet areas
- Satin chrome 'Medio' lever hardware - Alba
- Magnetic door stop to Entry
- Melamine fit out to W-I-R complete with mirror
- Ventilated organisers to all other cupboards & wardrobes

## JOINERY

- 12mm Tri-Stone benchtop with negative detail
- Soft Close doors and drawers to kitchen
- Walk-in-Pantry fitted out with white melamine shelving and benchtop
- Custom laundry with Tri-Stone benchtop
- Feature Bulkhead
- Fisher & Paykel contemporary appliance package

## BATHROOMS

- Clearlite BTW bath with tiled feature splash
- Clearlite Millennium showers - 1.2m x 900mm with moulded wall liners
- Ideal Standard tapware and slide shower fittings
- Clearlite Cashmere vanities - single drawer with VC top - 1.2m
- Ideal Standard 'Uno' toilet suites with soft-close seat
- Elementi 'Ion' taps to Kitchen & Laundry - brushed nickel

## COMPREHENSIVE ELECTRICAL PLAN

- 15m mains cable
- Audiovisual Communications hub to garage
- PDL Iconic 300 series switch gear
- Switch Lighting LED Downlights throughout - 2 per bedroom
- 2 double power points per bedroom with 3 in master
- Separate extractor fan and wall heater to both bathrooms
- Heated towel rails to both bathrooms
- LED mirrors with demisters to both bathrooms
- Temporary power throughout build & connection fee

## DECORATION & FLOOR COVERINGS

- Comprehensive colour consultation
- Washable Resene paint system with 3 coats of paint
- Cavalier Bremworth WOOL carpet on 105kg underlay
- Vinyl planks to entry, kitchen, pantry, dining, family, laundry and wet areas
- Tiling to vanity splashes & laundry tub and splash
- Feature tiling to kitchen splashback
- Pre-finished PVC Downpipes

## HEATING

- Panasonic wall mounted heat pump - 5.8kW

## EXCLUSIONS

- Fridge
- Ducted heat pump & ventilation
- Driveway & Patio
- Fencing, landscaping, decks, fire & louvre
- Clothesline, letterbox, shed
- Drapes
- Exterior lighting and power
- Garage carpet & additional lighting
- Alarm & Security Cameras

## Milestone Homes Nelson Bays

2 Estuary Place, Richmond

P 03 543 8663 E [nelson@milestonehomes.co.nz](mailto:nelson@milestonehomes.co.nz)

0800 MILESTONE [milestonehomes.co.nz](http://milestonehomes.co.nz)