

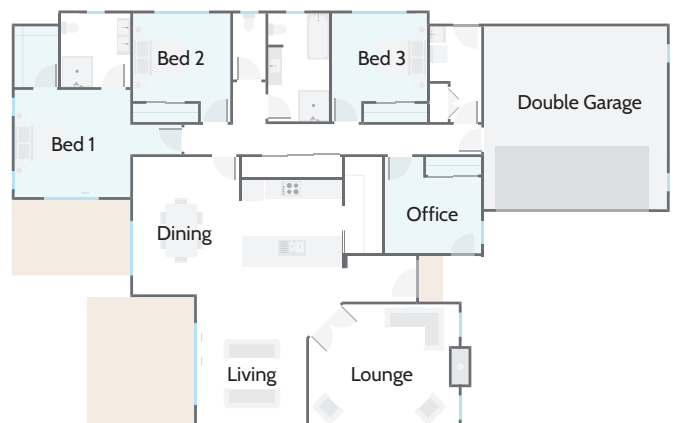
206m² | 4 bdrm



Smart Living

This surprisingly large family home offers more than most with generous living areas, four well sized bedrooms, two large bathrooms offering oversized showers and vanities, and a separate laundry.

An open plan executive kitchen makes entertaining effortless and the ability to close off the lounge enables everyone to have their space. This home fits all the principles of a well thought out and perfectly optimised design.



Bedrooms	Bathroom	Ensuite	Living	Garage
4	1	1	2	2

Milestone 11

Milestone Homes Matamata

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Talk to us about Smart House and Land Packages Available Now

Have peace of mind knowing that what we display in our Show Home is included in our House and Land Packages.

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 exposed aggregate drive, black oxide paths
- Vitex timber decking
- Hydroseed grass lawn
- Laminata Timber fencing to side boundaries.

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 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 Longrun 5 Rib roof
- Colorsteel fascia, spouting with colour PVC downpipes
- Painted brick with Weathertex Weatherboard
- Matching brick letterbox
- Clothesline

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

- 20mm 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 20mm Acrylic bench with negative detail
- Soft-close draws and doors
- Feature bulkhead
- Fisher and Paykel contemporary appliance package
- Full-width feature tiled 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
- Feature built-in Laundry

Bathrooms

- Clearlite Cashmere vanity with vitreous china top – Single Bowl to the Main bathroom, double to ensuite
- Athena Lifestyle and SlateForma showers
- Duma wall tiles to all Bathroom & Ensuite walls
- Athena Contro left freestanding bath
- Ideal Standard tapware and slide shower fittings
- Robertson Uno CC BTW Toilet Suites. Linfa BTW in the Ensuite
- 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

- Quickstep laminate flooring to entry, dining, kitchen, scullery and family area
- Polyflor planking to bathroom, ensuite, WC and laundry
- Urban flooring extra heavy-duty, solution-dyed nylon cut pile carpet on luxury 11mm foam underlay

Decorating

- Washable Resene three-coat premium paint
- Exterior & Interior Designer - Heather Furniss

Heating

- Panasonic wall-mounted heat pump with NanoeX technology and WiFi App.
- Compliance with Healthy Home Standards

Upgrade Items

- Dimplex Ignite XL50 Electric Fire
- Contemporary Kitchen option (negative benchtop and breakfast bar front)
- Ensuite Bathroom fittings
- Landscaping
- Fridge
- Laundry full width built-in furniture
- Laminate flooring in Living Area
- Window Treatments
- Music System
- Garage carpet

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

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