

» House & Land Package  
**\$675,000**

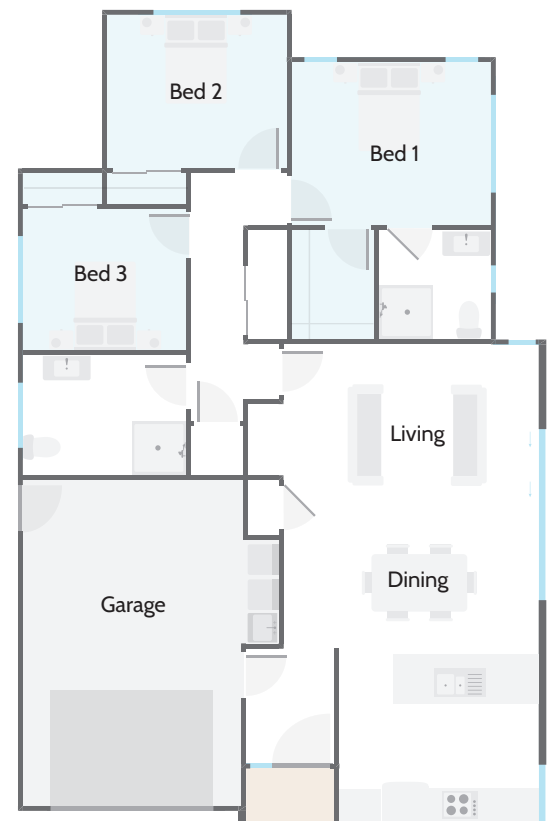


## 64 Princes Street

This stylish three-bedroom, two-bathroom home pairs contemporary architecture with an efficient 130m<sup>2</sup> floor plan, creating a warm and practical heaven. A striking mono pitch roofline and crisp exterior set the tone, while inside you'll find a striking open plan living and dining area that flows into a sleek kitchen, perfect for everyday life or entertaining. The private primary suite includes an ensuite and generous walk-in wardrobe, with two additional bedrooms offering flexible space for family, guests or a home office. A handy nook adds extra flexibility, perfect for a reading spot, study space or place to relax. Internal access garaging and thoughtful storage complete this package. Situated on a 360m<sup>2</sup> section, this is an ideal choice for first home buyers, downsizers or anyone seeking low-maintenance modern living.

### House and Land Package Inclusions:

- Landscaping
- Fencing
- Drive and Paths
- Deck/Patio
- Clothesline
- Letterbox
- Fisher & Paykel Fridge



360m<sup>2</sup>



130m<sup>2</sup>



Bedrooms



Bathrooms



Living / Dining



Garage



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## » Schedule of Materials & Works 64 Princes Street



### Undertakings

- 10 Year Master Build Guarantee
- Locally owned- Nationally supported
- Comprehensive Aftercare Package including remedial defects assurance
- Building Consents, BRANZ and MBIE Levies
- Preferred local suppliers and sub-trades

### Structural Works

- Rib raft concrete floor

### Site Works

- Exposed Aggregate driveway, paths and patio
- Mowing strips around house perimeter
- Timber fencing to side boundaries
- Clothesline
- Street-facing landscaping & gardens

### Exterior

- Carbon-neutral treated timber frames and trusses
- Double glazed aluminum joinery with 60mm internal architraves
- R2.8 insulation to exterior walls and R6.0 superbatt to ceiling including garage
- Latitude composite entry door with electronic touchpad entry lock
- Dominator insulated garage door with automatic openers and 2 remotes
- Hose taps to front and rear of the house (2)
- Colorsteel Endura 4 long run roof
- Colorsteel fascia, spouting with PVC downpipes
- James Hardie cladding with vertical accent trim and window facings
- Exterior cladding of Linea weatherboards
- Resene Rockote integra plaster system

### Interior Linings

- Walls: 10mm Winstone GIB Board
- Ceilings: 13mm Winstone GIB Board
- Wet Areas: Winstone GIB Aqualine
- 55mm GIB Cove classic
- 60mm skirtings

### Executive Kitchen

- Tristone bench top
- Undermounted double bowl stainless steel sink including
- Soft-close draws and doors
- Fisher & Paykel contemporary appliance package (oven, cook top, rangehood and dishwasher)
- Splashback to the cooktop bench area

### Interiors

- Grooved doors with 60mm architraves to match windows
- Schlage Medio door furniture
- Melamine hanging/shelves in all bedroom wardrobes
- Melamine shelving

### Bathrooms

- Clearlite Cashmere vanities with vitreous china tops to the main bathroom & ensuite
- Tiled showers with glass doors
- Elementi Ion tapware and slide shower fittings
- Elementi Uno CC BTW Toilet Suites
- Heated towel warmers – main bathroom and ensuite
- Tiled bathroom with under tiled heating and ensuite

### Electrical

- Audiovisual communications hub
- LED low energy recessed downlights
- Electrical switch components
- Exterior sensor lights
- Extractor fan – main bathroom and ensuite
- Fibre ready internet
- Data outlets
- Rheem 300-litre electric hot water cylinder

### Floor Coverings

- Belgotex identity express LVT plank flooring to entry and kitchen
- Belgotex Solution Dyed Nylon Carpet, laid on 11mm 130kg luxury foam underlay
- Garage carpet

### Decorating

- Washable Resene 3 coat premium paint
- Drapes and blinds

### Heating

- Panasonic adaptive ducted heating with control located in living area
- Compliance with Healthy Homes Standards

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

#### Milestone Homes Mid Canterbury

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