



Dining 4210 x 3730, Living 7300 x 4800, Kitchen 3110 x 2620, Bedroom 1 3840 x 3720, Walk in Robe 1965 x 2515, Ensuite 1965 x 2045, Bedroom 2 2980 x 3140, Bathroom 2380 x 3040, WC 1080 x 1980, Bedroom 3 2825 x 3380, Bedroom 4 2980 x 2890, Office 2290 x 2910, Garage 6780 x 7000

House Area 214m²

4 bedroom, 1 living area, 1 Bathroom and ensuite, office, 2 car garage

Wide open living sweeps outdoors in this spacious home. Four bedrooms including large master suite and study.

From **\$361999.00** based in Ashburton Township

Prices current to 31st March 2019

FEATURES

- Plans/specifications
- Building consent
- Certified Builder Guarantee
- Standard concrete foundation and floor (based on good/flat building platform)
- Frames 90x45 H1.2 SG8 – 2550mm stud height
- Trusses – Mitek design
- Coloursteel fascia, gutter and roof
- BGC durasheet soffits
- Aluminium double glazed windows (obscured to bathroom, ensuite and toilet)
- Brick cladding
- BGC Nuline weatherboards with box corners, sills and scribes
- Pressed panel garage door with auto opener
- Knauf R2.6 wall insulation, R3.6 ceiling insulation (no allowance for insulation to garage)
- 13mm gib board to ceilings
- 10mm gib board to walls
- Aqualine gib board to bathroom and ensuite
- 55mm gib cove
- 80x12 mdf skirting, 60x12 mdf architraves (timber to bathroom and ensuite)
- Flush panel doors
- Allegion door hardware
- Gib stopping to level 4 finish
- Painting to interior and exterior
- Kitchen
- Blanco appliances
- Bathroom fixtures
- Stein Georgia curved 1mx1m showers
- Clearlite Riviera bath
- Stein Arco BTW toilets
- Stein woodgrain vanities
- Polished edge mirrors
- Stein towel rings, toilet roll holders
- Disco twin drawer laundry tub
- Foreno tapware
- Electrical
- Switch board
- Meterbox
- 32 double power points, 4 single
- 50 LED down lights
- 1 sensor light
- 2 towel rails
- 2 extraction fans
- 2 mirror demisters
- 4 tv points
- 4 phone points
- Door bell
- Fibre enclosure
- Hitachi 7Kw heatpump
- 300L water cylinder
- Carpet and vinyl