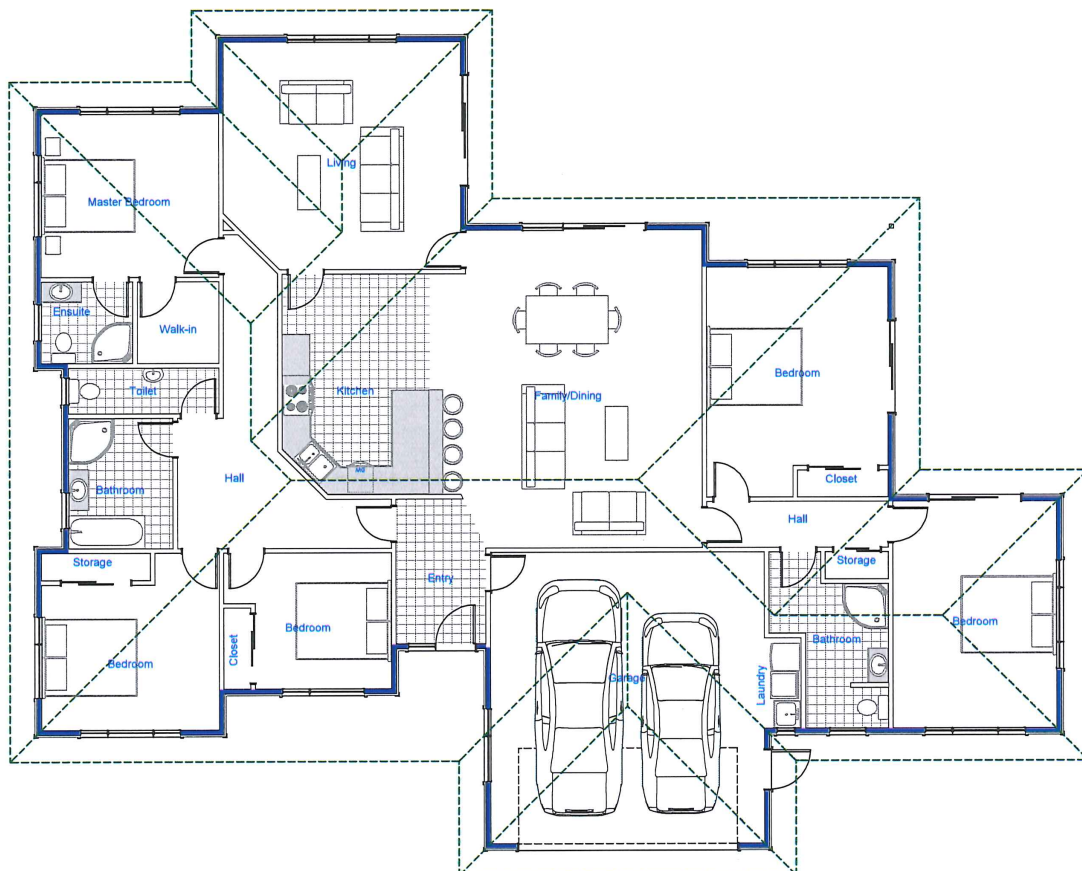




121c Archibald Street, Tinwald, Ashburton

PHONE: 03 308 4606

EMAIL: office@jkhomes.co.nz



Dining/Family 5890 x 6980, Kitchen 3220 x 4830, Living 5200 x 4980, Master Bedroom 3890 x 3580, Ensuite 2000 x 1780, Walk in Robe 1780 x 1780, Bedroom 2 3890 x 3180, Study/Bedroom 2980 x 2980, Toilet 3290 x 990, Bathroom 2280 x 2870, Bedroom 4 3980 x 4360, Living/Bedroom 3580 x 4980, Bathroom 1810 x 3175, Garage 6805 x 6380

House area 265m²

Open plan with 2 living areas, 4 bedrooms, 2 bathrooms and ensuite, study, 2 car garage

Spacious living forms the heart of this generously proportioned home.
Featuring four bedrooms including master suite and separate study.

From **\$435700.00** based in Ashburton Township

Prices current to 31st March 2019

FEATURES

- Price includes
- 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)
- BGC Nuline weatherboards with box corners, sills and scribes
- Textured or grooved Shadowclad plywood
- Pressed pane 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 Riveria 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
- 25 double power points, 4 single
- 41 LED down lights
- 1 sensor light
- 2 towel rails
- 2 extraction fans
- 2 mirror demisters
- 3 tv points
- 4 phone points
- Door bell
- Fibre enclosure
- Hitachi 7Kw heatpump
- 180L water cylinder