

New ROTOTUNA SHOW HOME

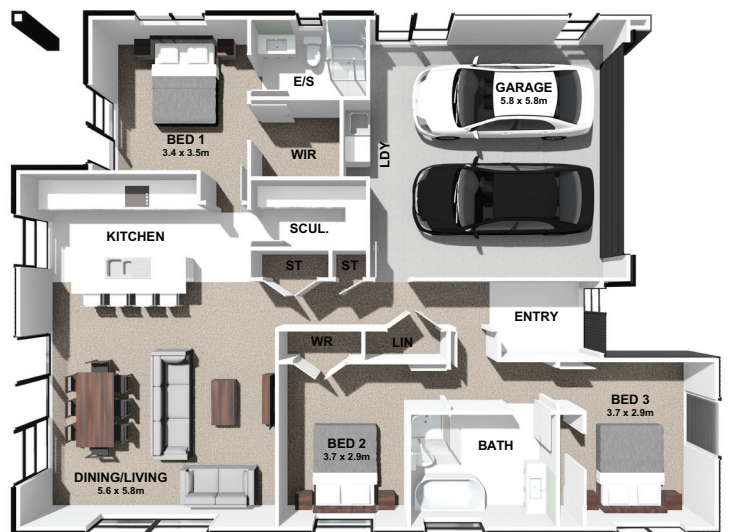


LOT 23, 25 OVERTON STREET ROTOTUNA, HAMILTON

 167m²
 3
  1
  2
  2

Showcasing the Maple plan, this home features a modern kitchen with scullery and sunny open-plan living for the whole family to come together, spilling out on to a lovely outdoor terrace.

For more information call
 Julie Miles 021 316 377
 Howard Baker 027 211 4334



STANDARD FEATURES WITH SHOW HOME UPGRADES

LOT 23, 25 OVERTON STREET, ROTOTUNA, HAMILTON

SITE WORKS AND FLOOR

- Preliminary plans & working drawings
- Council building consent & inspection fees
- Code of Compliance Certificate
- 10 year Master Build Guarantee
- Construction and liability insurance fees
- Geotech and stormwater reports where required
- Site preparation and excavation
- Firth Ribraft concrete floor
- Sewer – connected to existing council connection
- Stormwater – connected to existing council connection
- Water supply – connected to existing council connection

CONSTRUCTION

- All framing H1.2 timber
- standard hip roof design unless shown on plan
- Gerrard metal tile roofing
- Fascia/spouting – Colorsteel
- Soffits – Eclipsa – pre-finished
- Bricks – 70 series Clay from Midland Classic Collection
- Standard 2.4m ceiling height unless shown on plan
- automatic garage door – sectional ribline Colorsteel
- Aluminium joinery AL35/TL40 to meet H1 Building Code regulations
- Entry door – PTF powder coated, Boston grip set
- Window reveals – pre-primed 18mm pine
- Glazing – double glazing, garage single glazed
- Obscure glass – WC, bathroom, ensuite & front entry door sidelight (if applicable)
- Insulation – Pink Batts to H1 requirements
- No insulation to garage

INTERIOR

- Walls – 10mm GIB board stopped to level 4 paint finish
- Ceilings – 13mm GIB board stopped to level 4 paint finish
- Bathrooms – Aqualine GIB board
- Interior doors – pine 2pc jambs with MDF flush doors
- Architraves – windows & doors 40mm pine single bevel
- Skirting – 60mm pine single bevel
- Scotia – 50mm GIB cove to all rooms
- Cupboards/wardrobes – scotia 40mm pine bevelled
- Slimlines – bull nose to external corners
- Paint – includes a full range of light colours
- Shelving – wardrobes, linen & store cupboards
- Hardware – Miles Nelson lever handles & door stops
- dawn roller blinds – living, dining, family and bedrooms

KITCHEN

- Custom built kitchen, design as per plan
- Cupboards to ceiling
- Cabinets – white textured, low pressure laminate
- Doors – Melteca
- Bench tops – Formica with ABS edge tape.
- Sink – Bolero 400/200 one & a quarter bowl SS
- Methven Shadow goose neck pull out sink mixer
- Inbuilt rangehood with over head cupboards

APPLIANCES

- Oven – Bosch 5 function stainless steel HBF113BROA
- Hob – Bosch electric touch control PKE611K17A
- Ariston 80cm Powerpack Rangehood ARU75AX-L
- Dishwasher – Bosch Series 4 built-under 60cm SS SMU4HTS01A
- Insinkerator MODEL 56 waste disposal
- Heatpump – Daikin Premium Cora series FTXM50UVMZ

PLUMBING

- All polyethylene pipe work
- Two exterior hose taps
- Hot water cylinder – mains pressure 180 litre electric
- Robinhood Supertub ST3103 Super tub to laundry

BATHROOM / ENSUITE / WC

- Shower – acrylic 900x900 semi-frameless with moulded liner
- Shower door – 8mm toughened glass
- Methven Shadow slide shower set
- Bath – Bathco Curve BTW freestanding acrylic 1700mm
- Methven Shadow – shower mixer and bath spout
- Vanities – Bathco vcbc, single drawer, ceramic basin
- Methven Shadow – single lever basin mixer
- Mirrors – 900mm high
- Toilet roll holders and towel stirrups
- Inline extractor fan to ensuite & bathroom
- Heated towel ladder to ensuite & bathroom
- WC – Bathco vcbc handbasin in WC (incl mirror)
- Clark Alto II toilets – close coupled suite

ELECTRICAL

- Light outlets (as per electrical plan)
- Two way light circuits (as per electrical plan)
- Power points (as per electrical plan)
- Data points (as per electrical plan)
- Security (wiring only)
- Smoke Alarms Cavius wireless 10 year battery life
- Mains connected to existing supply at boundary

TILING AND FLOORING

- Wall tiles – bath surround, sink up-stand & hob splash
- Floor tiles – entry, kitchen, bathroom, ensuite & WC
- Window reveal tiles – full length of windows and doors
- Carpet – solution dyed nylon – 10mm underlay
- Garage floor – unpainted

LANDSCAPING

- Drive – concrete – up to 50m²
- Terraces & paths – concrete – up to 30m²
- Clothesline – Paraline Mono or Extendaline
- Letterbox – Colorsteel pillar incl numbers
- Laminata timber fence -1.8M high – up to 40 lm
- Lawns – prepared and hydroseeded – up to 500m²
- Garden kerbing – concrete – up to 20 lm
- Gardens – planted and barked up to 30m²

SHOWHOME UPGRADES

· Long run Colorsteel roof	\$1,900.00
· Shiplap vertical cladding, Resene stain	
· Bricks – Midland Euro Modus white glazed	\$6,800.00
· Coloured mortar	\$3,900.00
· Marley coloured downpipes	\$700.00
· James Hardie horizontal Stria	
· Stormwater reuse system above ground tank	\$22,300.00
· Fresh air intake system	\$4,305.00
· Prime stone 30mm bench top	\$4,500.00
· Kitchen sink mixer, gun metal	\$427.00
· Inbuilt laundry units	\$2,250.00
· Kiwi collection in-built wardrobe in bedroom 1	\$1,350.00
· SOL raincolumn slide rail shower	\$470.00
· Woodgrain vainties two of	\$100.00
· Garage carpet	\$1,600.00
· Garage door insulation.	\$450.00
· Half black oxide concrete driveway.	\$985.00
· Aluminium slat fence and gates	\$5,500.00