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Floor Area 125m²

Land Area: 500m²

TE AWAMUTU



Fixed price BUILD COST: \$445,000 INCL GST

Land cost - Lot 5: \$380,000 INCL GST

Land and House price: \$825,000 INCL GST

TURNKEY PRICE: \$859,000
(Approval Required)



Specifications

Lot 5, Kotare Heights -
330 Korimako Drive



General Building & Exterior

Plans via **New Vision Architecture**

Building Consent Fees – INCLUDED

\$15,000.00 PC Sum allowance Site excavation

\$15,000 PC Sum for all Drainage for sewer and stormwater connection

Section Specific Geotech Report - INCLUDED

Ribraft foundations

Frame and Trusses supplied by Carters

Coloursteel Longrun Roofing by **Metalcraft**

Colorsteel fascia, spouting and downpipes

70 Series Brick range

Axon external Wall Cladding

Painted interior walls, ceiling and doors

Painted exterior soffits

Garage walls and ceiling lined and painted

Garage door, auto opener - 2 remotes by **Hamilton Garage Doors**

Rheem Gas Infinity or 180 litre mains pressure hot water system

Three external brass taps

Aluminum windows and doors as per Building Code

House professionally cleaned before handover

Builders Contract Works insurance - INCLUDED

10 Year Registered Masterbuild Standard Guarantee - INCLUDED

Code of Compliance Certificate issued by Council

Kitchen

As per plan - by **Mastercraft Kitchens**:

Builders stone bench top

Meltecca cabinets with adjustable shelving

Hafele soft close drawers

Appliances supplied by **Harvey Norman**:

BOSCH 60cm Gas Stainless Steel Cooktop

BOSCH 60cm Oven

BOSCH Stainless Steel Dishwasher

Stainless Steel Rangehood

Bathroom / Ensuite / Laundry

All materials supplied by **Plumbing World** from the Voda or Le Vevi ranges.

- Vanities

- Bath

- Mirrors

- Shower enclosures

- Laundry tub/Tap

- Kitchen tap

General Interior

Electrical Schedule

2.4m stud ceiling height

Insulation as per Building Code

GIB 13mm Standard to Ceilings 10mm to Walls

GIB Aqualine to wet areas

Cornice 55mm GIB Cove

Skirting 60mm x 10mm FJ Pine

Architraves 40mm x 10mm FJ Pine

Flush panel hollow core painted interior doors

Schlage door hardware

Flooring supplied by **Van Dykes**

Tiles supplied by **Tile Warehouse**

Wardrobes - supplied by **Designer Homeware**

- Cabinetry to master WIR

- Balance supplied with pre-coated ventilated wire shelving

Smoke alarms as required to meet Building Code



Contact us today to start planning your dream home

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