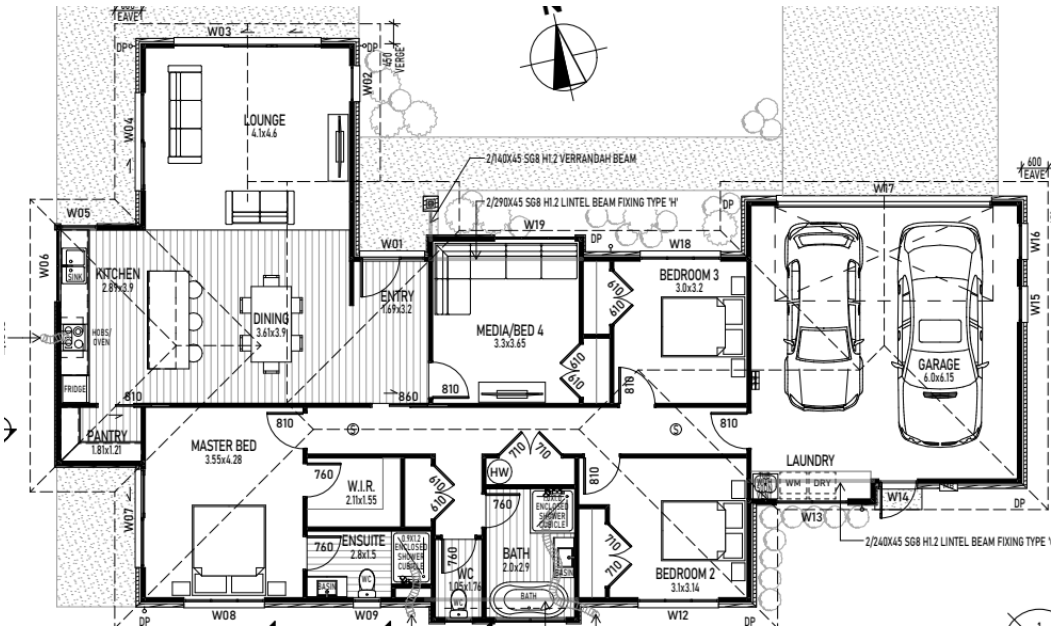
4 2 1 2

Floor Area 185m 2
Land Area 734m 2

TE AWAMUTU

thorncombe PARK te awamutu

Fixed price BUILD COST: $574,000INCL GST
Land cost - **Lot 10:** $425,000 INCL GST
Land and House price: $999,000 INCL GST
TURNKEY PRICE: $1,040,000
(Approval Required)



mhbuilders
creating your perfect dream

mhbuilders.co.nz

MASTER BUILDERS

LICENSED BUILDING PRACTITIONERS www.dbh.govt.nz BUILDING CONFIDENCE

Specifications

Lot 10, 21 Lotus Place, Thorncombe Park
Plan NV20117

mhbuilders
creating your perfect dream

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

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 be **Designer Homeware**
- Cabinetry to master WIR
- Balance supplied with pre-coated ventilated wire shelving
Smoke alarms as required to meet Building Code

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

newvision architecture

Metalcraft Roofing

MASTERCRAFT KITCHENS

designer homeware organised for easy living

HAMILTON GARAGE DOORS

Harvey Norman

CARTERS

VanDyks

plumbingworld

Contact us today to start planning your dream home
Phone 027 2231 824 | **Email** clint@mhbuilders.co.nz | **mhbuilders.co.nz**