

THORNCOMBE PARK

Lot 8

105 Sequoia Drive, Thorncombe Park, Te Awamutu

BEDROOMS	BATHROOMS	LIVING	GARAGE	FLOOR AREA	SECTION
3	2	1	Double	173 m²	785 m²

PACKAGE PRICE

$866,000

incl GST · section + build

SECTION	BUILD
$400,000	$466,000

Build price is the build only, to our standard specification (page 3). Site costs are priced for this section; see page 4.

Why this package

- Large 785 m² section
- Three bedrooms, master with ensuite and walk-in robe
- Separate living room, plus open-plan kitchen and dining, and a double garage



Eoin Fitzpatrick
DIRECTOR



Clint James
DIRECTOR

Talk to the owners

No sales team. Call Clint or Eoin to walk the section, go through the plan and get your fixed-price proposal.

Eoin 020 4008 7895
eoin@mhbuilders.co.nz

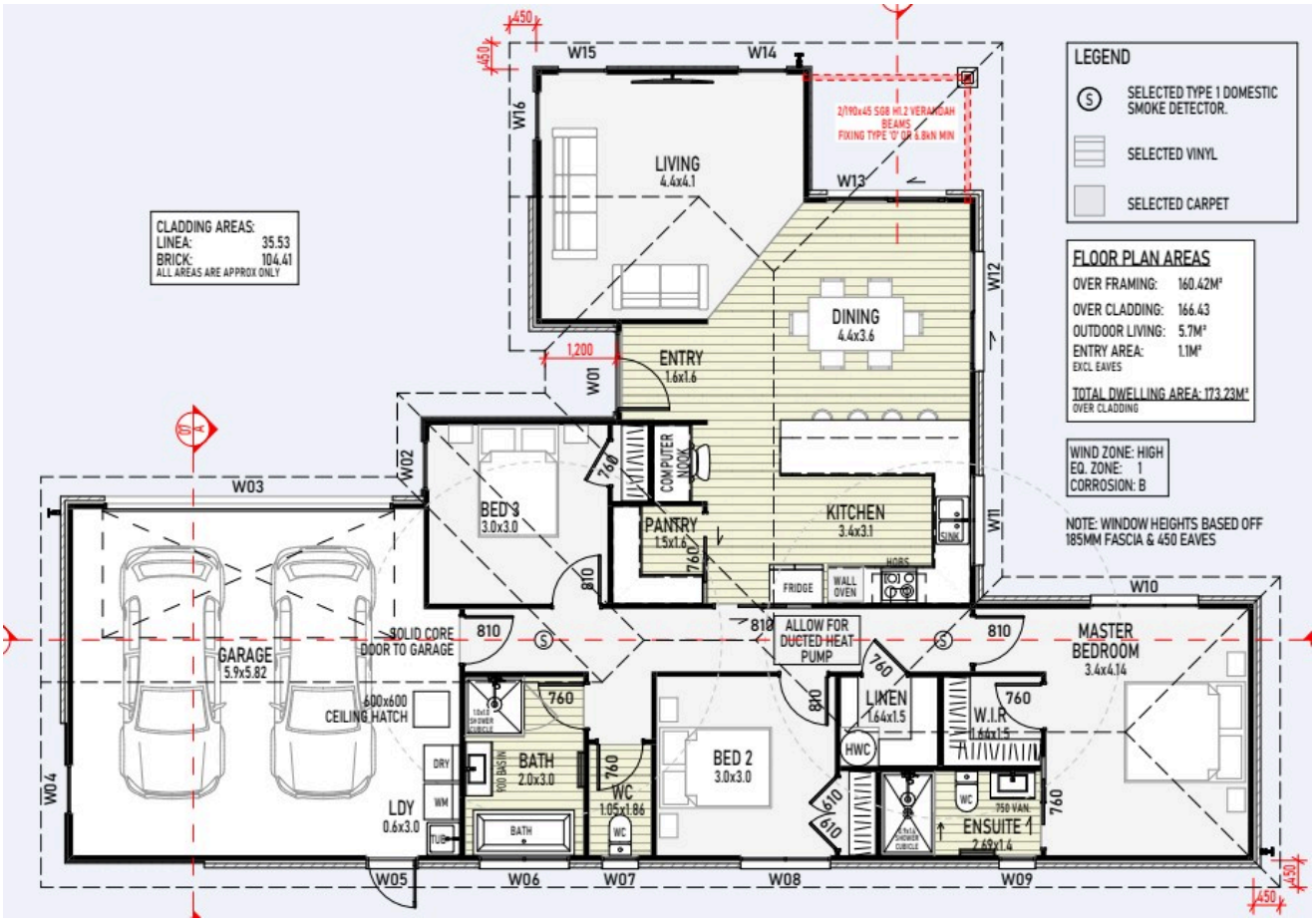
Clint 027 2231 824
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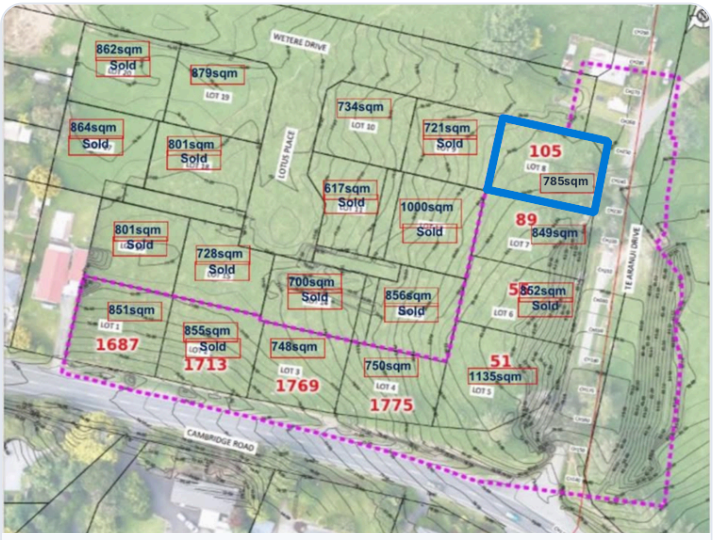
Quality homes, built with integrity.

THE HOME

Lot 8 · floor plan

Concept plan · room sizes approximate





Thorncombe Park, Lot 8 outlined (for illustration only)

The section

Address	105 Sequoia Drive, Thorncombe Park, Te Awamutu
Section area	785 m²
Floor area	173 m²
Title	Issued
Services	Gas, fibre, power
Utilities	Water, sewer, stormwater
Geotech report	Not yet available

WHAT'S INCLUDED

Our standard specification

Building and exterior

- Working drawings
- RibRaft foundation (standard, on a prepared building platform)
- Frame and trusses
- Colorsteel Longrun roof
- Colorsteel fascia, spouting and downpipes
- 70 Series brick range and Axon wall cladding
- Exterior painting to soffits and all non-brick cladding
- Double-glazed, thermally broken aluminium windows and doors (H1 compliant)
- Insulation to the H1 Building Code, calculated for each home
- Garage walls and ceiling lined and painted
- Garage door with auto opener and 2 remotes
- 180 litre mains pressure hot water
- Three external brass taps

Kitchen

- Kitchen to plan by Mastercraft Kitchens
- Builders stone benchtop
- Melteca cabinets with adjustable shelving
- Hafele soft-close drawers
- Bosch 60 cm electric cooktop
- Bosch 60 cm oven
- Tiled splashback behind the hob
- Bosch stainless steel dishwasher
- Stainless steel rangehood, ducted outside
- Kitchen sink and tap

Bathroom, ensuite and laundry

- All fittings from Plumbing World, Voda or Le Vevi ranges
- Vanities and mirrors
- Bath (as per plan)
- Acrylic moulded shower enclosures
- Heated towel rails to bathroom and ensuite
- Laundry tub and tap
- Tiled splashbacks above vanities

Interior

- 2.4 m stud height
- GIB 13 mm ceilings, 10 mm walls, Aqualine to wet areas
- 55 mm GIB Cove cornice
- 60 × 10 mm skirtings and 40 × 10 mm architraves (FJ pine)
- Painted interior walls, ceilings and doors
- Flush panel hollow core interior doors, Schlage hardware
- Carpet and underlay to bedrooms and living; vinyl plank or tiles to kitchen and wet areas
- Wardrobes by Designer Homeware: cabinetry to master walk-in robe, ventilated wire shelving to the rest
- Toshiba heat pump (one per home)
- LED downlights, power, data and TV points
- Extractor fans to bathrooms and laundry
- Smoke alarms to Building Code

Peace of mind

- Fixed-price Master Builders contract
- Contract works insurance
- **We manage building consent and Code Compliance with council for you**
- Master Build 10-Year Guarantee†
- 12-month defects maintenance period after handover
- Professional clean before handover

This is our standard specification at November 2026. Your fixed-price proposal and contract set out the exact specification for your home. Products may be replaced with ones of similar or better standard.

YOUR PRICE, EXPLAINED

What the package price covers

Section plus build

The package price is the section price plus the build price. The build price covers your home, built to the specification on the previous page. This is how most Waikato builders advertise, so you can compare like with like.

Site costs, priced for this section

Every section is different, so site works, service connections and council costs are priced for this section after a site visit. You'll see the full cost in your fixed-price proposal before you commit.

- Site works: geotech, excavation and sandpad, drainage and service connections.
- Outside: driveway, vehicle crossing, paths, topsoil, levelling and hydroseed.
- Council: building consent and Code Compliance fees.

Development contributions

Councils charge development contributions on many new homes. We'll check this section before you commit.

How your fixed price works

- We price the plan and this section together and give you one fixed price.
- Your proposal lists everything included and excluded, plus any allowances.
- Want to change the plan? Any change is priced and agreed in writing before the work goes ahead.

Not included in the package price

- × Council development contributions
- × Building consent, PIM and Code Compliance fees
- × Geotech report and site survey
- × Excavation, sandpad and retaining walls
- × Drainage and service connections (sewer, stormwater, water, power, telecom)
- × Driveway, vehicle crossing and paths
- × Landscaping, gardens and planting
- × Topsoil, levelling and hydroseed
- × Fencing (under standard subdivision and council rules, boundary fencing is shared 50/50 with the neighbour)
- × Decks
- × Curtains and blinds
- × Clothesline and letterbox
- × Fridge, freezer, waste disposal, washing machine and dryer
- × TV aerial or satellite dish
- × Feature walls (interior paint allows up to 3 colours)
- × Carpet in the garage
- × Bank valuations or inspections your lender asks for during the build
- × Changes you ask for after signing (priced and agreed in writing first)

YOUR NEXT STEP

Book a time to talk about Lot 8

Call or email either of us. You talk to the owners, not a sales team.

Eoin 020 4008 7895
eoin@mhbuilders.co.nz

Clint 027 2231 824
clint@mhbuilders.co.nz

✓ Registered Master Builders
✓ Master Build 10-Year Guarantee†
✓ Silver Award, 2024 Master Builders House of the Year (Waikato)

Prices include GST and are current at November 2026, subject to availability. The package price is the section plus the build only, to our standard specification; site costs and other exclusions are listed on page 4 and priced for this section in your fixed-price proposal. Renders are artist's impressions; landscaping, furniture and some finishes shown may not be included. Floor plans are concept plans with approximate room sizes. † The Master Build 10-Year Guarantee is subject to application, eligibility and approval.