



Irongate Model

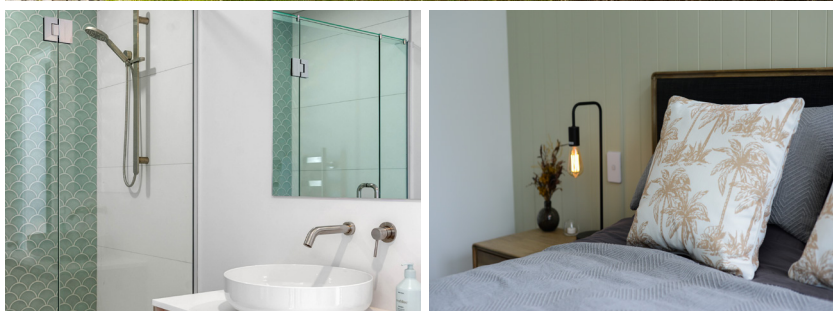
Introducing our Irongate Model which was inspired by the popular Karamu model. The 80m² Irongate model features two bedrooms, one bathroom with a formal entrance.

Experience the seamless flow of the two deck spaces connected to the living area and a spacious kitchen under a stunning raking ceiling with a grooved effect. The exterior feature walls are lined with oiled cedar planks, perfectly complementing the covered deck.

Elevate your living experience with this thoughtfully designed and stylishly crafted home.

BEDROOMS	2
BATHROOMS	1
FLOOR SIZE	80m ²
LENGTH	13.6m
WIDTH	6.4m
ROOF OPTIONS	gable roof
ORIENTATIONS	left & right
SUITABLE FOR	first home, rental, secondary dwelling, holiday home

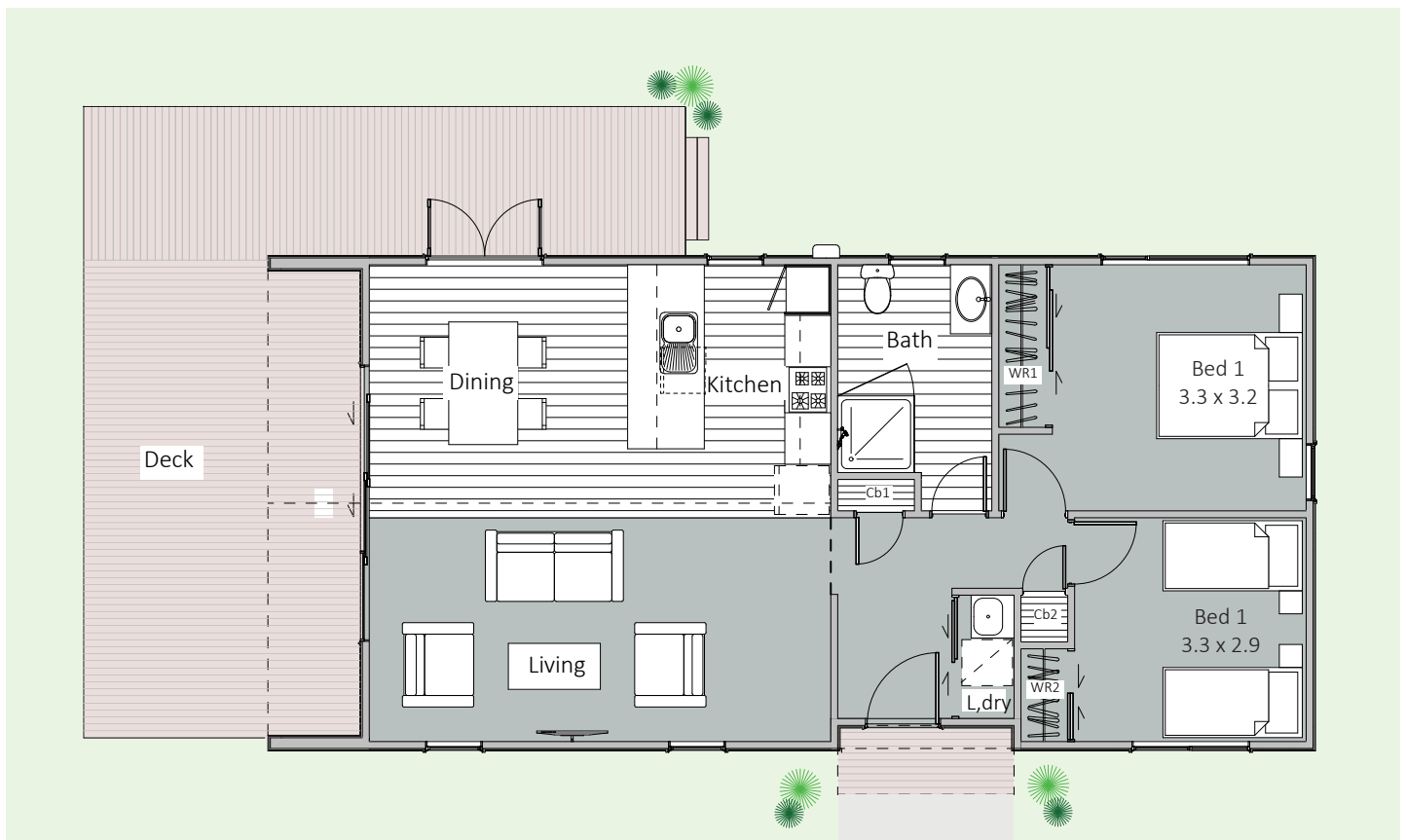
** Price and specifications subject to change*



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SPECIFICATIONS:

INTERIOR

- Insulation to floor, wall and ceiling
- Shower
- WC
- Vanity
- Gas water heating
- Kitchen as shown
- Wardrobe shelving
- Gib system interior wall lining
- Electrical fit-out completed
- Internal doors and hardware
- Painted interior
- Floor coverings
- Fisher & Paykel appliances as specified
- Daikin heat pump

EXTERIOR

- Colorsteel Endura roofing
- 12mm Shadowclad Ultra groove with Cedar weather board feature walls
- Colorsteel quadrant spouting
- Powdercoated aluminium double glazed windows & doors
- Treated #1 PR decking
- Painted exterior

PRICE EXCLUDES

- Window dressings (blinds, curtains)
- Geotech, delivery, foundations & site installations (*site specific*)
- LTA fees, site consents, new connections & contributions (*site specific*)

OPTIONS AVAILABLE

- Alternative exterior linings
- Alternative Bespoke kitchen options
- Alternative bathroom options
- Extra heatpumps, fire place and DVS systems
- Different deck options and sizes available