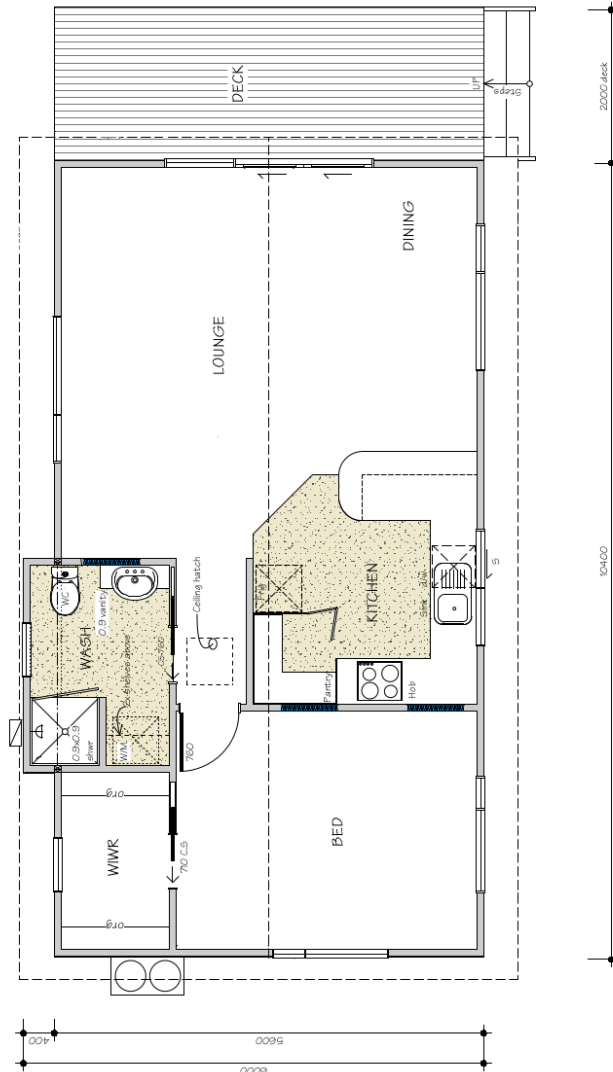


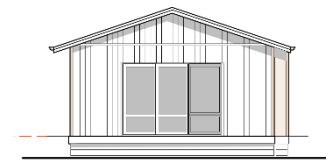
# PAKOWHAI #39 – Gable Roof

59m2, 1 bedroom, 1 bathroom – MK2



Our 59m2 is an ideal 1 bedroom home for a second dwelling on your property or back at the beach and even a starter home.

Overall length	10.4	m
Overall width	6.0	m
Deck size	5.6 x 2.0	m
Area	59.4	m <sup>2</sup>
Decking	11.2	m <sup>2</sup>



**\$138,000.00 inc GST\***

\*Price includes GST as per specification over page

**COTTAGES NZ SALES & MANUFACTURING FACILITY**

1139 Maraekakaho Road, Hastings 4175, New Zealand, Phone: 06 870 8979

[www.cottagesnz.co.nz](http://www.cottagesnz.co.nz)

## Specification Guide

### SUB-FLOOR & FLOORING

20mm Kopine flooring over 145x45 floor joist at 450crs and four 145x90 bearers. Foundations standard NZ3604 or by structural design.

### WALL & CEILING SYSTEM

90x45mm H1.2 timber frames lined with Gib board inside and exterior direct fixed.

### SPOUTING & DOWNPIPES

Gutter and round PVC downpipes supplied only

### ROOF STRUCTURE

Timber trusses at 900 ctrs as per design, 75x45 purlins long run 0.4 Colorsteel roofing over self-supporting roof underlay. Colour of roof Grey Friars.

### SOFFITS

4.5mm smooth Hardiflex with PVC jointers 300mm overhang.

### EXTERIOR CLADDING

12mm Shadowclad Ultra Groove. Painted exterior.

### INSULATION

Underfloor	R 1.8	100mm
Wall	R 2.4	90mm
Ceiling	R 3.6	180mm

### ALUMINIUM JOINERY

Double glazed clear glass power coated aluminium windows and doors as per plans. Obscure glazing to bathroom. Colour – Silver Pearl

### ENTRANCE DOOR

Sliding door with locking hardware

### KITCHEN UNITS

Bench tops are high pressure laminate and finished 38mm thick with square edges. The sink insert is a stainless steel, cabinets are made of 16mm white gloss HMR Board. Shelves are adjustable and units have 16mm solid backs. All units are clashed with a 1mm thick white PVC edge tape. Drawers are Blum soft close drawers with full extension concealed runners. Blum Hinges are all metal nickel plated.

### LAUNDRY

Wall mounted fittings for top or front loader.

### KITCHEN APPLIANCES

Not supplied.

### PLUMBING

All water pipe polybutylene pipe  
All waste pipes PVC as per specified.

### SHOWER

1 x 900 x 900 3-sided easy seal shower tray with one-piece flat acrylic liner and easy clean waste.

### VANITY

1 x 900mm, (white).

### ELECTRICAL

Internal distribution board located as per design. We allow:

LIVING-	4 x LED, 4 x dbl points
BED 1-	3 x LED, 4 x dbl points
WASH-	1 x LED, 2 x dbl points
KITCHEN-	4 x LED, 4 x dbl points
DECK-	2 x LED bulkhead lights

Owner to organise external service provider for account and power connection.

### HEAT PUMP

Pre-piped for wall mounted heat pump. Optional heat pump hardware available ask for a price.

### SMOKE ALARM

Smoke detectors that complies with the requirements of NZBC F7.

### TV CONNECTION

2 x TV points., Owner to organise external service provider for aerial and connection

### TELEPHONE

1 x telephone point. Owner to organise external service provider for account and connection

### INTERIOR DOORS

MDF flush face hollow core doors with timber jambs.  
Door hardware satin chrome lever.

### PAINTING

Resene paint systems as specified

### HARDWARE

1 x chrome toilet rail holder  
1 x 750 x 900 polished edge mirror.

### WARDROBES

Optional wire wardrobe ventilated shelving available.

### INTERNAL FINISHING

Skirting	60 x 10 single bevelled pine
Architraves	40 x 10 single bevelled pine
Scotia	40 x 20 bevelled pine.

### FLOOR COVERINGS

Vinyl planking, kitchen, living and wash. Carpet in bedroom and walk in wardrobe.

### TRANSPORTATION

Not included in base pricing this can be priced after Geotech and site inspection.

### PLANS

All standard plans and specification can be provided. Site specific plans are an extra cost.

### BUILDING PERMIT

Included bearers up.

### NOT INCLUDED

On site consents (bearer down),  
Curtains or blinds,  
Appliances,  
Site work, connections to services.

These costs vary across different sites but can be included and priced separately.

This building was constructed to a pre decoration stage by the EIT under the consent ABA20171570 bearers up.

This building is not yet decorated and requires finishing by Cottages NZ (included in price). This building can be purchased at the current level of finish. Ask us for pricing options.

