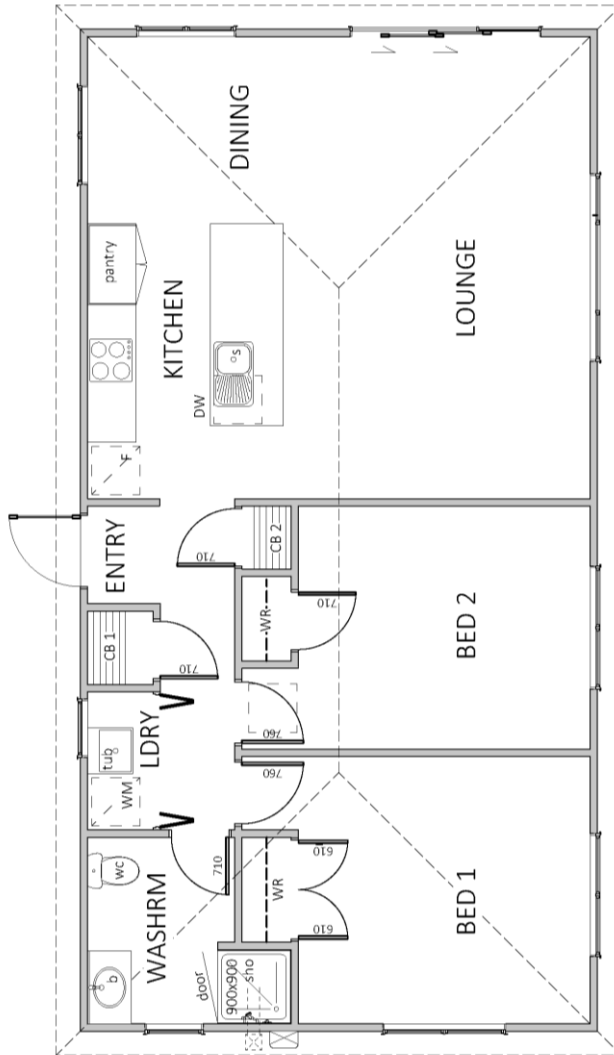


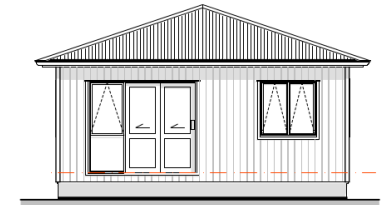
## Ngaruroro #50 – Hip Roof

80m<sup>2</sup>, 2 bedroom, 1 bathroom



Our Ngaruroro is an ideal 2 bedroom home, perfect as a second dwelling on your property, rental home or a starter home.

Overall length	12.4 m
Overall width	6.4 m
Deck size	TBA m
Area	79.4 m <sup>2</sup>



**\$179,000.00 inc GST\***

\*Price includes GST as per specification over page

**COTTAGES NZ SALES & MANUFACTURING FACILITY**

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# 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 fixed to rigid barrier system (cavity).

## SPOUTING & DOWNPIPES

Guttering 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 on cavity.

## 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 DOORS

Sliding door with locking hardware and back door entry

## KITCHEN UNITS

Bench tops are high pressure laminate and finished 38mm thick with square edges. The sink insert is a stainless steel, units 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

Laundry tub with connections 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 750mm, (white).

## ELECTRICAL

Internal distribution board located as per design. We allow:

LOUNGE-	4 x LED flush lights, 2 x dbl points
KITCHEN-	2 x LED flush lights, 3 x dbl points
DINING-	1 x LED flush lights, 2 x dbl points
BED1-	2 x LED flush lights, 3 x dbl points
BED2-	1 x LED flush lights, 2 x dbl points
LAUNDRY-	1 x LED flush lights, 1 x dbl points
WASH-	2 x LED flush lights, 1 x dbl points
EXTERIOR-	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

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

## TELEPHONE

3 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 in Wash, Laundry and Kitchen. Carpet in rest of home.

## 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 bearer up.

## NOT INCLUDED

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

These costs vary from site to site but can be included and priced separately.

This building was constructed to a pre decoration stage by the EIT Trade school under the Hastings District Council consent ABA20190373 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.

