

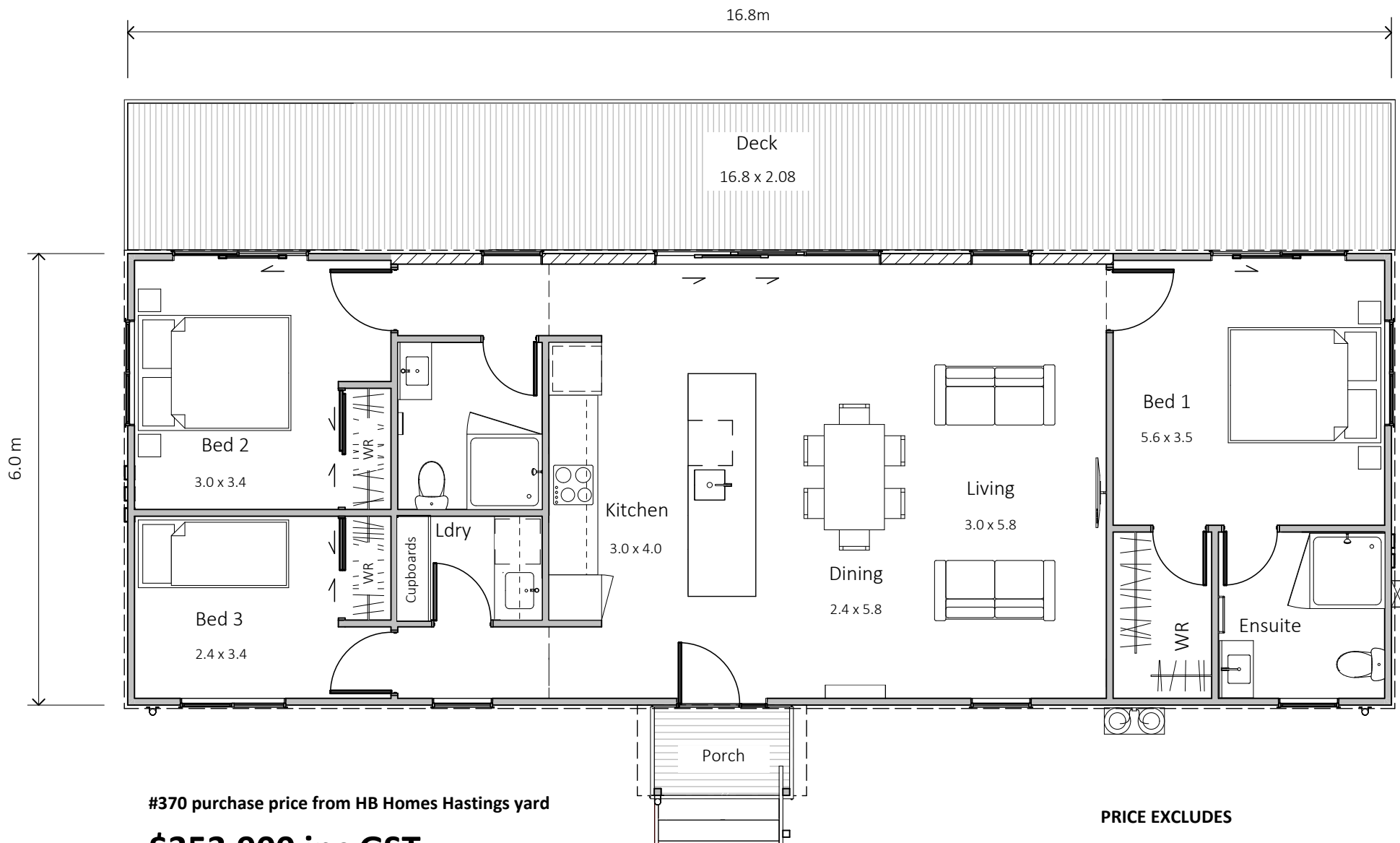


Otane #370 - This home is furnished and available for viewing May 2023

100m2 — 3 bedrooms, 2 bathrooms

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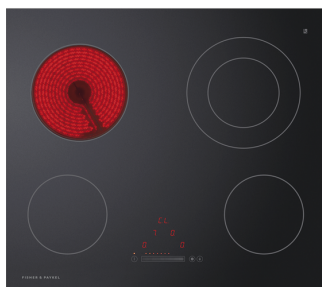
Modern monopitch home with a central social space containing kitchen/dining and living under a raking ceiling with high windows creating a light spacious feeling. Three bedrooms are accessed each end of the home. Bedroom one includes a walk-in wardrobe and ensuite. A separate bathroom and laundry are accessed off short passages to bedrooms. A covered formal entrance door welcomes you to this home.

FISHER & PAYKEL

Fisher & Paykel
60cm Powerpack (integrated)
HP60ICSX3



Fisher & Paykel
60cm Electric Cooktop
CE604DTB1



Fisher & Paykel
60cm Built-In Oven
OB60SC7CEX2



DAIKIN



Daikin
Heat pump
FTZXM60UVMZ



Fisher & Paykel
Dishwasher
DW60FC2X1

OPTIONAL



Fisher & Paykel
68cm Freestanding Refrigerator/ Freezer 413L
E442BRXFDU5

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APPLIANCES INCLUDED and OPTIONAL APPLIANCES

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SPECIFICATION

<p>SUB-FLOOR & FLOORING 20mm flooring over 145x45 floor joist at 450crs and 2x145x90 bearers. Foundations standard NZ3604.</p> <p>WALL & CEILING SYSTEM 90x45mm H1.2 J frame timber frames lined with Gib board inside and exterior IBS OS'brace RAP with cavity battens for exterior lining. Raking ceiling in Living space.</p> <p>FASCIA SPOUTING & DOWNPIPES Timber pre-primed with Colorsteel quadrant 0.4 guttering and round PVC downpipes.</p> <p>ROOF STRUCTURE 0.4 Colorsteel Endura MC760 roofing – Colour Sandstone grey.</p> <p>EXTERIOR CLADDING 12mm Shadowclad Ultra Groove. Painted Resene Foggy Grey.</p> <p>INSULATION Underfloor, Walls and Ceiling.</p> <p>ALUMINIUM JOINERY Double glazed Artic White power coated aluminium grey tinted glass, exterior windows, and doors. Obscure glazing to Bathroom and Ensuite.</p> <p>ENTRANCE DOOR Grey Friar coloured aluminium grooved door and side light with Windsor hardware.</p> <p>DECKS 14m2 uncovered PR decking and covered entry porch.</p>	<p>KITCHEN UNITS Bench tops are Archant Frost White engineered Stone 30mm thick with square edges. The sink insert is a Archant Robiq 500-10, Satin. Units are made of 16mm white gloss HMR Board. Prefinished board Laminex NZ MELTECA 18mm Colour Snowdrift Satin. Drawers are blum soft close drawers with full extension concealed runners.</p> <p>LAUNDRY Formica bench top, with overhead cupboards and large storage cupboards.</p> <p>KITCHEN APPLIANCES Included as specified.</p> <p>PLUMBING 2 x Uno CC BTW Toilet Suite 2 x Heirloom Genesis 825 x 450 Heated towel rail.</p> <p>SHOWERS 2 x1000 x 1000 2-sided easy seal shower tray with one-piece flat acrylic liner and easy clean waste. Project Shower Mixer and Shower slide Chrome.</p> <p>VANITY BATHROOM 2 x 900mm 1 Drawer wall hung wood grain finish. Project Basin Mixer Chrome.</p> <p>VANITY ENSUITE 2 x 750mm 1 Drawer wall hung wood grain finish. Project Basin Mixer Chrome.</p> <p>VENTILATION Ventilating Solar tube in bathroom.</p>	<p>ELECTRICAL Internal single phase distribution board located as per design.</p> <p><i>Installed fittings:</i> White ceiling mounted LED lights with Feature hanging lights over island bench. PDL Iconics range of switching and face plates. 6 x Exterior wall mounted LED lights.</p> <p>Owner to organise external service provider for power account and connection.</p> <p>HEAT PUMP Daikin heat pump FTZXM60UVMZ.</p> <p>SMOKE ALARM Smoke detectors that comply with the requirements of NZBC F7.</p> <p>TV CONNECTION 1 x TV point., Owner to organise external service provider for aerial and connection.</p> <p>TELEPHONE 1 x telephone point. Owner to organise external service provider for account and connection.</p> <p>INTERIOR DOORS Smooth face doors and timber jambs. Door hardware satin chrome lever type Schlage Lianna.</p> <p>TILES Kitchen & Laundry splashbacks. Vanity splash backs all lined with Matakana Sea Foam Gloss 75 x 300 tiles.</p> <p>PAINTING Resene paint systems as specified.</p>	<p>Walls 1/2 White pointer Ceiling and trim 1/4 Black white</p> <p>HARDWARE 2 x chrome toilet roil holder 2 x 750 x 900 polished edge mirror.</p> <p>WARDROBES Full height sliding doors with wardrobe shelving.</p> <p>INTERNAL FINISHING Skirting 60 x 10 single bevelled pine Architraves 40 x 10 single bevelled pine Scotia 40 x 20 bevelled pine.</p> <p>FLOOR COVERINGS Carpet CHATEAU (60oz) Tussock X1907 cut pile carpet - TUSSOCK X1907.</p> <p>Vinyl Planks: IMPRESS (0.55mm wear layer) - colour 'STARLING' 58226.</p> <p>TRANSPORTATION Not included in base pricing this can be included after Geotech and site inspection.</p> <p>PLANS All standard plans and specification can be provided. Site specific plans are an extra cost.</p> <p>BUILDING PERMIT HDC bearers up consent only.</p> <p>NOT INCLUDED On site consents, curtains or blinds, site work, connections to services. These costs vary from site to site but can be included and priced separately.</p>
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