



## Mangleton Model - hip

A beautiful family home, with three bedrooms and two bathrooms, as well as a separate laundry/ boots room. This design is ideal for those who want to entertain their family and friends. A spacious open kitchen with walk-in pantry is connected to the living area, which opens up to a large deck. This home provides the perfect space for a family to spend time together.

This home model can come with a gable or hip roof. Different decking and exterior options are available.

BEDROOMS	3
BATHROOMS	2
FLOOR SIZE	128m <sup>2</sup>
LENGTH	16.8m
WIDTH	7.6m
ROOF OPTIONS	gable & hip roof
SUITABLE FOR	first home, rental, secondary dwelling, holiday home

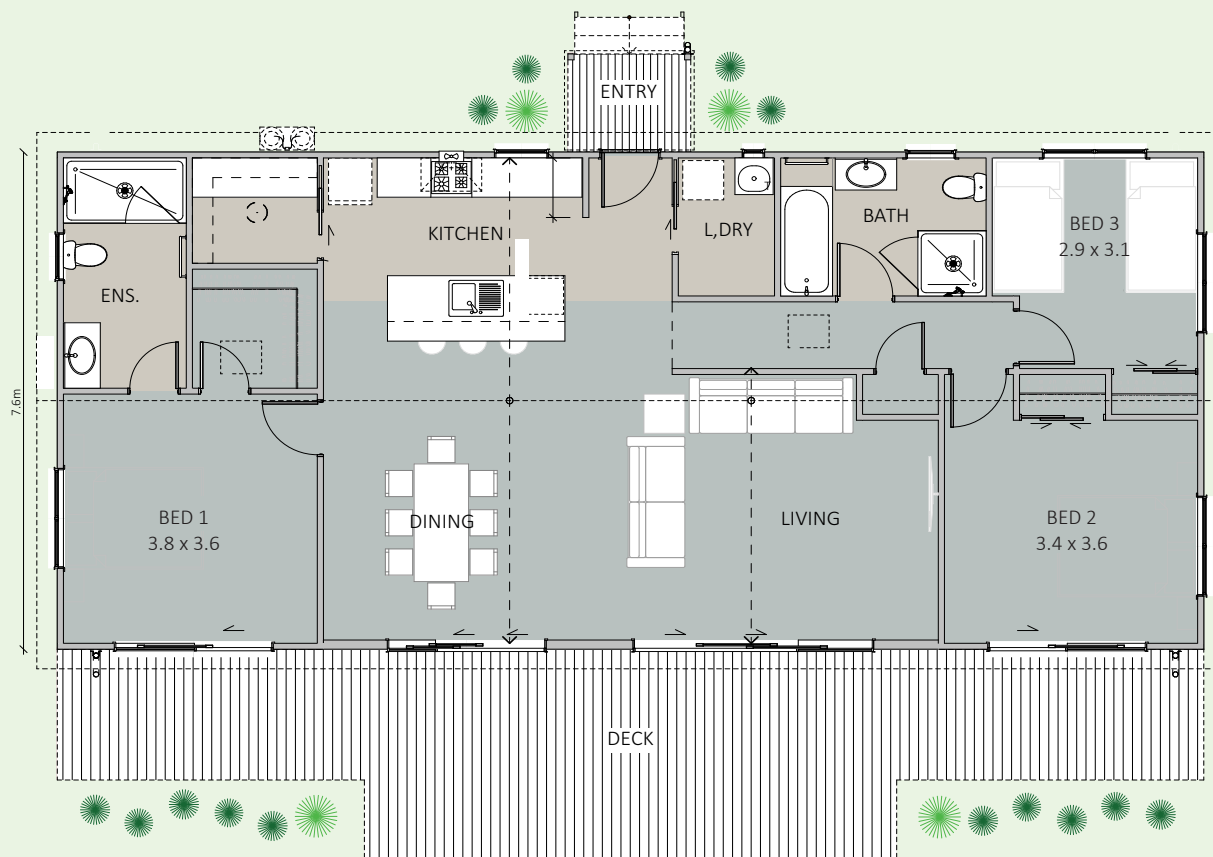
*\* Price and specifications subject to change*



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## SPECIFICATIONS:

### INTERIOR

- Insulation to floor, wall and ceiling
- 2 x showers
- Bath
- 2 x WC
- Vanities
- 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
- Appliances as specified
- Heat pump

### EXTERIOR

- Colorsteel Endura roofing
- 12mm Shadowclad with timber battens at 400ctr
- 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
- Different deck options and sizes available

A lot of thought, design creative, practical building experience, and liveability options have been put into the creation of our Hawke's Bay Homes range. All our homes have been designed by an innovative and experienced architectural team. Each home is designed to maximise the living spaces and create a sense of space for every room in the house. All our transportable homes are specified with high quality, high-end finishes, and fittings and are completed to an impeccable standard. Remember too of course, that you can add, remove and make any changes that best reflect your personality and lifestyle.