

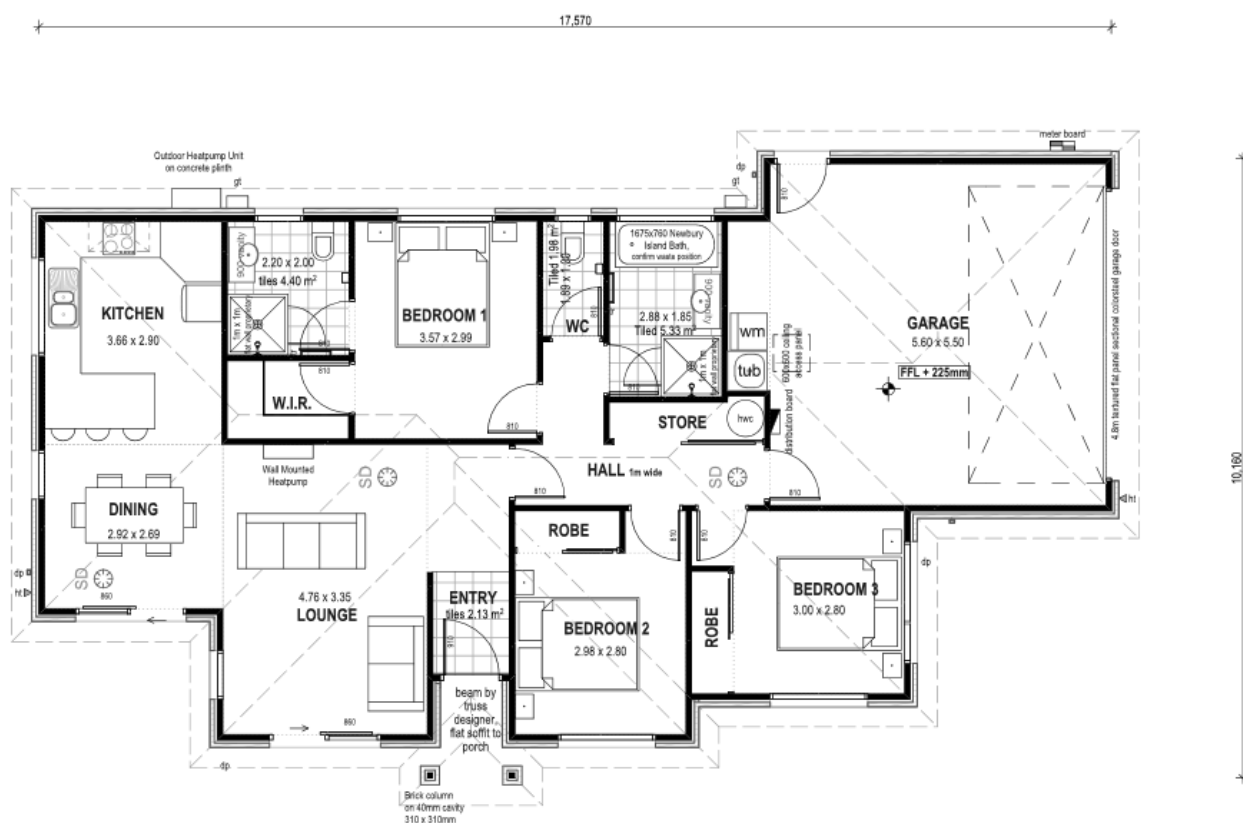
FOR SALE

Lot 61 Oakfields



HOUSE AND LAND PACKAGE

140m ²	3	1	2	2	2



BUILD AREA OVER FOUNDATION: 139.99 m²
BUILD AREA OVER FRAMING: 133.74 m²

IQ Homes

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Foundations and Slab

- In-house Architectural Designer included
- Plans and council consent fees included
- Foundations and slab to NZS3604, standard floor system
- Due to the earthquakes an engineered foundation is required this will be an added cost to price once engineers complete design.

Roof, Spouting, Windows and Exterior Cladding

- Coloursteel fascia, gutter and downpipes
- Coloursteel corrugated long run roofing
- Cladding Options: Brick or plastered over light weight concrete panel and or Linea, Cedar
- Windows and doors double glazed - all sliders, can upgrade to By-Folds
- Aluminium front entry door to match windows and garage door
- Sectional Coloursteel garage door with auto opener and remotes.

Internal Features and Kitchen Joinery

- 90 x 45mm internal and external framing
- 3.6 batts to the ceilings and 2.8 batts to the walls
- 10mm Gib linings to all walls with 13mm Gib to ceilings
- Aqualine Gib installed to all wet areas
- Square stopped between walls and ceiling junction
- Clarison wardrobe shelving to all robes and 3 x to cylinder cupboards
- MDF hollow core internal doors with Windsor Lever handles
- 60mm bevel edge skirting
- Kitchen included - Melteca cabinetry with prime laminated bench top with stainless steel bowl (consultation meeting required with Joiner).

Plumbing and Electrical/Heating

- Zuchetti Wind tapware range
- Amara 900 x 900mm showers
- Sorrento bath 1675 x 760mm
- Dux Life, wall faced, soft seat toilet suite white
- St Michel Baylee 900mm wall hung vanities

- 300 ltr Rheem mains pressure cylinder
- 3 x Hose exterior hose taps
- Aquatica laundry tubbie
- Electrical package based on \$65.00 per m2 (consultation meeting required with Electrician)
- Heating PC sum allowance \$5,000.00.

Appliances

- PHR285S - Westinghouse 60cm ceramic hob
- POR668S - Westinghouse 60cm, 8 multifunction oven
- WSF6608X - Westinghouse dishwasher
- WRC913S - 90cm canopy range hood
- ID65 - waste disposal unit.

Decorating, Carpets and Tiling:

- Colour consultant, exterior and interior colours
- Quality Resene paint throughout
- Carpets included, Pegasus Range
- Tiling to wet areas with tile skirting's and entry including all splash backs.

Other

- 10 Year Certified Builders Guarantee
- Director is a fully qualified builder also on site to project manage
- Services included up to 10 metres from connections (Power, Phone and Water)
- Builders Risk Insurance throughout construction
- Commercial house clean ready for you to move into on handover.

Plans can be altered or designed to accommodate your site.

All of the above prices are GST inclusive for the Christchurch area. Your Sales Consultant will be able to advise if any extra charges will apply, and can also assist if you wish to mix and match specifications. Prices are subject to change without notice.