

Artist Impression only

# MANOR197

FLOOR AREA 197.0 m<sup>2</sup>  
(over foundation)

OVERALL DIMENSIONS:  
(approximate)

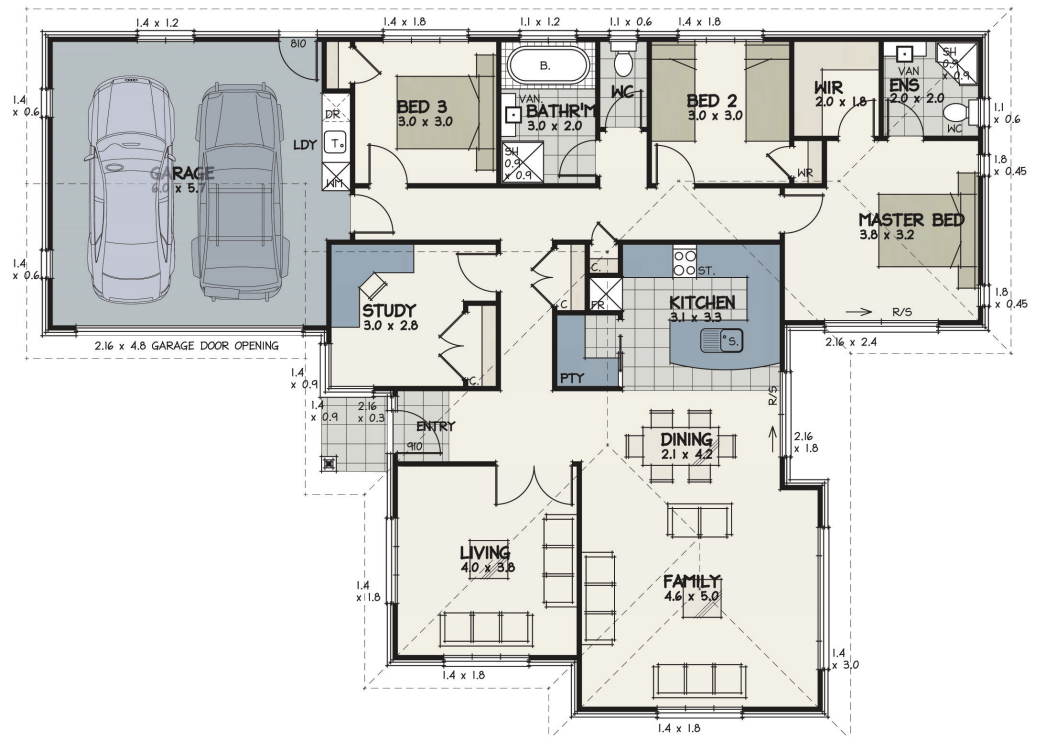
Length 20.0 m  
Width 14.47 m

## DESIGN SPECIFICATIONS\*

- Designated entrance
- Three bedrooms + office
- Double living open plan
- Indoor/Outdoor flow
- Bathroom and Ensuite
- Walk in wardrobe
- Walk in pantry
- Covered outdoor area
- Double garaging

\* Products featured in this illustration may differ from standard inclusions.

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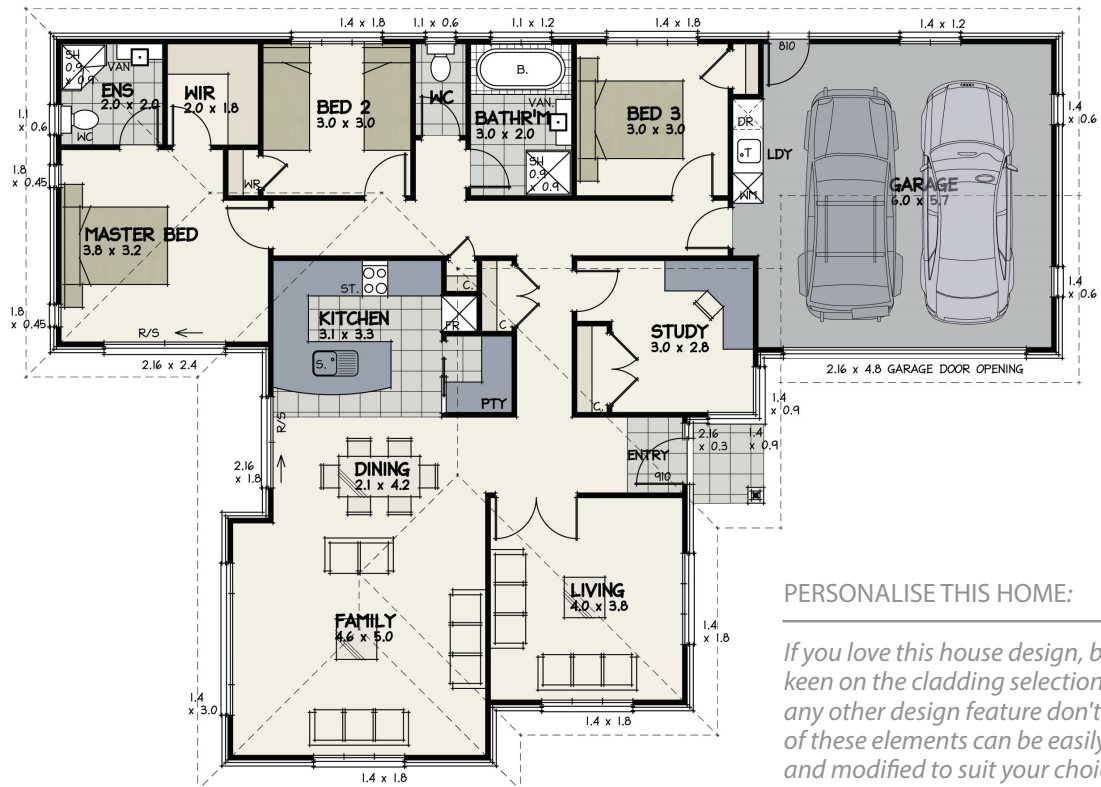
## STANDARD INCLUSIONS:

- Council application fees and consents (excluding resource consent)
- Engineers Fees and inspections
- Plans
- Standard 300mm excavation
- Site drainage on a town site - PC Sum allowance (excludes rural drainage)
- Foundations and slab on good flat ground
- Mains power and phone on a town site -10m allowed (excludes rural mains power and phone)
- Gas Mains from the road on a town site—10m allowed
- 2.4m stud height throughout
- Radiata Pine wall framing and roof trusses
- Coloursteel roofing
- Continuous Coloursteel Fascia and Spouting
- Brick/Linea exterior cladding—wide range of colours
- Insulation to all external walls and ceilings
- Gib plaster board throughout to a level 4 paint finish.
- Aqualine to wet areas
- Double glazed aluminium joinery
- Coloursteel sectional garage doors with openers
- Resene quality paints inside and out
- Windsor interior door hardware
- Nylon carpets throughout
- Melteca cabinetry and laminate tops to kitchen and pantry
- Full designer shelving systems to all wardrobes and cupboards
- 60x10 Pine painted trim—architraves and skirting
- 55mm gib cove throughout
- Tiled floors in wet areas
- Continuous Gas hot water heating—Infinity unit
- Designer appliances—Urban Standard Range
- Designer quality bathroom fittings—Urban Standard Range
- Lighting throughout—Urban Standard Range
- 10 year Master Builders Guarantee
- Full colour consultation
- Commercial clean upon completion
- Full construction and public liability insurance
- Construction schedule supplied with a guaranteed completion date

*During construction your home will need to pass our comprehensive 140 point quality control checklist.*

*This ensures that your home is built to the highest possible standard by builders who care and are passionate about what we do.*

## PLAN FLIPPED



## PERSONALISE THIS HOME:

*If you love this house design, but are not so keen on the cladding selection, roofing or any other design feature don't worry. Any of these elements can be easily changed and modified to suit your choice.*

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