

Homeworld Design & Build

Ph: 09 438 3779 Fax: 09 438 3778

DIAMOND SERIES INCLUSIONS

Plan: Lot 1, 48 Fairway drive (214.00m2)

Price: \$695,000.00 (GST Inclusive)

General Inclusions:

Freehold Section Valued at \$195,000.00

All Site Services & Connections
Building Consent Fees
Plans and Engineering Calculations
Builders Risk Insurance
Scaffolding Hire & Site Ablution
7 Year Master Build Guarantee

Foundations & Flooring:

Concrete block foundations
100mm reinforced concrete floor &
Particle Board Flooring

Exterior:

Brick & 150 Linea exterior sheathing
Insulclad Chimney
Aluminium joinery with Grey Tint Glass
Cedar entry door & Posts
Concrete block base sheathing
Colorsteel spouting with PVC downpipes
Villaboard Plastered soffit lining
Colorsteel Roof
Cedar sectional garage door with auto opener and
two remotes
Pine Decking & Steps as per plan

Interior:

Fibreglass batts wall and ceiling insulation
18mm rebated door jambs for architraves
HAG 11 Grooved paint quality doors
'Stratos' Lever door furniture
Villaboard Soffit Lining
Miles Nelson brushed aluminium door stops
Paint quality skirting/architraves
Square Stopping to all scotia's
Gib System wall & Ceiling lining
Shelving to wardrobes **Allowance \$2,000.00**
5 shelves to linen cupboard
Tiles to kitchen upstand **Allowance \$ 400.00**
Gas Fireplace **Allowance \$8,000.00**

Decorating:

Fully painted Interior & Exterior
Floor & Wall Tiling **Allowance \$5,300.00**
Exterior Tiles **Allowance \$1,100.00**
Carpets Supplied & Laid **Allowance \$7,800.00**

Kitchen & Rangehood:

(Unit Allowance \$16,000)*

Formica rolled edge bench top
Coloured Melamine cabinets
PVC edging to all units
Bow door handles
Stainless steel sink insert

Bathroom/Toilet/Laundry/Plumbing:

Aqua Gib to service room walls
Clearlite Monet bath with Shower Over
Tiled shower enclosure to Ensuite
Grohe mixer tapware
Aquatica 'Tubbie' Laundry Tub and taps
Vilroy & Boc Wall Toilet Suite
Bathroom Vanities x 3 **Allowance \$4,000.00**
Heirloom Genesis Stirrup
Heirloom Genesis toilet roll holders
Gas Hot water Califont
Copper interior piping and in line filter
Aluminium frameless mirrors x 3

Electrical 'Platinum Series' :

Waste disposal **Allowance \$ 500.00**
Wall oven **Allowance \$1,500.00**
Gas Cooktop **Allowance \$1,000.00**
Dishwasher **Allowance \$1,000.00**
Microwave **Allowance \$ 500.00**
4 x TV points
4 x telephone points
65 x Downlights
6 x exterior lights
25 x double power points
8 x single power points / 2 x RCD units
2 x heated towel rails
3 x heat/light/fan extractor fan units
Meter box, 2 phase

Ancillaries Included:

Block & Plaster Retaining Walls
Undertile heating **Allowance \$2,500.00**
Section Tidy/Landscaping **Allowance \$5,000.00**
Concrete Driveway **Allowance \$6,500.00**
Paths & patio **Allowance \$ 400.00**
Clothesline & Letterbox
Timber Trellis Top Fencing 1.8 Mtrs High