

# Homeworld Design & Build

Ph: 09 438 3779 Fax: 09 438 3778

## PUKENUI ESTATE – LOT 16

**Plan:** 'Panarama' 3 Beds, Ensuite & Double Garage 146.41m<sup>2</sup>  
**Inclusions:** Diamond Series  
**Price:** Package Price Only **\$397,000.00**  
(Includes Freehold Land 616m<sup>2</sup>, Valued at \$185,000.00)

### **General Inclusions:**

Building Consent Fees  
Plans and Engineering Calculations  
Builders Risk Insurance  
7 Year Master Build Guarantee  
\* Privilege Customer Discount Card  
Access, excavation and scaffolding  
Drainage and onsite ablation  
Power/Telecom  
Water supply

### **Foundations & Flooring:**

Concrete poured foundations  
100mm reinforced concrete floor

### **Exterior:**

Brick & Plaster exterior sheathing  
Aluminium joinery with choice of colours  
Aluminium entry door  
Coloursteel Continuous spouting with PVC downpipes  
4.5 Hardiflex soffit lining  
Colortile Toughcoat Tile roofing, Mission Trim  
Colorsteel Milano Woodgrain sectional garage door with auto opener and two remotes

### **Interior:**

Fibreglass batts wall and ceiling insulation  
18mm door jambs for architraves  
Windsor 4 Panel paint quality doors  
Legge Centra door furniture  
Miles Nelson brushed aluminium door stops  
Paint quality skirting/architraves  
55mm Gib Cove Classic Scotia  
Gib System wall & Ceiling lining  
Shelf and rail to bedroom wardrobes  
5 shelves to linen cupboard  
1 x row of 150mm tiles to kitchen upstand and to underside of rangehood  
'The Hatch' ceiling access

### **Decorating:**

Fully painted throughout

### **Kitchen & Rangehood:**

(Unit Allowance \$9,000)

### **Bathroom/Toilet/Laundry/Plumbing:**

Aqua Gib to service room walls  
Clearlite Gauguin bath  
Clearlite Millennium Luxury shower enclosures  
Methven mixer tapware  
Aquatica Laundratubbie tub with mixer  
Caroma Opal Smartflush Toilet Suites x 2  
Clearlite Monza/Renior 2 door / 3 drawer - vanities  
Heirloom Pastels towel rail  
Heirloom Pastels toilet roll holder  
160 litre mains hot water cylinder  
Copper interior piping and in line filter  
Aluminium frame mirrors  
Pre-Pipe for heatpump **Allowance \$500.00**

### **Electrical:**

Waste disposal **Allowance \$ 300.00**  
Wall oven and hobbs **Allowance \$1,400.00**  
Dishwasher **Allowance \$1,200.00**  
2 x TV points  
2 x telephone points  
35 x Downlights  
5 x exterior lights  
4 x two way switches / 1x 3 way  
20 x double power points  
4 x single power points / 2 x RCD units  
2 x heated towel rails  
2 x heat/light/fan extractor fan units  
Meter box, 2 phase  
3 x battery operated smoke alarms

### **Ancillaries:**

Excavation, Drainage & Site Ablution  
Power, Telecom & Water Supply  
Carpets **Allowance \$6,000.00**  
Floor Tiles **Allowance \$2,700.00**  
Section Tidy **Allowance \$ 500.00**  
Landscaping **Allowance \$3,000.00**  
Concrete Driveway, Patios & Paths as per plan  
Clothesline and letterbox  
Timber (Pine) Retaining Walls

### **Excluded:**

Fencing  
Blinds/Drapes