

# PLAN 175A

3 BEDROOMS, 175M<sup>2</sup>



\$230,150

\$1,315/M<sup>2</sup>



**HOUSE ONLY PRICE:** Exclusions: section, floor coverings, drainlaying. Illustrations may show features that are not included in standard plans or price. Plans copyright Homebuild Homes. Fixed price contract provided upon confirmation of section & specification.



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# homebuild

BUILDING QUALITY HOMES AT BETTER PRICES

<b>PRELIMINARY &amp; GENERAL</b>	
<b>INCLUDED</b>	10 Year Builder's Warranty, Contract All Risks Insurance, Building Consents, Final Plan Drawing
<b>NOT INCLUDED</b>	Resource Consent, Vehicle Crossing
<b>FLOOR, FOUNDATION &amp; SITEWORK</b>	
<b>INCLUDED</b>	Floor & Foundation for <b>Level Site</b> only
<b>NOT INCLUDED</b>	Drainlaying, Sitework, Stormwater, Septic & Water Tanks Fencing, Driveway, Paths, Letterbox, Clothesline, Landscaping
<b>EXTERIOR CLADDING</b>	
<b>INCLUDED *</b>	Coloursteel Tile Roof, Midland Brick – Builder's Selection, Aluminium Window Joinery Double Glazed Coloursteel Sectional Garage Door with two remotes
<b>INTERIOR</b>	
<b>INCLUDED</b>	Interior painted pastel colours, max 3 variations throughout Standard painted doors Fully Insulated House walls & ceilings
<b>NOT INCLUDED</b>	Floor Coverings, Insulation or Painted Walls in Garage
<b>KITCHEN</b>	
<b>INCLUDED</b>	Kitchen Cabinetry, Rangehood, Sink, Fisher & Paykel Stainless Steel Oven, Hob, Dishwasher
<b>NOT INCLUDED</b>	Wastemaster, Microwave (wired only)
<b>BATHROOM, ENSUITE</b>	
<b>INCLUDED</b> <b>As shown on plan</b>	Vanity Units in Bathrooms. Showers: 900mm Moulded with Safety Door & Slide Shower Control 1600mm standard Bath Mirror to Vanities Heat/Light./Expelair. Vented to Exterior Chrome Heated Towel Rail Caroma Venetia WC with Chrome toilet roll holder
<b>HEATING &amp; ELECTRICAL</b>	
<b>INCLUDED</b>	Heat Pump – size varies according to size of house 180 litre electric hot water cylinder Interior and Exterior Lights (varies per plan). Security Light. Double Hot Points. Single Hot Points for appliances (varies per plan) Shaver outlets (one per bathroom) TV Outlets and Phone Jacks (varies per plan)
<b>OTHER</b>	
<b>INCLUDED</b>	Aquatica Laundry Supertub Two Garden Hose Taps Smoke Alarms – battery operated