

LOT 141 | 16 LEMONWOOD WAY

EXPRESSIONS OF INTEREST FROM \$1,200,000

EXPECTED COMPLETION DATE: SECOND QUARTER 2022



FEATURES

- Four bedrooms
- Master bedroom with walkin wardrobe & ensuite
- Large open kitchen – dining, & living
- Garaging with internal access
- Large patio / courtyard for outdoor living (private)

Refer to the latest Woodridge Developments new homes specifications for details

CREATIVE DESIGN · CONVENIENT LOCATION · QUALITY CONSTRUCTION

MORE INFORMATION



www.woodridgehomes.nz

SALES & ENQUIRIES



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Ray White.

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SITE PLAN



FLOOR PLAN



DIMENSIONS

- Total floor area 174.8m²
- Section 1,025m²
- Flat section around home with timber retaining to lower rear bank

- Licensed Building Practitioners
- As we have been building quality homes for more than 40 years, you have our security and experience on your side.

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KITCHEN

Joinery

Doors/drawers and panels in melteca/melamine on an 18mm moisture resistant low formaldehyde MDF substrate.

Benchtops

Benchtops, 30 mm Select range Quantum Quartz engineered stone or 30 mm Select range Granite with undermounted sink. Integrity Savio/Belice 400/155.

Appliances

Fisher & Paykel Oven, Gas Hob, Rangehood, & Dishdraw. Finished in EZKleen stainless steel.

Accessories

Paini Cox swan neck kitchen mixer, wastemaster.

Splashback

Glass with Resene paint finish.

Floor Coverings

Ceramic tiles. Under tile heating to kitchen.

BATHROOMS

Showers

Clearlite. Bedroom 1 ensuite shower well Sterling 10mm glass tile safe shower.

Bath

Clearlite Matisse.

Basins

Future 750 double draw standard colour finish

Toilets

Brooklyn

Tapware

Paini Cox

Mirrors

Vista 750 Mirror standard colour finish

Floor Coverings

Ceramic tiles.

Exhaust Fans

Ceiling mounted.

HEATING & HOT WATER SYSTEM

Heating

Baxi gas boiler & Delonghi hot water radiators to living areas, hall and bedrooms.

Hot Water System

Rinnai Infinity 26 gas system.

ELECTRICAL & SECURITY

1 x Flush mounted distribution switchboard and meter cabinet complete with RCD'S and circuit breakers in garage. 22 x Double sockets. 3x Double Sockets complete with a USB charger outlet, one above the bench in the kitchen, one in the study and one in the master bedroom. 22 x Light switches with 3 x two way switching. 18 x Recessed LED down lights. 12 x Surface mounted batten holders. 4 x Surface mounted batten holders in garage. 5 x Exterior bulkhead lights. 2 x Exterior twin LED sensor light. 3 x Telephone/data outlets. 3 x TV outlets, one being the main TV connection which includes 2 coaxial cables to exterior for satellite and UHF, TV connections and a mirror image to the remaining TV outlets. 2 x heated towel rail outlets only. 1 x exterior switch for Rinnai water heater. 2 x 150mm Inline exhaust fans ducted to exterior through soffit. Electrical connections to a single wall oven. Single outlets for gas hob, fridge, rangehood, waste disposal, dishwasher, microwave and garage door. Attic light switch and light inside manhole. Supply and install range-hood ducting and grill. Supply and install trade seals on the framing wrap for all penetrations. Supply and install a fiber ready communications board in the garage where all data cables and TV cables will run back to. Supply and install data outlets with one triple outlet for the wireless router.

Security System:

Arrowhead Elite ESL Series Security system complete with control panel, key pad, internal and external siren, 4 PIR detectors, 2 smoke detectors, panic switch in master bedroom and two key ring remotes. This system runs over the fibre network and is able to be controlled via a smart phone.

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INTERIOR

Insulation

R2.6 Pink Batts to external walls and R3.6 Pink Batts to ceilings.

Linings

Plaster board throughout with Aquaboard to bathrooms.

Trim

60mm bevelled architraves with square stop trim to ceilings.

Doors

Flush interior doors with lever style hardware.

Shelving

Wardrobe World shelf and rod starter systems to wardrobes and linen cupboards.

Floor Coverings

Carpets to all living and bedroom area's. Ceramic tiles to entry, kitchen and bathrooms.

Laundry Tub

Aquatica LaundraMax2 tub and cabinet.

EXTERIOR

Roofing

Colorsteel.

Spouting

Colorsteel spouting and downpipes.

Cladding

Painted verticle oblique weatherboards, stained verticle pine.

Joinery

Double glazed domestic series aluminium joinery with clear glass. Single glazing to garage.

Entry Door

Aluminium entrance door with lever door lock.

Garage Door

Coloured sectional door with automatic opener.

LANDSCAPING

Driveway

Exposed aggregate or coloured imprinted concrete including patios and paths.

Lawn

Hydro mulched lawn to all flat areas.

COLOUR SELECTION AVAILABLE

Interior wall colours, floor tiles and carpet colours

All colour and product selections are from Woodridge Developements' current range and are subject to change. Specific specifications for these properties are confirmed at the building proposal stage.



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LEGEND

- NEW HOMES AVAILABLE
- OPEN HOME
- UNDER OFFER
- SOLD
- RECREATIONAL RESERVE
- FUTURE MEDIUM DENSITY HOUSING
- FUTURE HOME DEVELOPMENT
- WOODRIDGE OFFICE

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