



GRASS DIGITALLY ENHANCED



FEATURES

- Four bedrooms
- Master bedroom with ensuite
- Large open kitchen – dining & living
- Separate lounge – sitting
- Garaging with internal access
- Large patio / courtyard for outdoor living

Refer to the latest Woodridge Developments new homes specifications for details

CREATIVE DESIGN · CONVENIENT LOCATION · QUALITY CONSTRUCTION

MORE INFORMATION



www.woodridgehomes.nz

SALES & ENQUIRIES



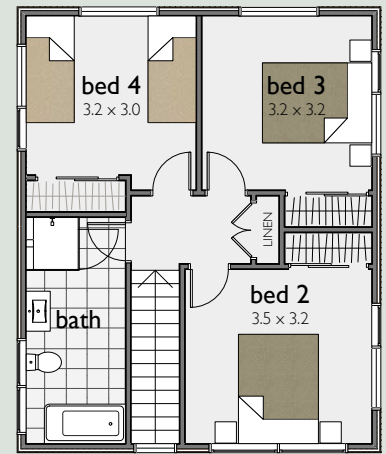
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UPPER LEVEL



LOWER LEVEL



SITE PLAN

DIMENSIONS

- Ground floor area 136m²
- First floor area 57m²
- Total floor area 193m²
- 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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SITE WORKS

Foundation

specific designed and engineered Raft slab system- with slab edge insulation

Services

All underground services for power, gas, water, sewer & stormwater, connected to mains. Approved chorus ducting for phone & internet connection

Driveway & Patios

Exposed aggregate.

Lawn

Sprayed hydro mulched OR Seeded lawn to all flat area's (All maintenance by owner from possession).

Clothesline

Folding Frame.

Fencing

As viewed - timber paling side & rear fences with aluminum gates to each side

EXTERIOR

Roofing

Corrugate Colorsteel roofing

Spouting & Downpipes

Colorsteel spouting and downpipes

Exterior Clad

Vertical Painted Thermally treated pine weatherboards

Window Joinery

First New Metro Thermal Heart includes Solux-E Glass

Entry Door

First Aluminium Axis Panel door

Garage Door

Colored Sectional Door with auto-opener & remote control

INTERIOR

Insulation Rating

R2.8 wall & R6.0 ceiling (Note - this home meets current improved insulation standards)

Linings

Plaster Board throughout with Aquaboard to bathrooms. Villaboard behind tiled shower walls. All Plaster board areas plastered to level 4 and painted to a high quality finish.

Stair Handrail

Colour matched aluminum grab rail.

Trim

Skirting and doors finished with 60mm bevelled architrave. Square stop ceiling trim.

Doors

V Groove Flush hung doors with lever style hardware. Privacy locks to bathrooms & deadlock to house garage door

Shelving Systems

By Stash Wardrobe systems

Floor Coverings

Carpet to all living & bedroom area's. Ceramic tiling to entry, kitchen & bathroom area's. Garage Carpet & vinyl planking to laundry

Laundry

Custom cabinetry with single s/steel bowl, faucet tap & washing machine connections. Engineered stone top.

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KITCHEN

MasterCraft Kitchen by Your Kitchen Ltd - with 10 year transferable Mastercraft Guarantee soft close drawers & hinges. Moisture resistant low formaldehyde MDF substrate. 30mm Engineered Stone Bench tops. Cabinetry to 2400mm high.

Appliances

Fisher & Paykel - s/steel under bench oven, gas hob, rangehood & dishwasher. Models: OB60SC6CEX3 Oven, HC90DCXB4 Rangehood, CG905NGX1 Gas hob, DD60D4NX9 DishDrawer. Water Feed Connection in Fridge Space

Tapware

Paini Nove Sink Mixer. Glass Splashback

Floor Coverings

Ceramic tiles with electric undertile heating

BATHROOMS

Showers

Athena SlateForma shower trays with ceramic tiled walls & Cardo Door system

Bath

Varo 1520 freestanding

Vanities

Nikau 750 Double drawer to main & ensuite. Niaku 400 to Separate WC

Toilets

Levivi Marbella dual flush back to wall toilet suite

Tapware

Paini Nove range including basin and shower mixers, bath/shower diverter. Slide shower systems

Mirrors

Frameless to main & ensuite vanities.

Floor Coverings

Ceramic tiles.

Extraction Fans

150mm inline extraction fans.

HEATING & HOT WATER SYSTEM

Radiator System

Baxi Gas Boiler & Delonghi hot water radiators to living areas, hall and bedrooms

Hot Water System

Rinnai Infinity 26 litre gas continuous hot water system with two controllers

ELECTRICAL - AS INSTALLED

Flush mounted distribution switchboard & meter cabinet complete with CD'S and circuit breakers in garage. Fibre Ready Communications board with central connection for all data & tv. Single & Double sockets, including 3 with USB charger outlets. Recessed LED lights with switches including 3 x two way switching to main living. Batten holders with switches to bedrooms. Surface mounted LED strip lights to garage. Exterior LED bulkhead lights & twin sensor lights. Telephone/data and TV outlets. 600mm heated towel rails to main bath & ensuite

Security System

Arrowhead Elite ESL Series Security system, 3 built in smoke detectors, panic switch to master bed. Operates over fibre network & can be controlled via a smartphone

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