

LOT 145 | 24 LEMONWOOD WAY

**SOLD**



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](http://www.woodridgehomes.nz)

## SALES & ENQUIRIES



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**Ray White.**

Licensed under REAA Act 2008

**SOLD**

**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 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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