

BEO \$1,125,000

LOT 114

# 7 COTTONWOOD LANE



Steve Platt

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**Ray White**

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

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**FEATURES**

-  3
-  2
-  1

- Three bedrooms
- Master bedroom with ensuite
- Open kitchen – dining & living
- Deck off living
- Garaging with internal access
- Patio / courtyard for outdoor living

**DIMENSIONS & TOPOGRAPHY**

-  143m<sup>2</sup>
-  484m<sup>2</sup>

- Ground floor area 37m<sup>2</sup>
- First floor area 106m<sup>2</sup>
- Total floor area 143m<sup>2</sup>
- Section size 484m<sup>2</sup> (approx)
- Flat rear section with timber paling side & rear fences



**CREATIVE DESIGN**  
**CONVENIENT LOCATION**  
**QUALITY CONSTRUCTION**

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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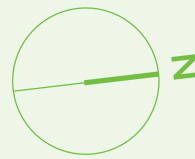
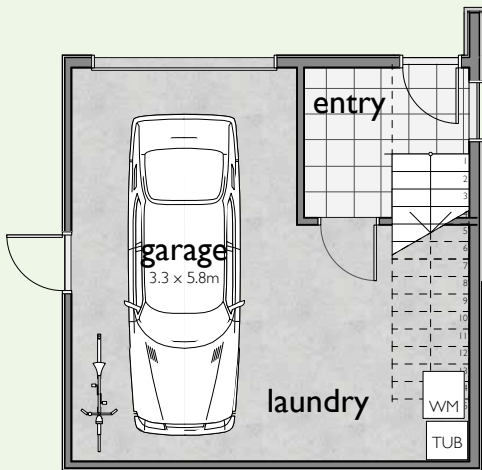
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UPPER LEVEL

LOWER LEVEL

SITE PLAN



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**SITE WORKS**

**Foundation**

Specific designed and engineered Raft slab system .

**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 .

**EXTERIOR**

**Roofing**

Profiled Colorsteel roofing.

**Spouting & Downpipes**

Colorsteel spouting and downpipes.

**Exterior Clad**

Resene Integra Lightweight Concrete Façade & Axon panel.

**Window Joinery**

First New Metro Thermal Heart includes Solux-E Glass.

**Garage Door**

Coloured Sectional Door with auto-opener & remote control.

**INTERIOR**

**Insulation Rating**

Pink Batts - R2.8 & R4.3 wall & R5.0 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**

Custom cabinetry & shelving - 18mm MDF with hang rails (as viewed).

**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. High pressure Laminate bench 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 / pantry contains Space Tower Drawer System / Wall units with F & P HP90ICSX4 powerpak (extractor) over gas hob.

**Appliances**

Bosch - s/steel under bench oven, gas hob & dishwasher. Models: BSH SERIES 4 60CM PYRO B/I OVEN SKU: HBA574BS0A, BSH 75CM GAS C/TOP SKU:PCS7A5B90A, BSH SERIES 4 S/S 14PL B/UNDER D/WASHER SKU:SMU4HVS01A. 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.

**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 RCD'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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