

\$1,396,000

AVAILABLE 4TH QUARTER 2025

ARTIST IMPRESSION ONLY

LOT 127

16 COTTONWOOD LANE



Steve Platt

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Ray White

www.woodridgehomes.nz

Licensed under REAA Act 2008



ARTIST IMPRESSION ONLY





FEATURES

	4
	2
	2

- Four bedrooms plus study nook
- Master bedroom with ensuite
- Open kitchen – dining and sitting areas
- Patio off living
- Internal access double garage
- Patio / courtyard for outdoor living

HOUSE & SECTION SIZES

	186.4m ²
	902m ²

- Floor area 186.4m²• Section size 902m²
- Timber paling side fences. Aluminium side gate & fence panel



**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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FLOOR PLAN
SITE PLAN



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SITE WORKS

Foundation

Specific designed and engineered Raft slab system - insulated.

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

Timber paling side & rear fences. Aluminium side gate & fence panel.

EXTERIOR

Roofing

Profiled Colorsteel roofing.

Spouting & Downpipes

Colorsteel spouting and downpipes.

Exterior Clad

Scyon Linea weatherboard corrugate wall cladding.

Window Joinery

First New Metro Thermal Heart includes Solux-E Glass (Thermally broken aluminium joinery).

Garage Door

Insulated coloured sectional door with auto-opener & remote control.

INTERIOR

Insulation Rating

Pink Batts - R2.8 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.

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.

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.

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

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, BSH SERIES 4 90CM S/S BOX RANGE HOOD SKU:DWB97DM50A. Water feed Connection in fridge space.

Tapware

Bex pull down sink mixer 01 A/P chrome

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 Wall Ultra Gloss White/Colour.

Toilets

Levivi Marbella dual flush back to wall toilet suite.

Tapware

Paini Nove range including basin and shower mixers. 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

A flush mounted combined Meter-board and Distribution Switchboard complete with a main switch, RCD's and circuit breakers installed in the garage. A Communications Home Network Switchboard installed in the garage complete with a power supply, 8 port Cat 6 data switch, and TV signal splitter. All Cat 6 Data and TV coaxial cabling will be run back to this switchboard. This panel is fibre ready. Internal fibre cable from the Communications Switchboard to the demarcation point for the connection to the incoming street fibre cable. 22 x Double sockets, 3 x Double sockets complete with a USB charger outlet. 6 x Single sockets in the kitchen for the fridge, range hood, gas HOB's, dishwasher, waste disposal unit and microwave. 1 x Single socket in the garage for the garage door opener. An isolating switch and power supply for the under bench single oven. Wiring for a future Electric hob in the kitchen. Power supply and draw wires for the under tile heating in the kitchen. An exterior switch for the gas infinity water heater unit. A permanent outlet and power supply in the garage for the Radiator. Boiler Unit complete with control cables to a wall mounted thermostat. 2 x Permanent outlet units, one in the bathroom and one in the en-suite complete with a 7 bar heated towel ladder. 22 x Light switches complete with two way switching for the stairs, living areas, and hall. 20 x LED recessed downlights. 4 x Battern holders, one each for the bedrooms and one for the walk-in wardrobe. 3

x Surface mounted LED strip lights for the garage and laundry area. 3 x Exterior LED bulkhead lights. 2 x LED twin sensor lights, one at the rear and one on the front of the house. An attic light and switch inside the manhole. A 150mm Inline Mixed Flow exhaust fan ducted to the exterior through the soffit for the bathroom. A 150mm Inline Mixed Flow exhaust fan ducted to the exterior through

the soffit for the en-suite. Supply and install range hood ducting and exterior exhaust grill in the soffit. 3 x Backdraft shutters, one installed on each exhaust vent. 3 x Cat 6 single Data outlets, and one triple Data outlet for the router. 3 x TV outlets complete with two coaxial cables run to the exterior of the house for a future satellite and a UHF aerial. EV car charger switch below the switchboard in the garage. Supply and install trade seals on the framing wrap for all exterior wall penetrations.

Security System

Arrowhead Elite ESL Series Security system complete with a LCD keypad, indoor and exterior siren, 5 x smoke detectors, 3 x PIR detectors and 2 x keyring remotes. A Cat6 data cable run between the alarm panel and data switch, plus the connection of the garage door to the alarm keyring remotes. This system runs over the fibre network and is able to be controlled via a smartphone.



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