

\$1,378,000

AVAILABLE 4TH QUARTER 2025

ARTIST IMPRESSION ONLY

LOT 128

14 COTTONWOOD LANE



Steve Platt

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**Ray White**

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

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ARTIST IMPRESSION ONLY





**FEATURES**

-  4
-  2
-  2

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

**HOUSE & SECTION SIZES**

-  188m<sup>2</sup>
-  754m<sup>2</sup>

- Floor area 188m<sup>2</sup>
- Section size 754m<sup>2</sup>
- 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**

Stained weatherboard & Austral Bricks.

**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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