

\$1,050,000

LOT 8

# 31 COTTONWOOD LANE



ARTIST IMPRESSION ONLY



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

Steve Platt

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**Ray White**

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**FEATURES**

-  4
-  2.5
-  1

- Four bedrooms with potential to be five bedrooms
- 2.5 bathrooms
- Open kitchen, dining & living
- Balcony facing towards street
- Garaging with internal access
- Patio / courtyard for outdoor living

**HOUSE & SECTION SIZES**

 202.1m<sup>2</sup>

 270m<sup>2</sup>  
*(subject to final survey)*

- Ground floor area 62.5m<sup>2</sup>
- First floor area 65.8m<sup>2</sup>
- Second floor area 73.8m<sup>2</sup>
- Total floor area 202.1m<sup>2</sup>
- Section size 270m<sup>2</sup>  
*(subject to final survey)*
- Secure flat rear section



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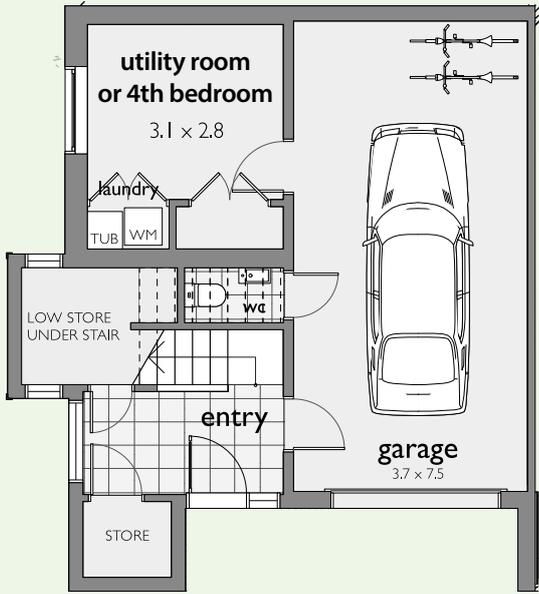
**CREATIVE DESIGN**  
**CONVENIENT LOCATION**  
**QUALITY CONSTRUCTION**

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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GROUND FLOOR	FIRST FLOOR
SECOND FLOOR	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 lawn to all flat area's (maintenance by owner from possession).

**Clothesline**

Folding Frame.

**Fencing**

Timber paling to rear outdoor living area.

**EXTERIOR**

**Roofing**

Profiled Colorsteel roofing.

**Spouting & Downpipes**

Colorsteel spouting and downpipes.

**Exterior Clad**

Abodo Thermally treated vertical stained weatherboard & painted Durasheet fibre cement. Bricks to lower level facing road.

**Window Joinery**

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

**Garage Door**

Coloured Sectional Door, insulated with auto-opener & remote control.

**INTERIOR**

**Insulation Rating**

Pink Batts - R2.6 wall & R3.6 ceiling.

**Linings**

Plaster Board throughout with Aquaboard to bathrooms. 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**

Ventilated White shelves.

**Floor Coverings**

Carpet to all living & bedroom area's. Robert Malcolm vinyl planks to entry, kitchen & bathroom area's. Garage carpet with vinyl planking to laundry.

**Laundry**

Aquatica laundry tub 460mm wide.

**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 Blum space tower 5 drawer system.

**Appliances**

Bosch - s/steel under bench oven, gas hob & dishwasher. BSH SERIES 4 60CM PYRO B/I OVEN SKU: HBA574BS0A, BSH 60CM GAS C/TOP SKU:PBH6B5B90A, 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. Glass splashback.

**Floor Coverings**

Robert Malcolm vinyl planks.



**BATHROOMS**

**Showers**

Athena SlateForma shower trays with acrylic wall liners and Cardo door system.

**Bath**

Varo 1520 with shower over.

**Vanities**

Nikau 750 double draws and Nikau 400 wall vanity to separate toilet. Gloss white.

**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**

Robert Malcolm vinyl planks.

**Extraction Fans**

150mm inline extraction fans.

**HEATING & HOT WATER SYSTEM**

**Radiator System**

Delonghi hot water radiators to living area & utility room.

**Hot Water System**

Baxi 40GA Combi gas boiler.

**ELECTRICAL**

A flush mounted combined Meter-board and Distribution Switchboard in the garage.

A Communications Home Network Switchboard installed in the garage, 8 port Cat 6 data switch, and TV signal splitter. All Cat 6 Data and TV coaxial cabling. Fibre ready with internal fibre cable from the Communications Switchboard to demarcation point for connection to incoming street fibre cable.

29 x Double sockets. 3 x Double sockets come 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. Power supply for the Radiator Boiler Unit complete with control cables. 2 x Permanent outlet units and 7 bar heated towel ladder. 31 x Light switches complete with two way switching for the stairs, landing, and garage. 47 x LED recessed downlights. 2 x surface mounted LED strip lights for the garage.

1 x surface mounted LED strip light in the laundry cupboard. 3 x exterior LED down lights, one in the entrance soffit and two in the front living room deck soffit. 2 x exterior LED down lights in the rear living room soffit. 1 x LED twin sensor light at

the rear of the townhouse. 1 x light switch and LED light in the store room and one in the store room under the stairs. 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. 2 x 150mm Ceiling mounted exhaust fans ducted to the exterior for the laundry cupboard and downstairs toilet. Wiring for a future electric HOB in the kitchen. Dedicated power supply for the gas water boiler. EV car charger switch beside the switchboard in the garage. 5 x back draft shutters installed on each exhaust vent. 4 x Cat 6 single Data outlets, and one double data outlet for the router in the upstairs linen cupboard. 3 x TV outlets complete with two coaxial cables run to the exterior of the house for a future satellite and a UHF aerial. Supply and install trade seals on the framing wrap for all penetrations.

**Security System**

Arrowhead Elite ESL Series Security system complete with control panel, LCD keypad, internal and external siren, 5 PIR detectors, 8 smoke detectors, wiring link to the garage door and two keyring remotes. This system operates over the fibre network and can be controlled via a smartphone.



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