

LOT 29

MAYMORN FARM

KIWIHOMES
DEVELOPMENTS

INFORMATION BOOKLET



WELCOME TO LOT 29, MAYMORN FARM

CUSTOM DESIGNED BUILT HOMES
HOUSE AND LAND PACKAGE

A unique opportunity to build the home of your dreams in a location that blends a touch of rural serenity with the convenience of city living.

As Wellington Region's in-demand rural, residential development, Maymorn Farm offers a mixture of flat, fully fenced sites through to elevated building platforms commanding unique valley views.





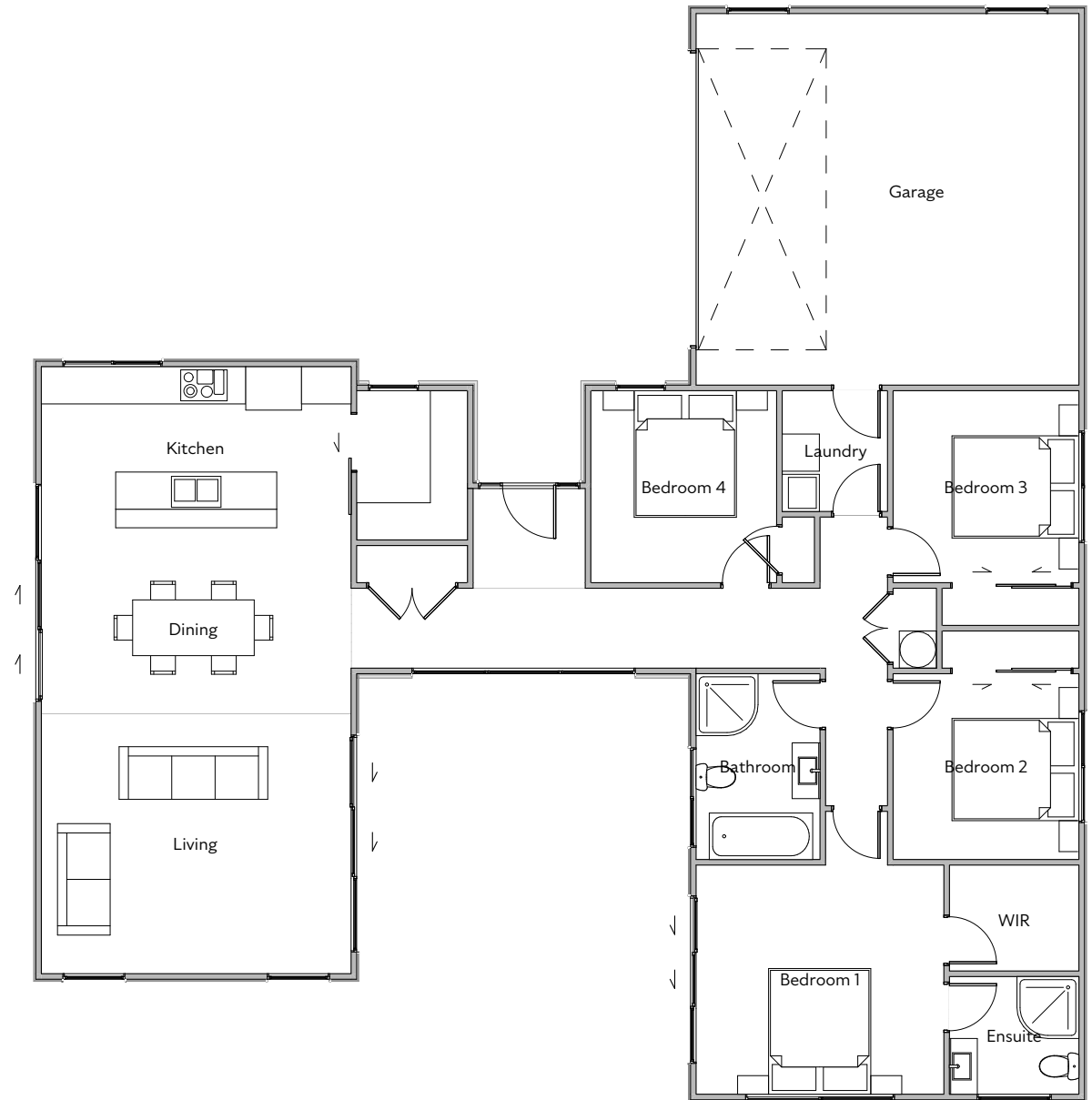




FLOOR PLAN

LOT 29

- 4 Bedrooms
- 2 Bathrooms
- 1 Living Room
- Double Garage
- House: 186 sqm
- Land: 1007 sqm



SPECIFICATIONS

EXTERIOR

PRELIMINARY & GENERAL

- Contract Works insurance up to \$1,000,000 excluding GST
- Public Liability insurance \$2,000,000.00
- Plans, specifications and engineering
- Cleaning of house on completion
- Rubbish removal during and on completion

PERMIT DRAWINGS

- Permitted working drawings (Build Consent)

EXCAVATION

- To scrape building platform and excavate foundations in preparation for slab

FOUNDATIONS

- Rib-raft concrete slabs from rapid slabs – 20 mpa concrete slab on ground throughout (based on a flat site and solid founding within 600mm of surface)

TIMBER FRAMING

- Exterior frames and trusses 90x45 H1.2 treated pre-cut

ROOF CLADDING

- 'Ebony' long-run corrugated iron, 0.4g thick

ROOF SECTION

- Timber pre-nailed truss section roof

FASCIA

- 'Ebony' Metal Fascia

SOFFIT LININGS

- 'Sea fog' James Hardy 4.5mm hardy flex with PVC jointers

SPOUTING/DOWNPIPES

- 'Ebony' Colorsteel quarter round spouting and 'black' PVC down pipes

EXTERIOR CLADDING

- James Hardie vertical stria in 'Double Sea Fog' ▶
- 'Cliff Stone Tekapo' Schist ▶

CEILING BATTENS

- Steel ceiling battens

WINDOW JOINERY

- Double glazed windows from Westview Aluminium in Upper Hutt
- Joinery colour: 'Ebony'
- Hardware colour: 'Urbo'

ENTRY DOOR

- Iron pull handle large (930) plasma doors from Westview
- Colour: 'Ebony'

GARAGE DOOR

- Flat Woodgrain Windsor sectional door with auto opener and two remotes selected from the steel door range.
- Reveals: 60mm 'Ebony' facing, painted
- Colour: 'Ebony'

DRIVEWAY

- Exposed concrete to driveway patio and path to house

FENCING

- Post and rail fence as per plan

LANDSCAPING

- Top-soil and landscaping as per plan

LETTERBOX

- Provide and install letterbox



Exterior cladding: James Hardie Vertical Stria in 'Double Sea Fog'



Exterior cladding: 'Cliff Stone Tekapo' Schist

SPECIFICATIONS

INTERIOR

INTERIOR PAINTING

- Level 4 finish for gypsum linings unless specified otherwise
- Flat or low sheen paints used for this level
- All joints and interior angles to have tape embedded in jointing compound and a minimum of two separate coats of jointing compound applied over all joints, angles, fastener heads and accessories.
- All jointing compound finished evenly and free of tool marks and ridges in preparation for decoration
- In critical lighting conditions, surface imperfections may still be apparent in a Level 4 surface finish.
- Where gloss, semi-gloss or deep tone paints are used, surface imperfections will be more evident.
- Ceiling, window reveals/frames, door frames and skirtings and walls (expand if different throughout) are painted 'Sea Fog'
- Interior doors are painted 'Half Merino'

INSULATION

- R 2.6 Fibreglass batts to walls of house (including garage)
- R 3.2 Fibreglass batts to ceilings

INTERNAL LININGS

- Walls and ceilings lined in Gibraltar Board, fixed in accordance with the manufacturer's instructions.
- Walls 10mm gib, ceilings to be 13mm gib and fixed to trusses or ceiling joists at 600mm centres.
- GIB Aqualine on bathroom walls and ceilings.

PLASTERING

- All Gib plastered to a level 4 paint finish
- Timber Scotia 40 x 20 to cupboards and robe

SCOTIA

- Square stopped ceilings including master wardrobe

SKIRTINGS / ARCHITRAVES

- 60 x 12 single bevel skirting
- Rad Pine 60 x 10 skirting in laundry, bathrooms and garage
- Architraves on all joinery (no slimline)

INTERNAL DOORS

- MDF hollow core grooved doors from Houltz, with pine jambs finished with architraves.
- Profile: Plain
- Colour: 'Double Sea Fog'

DOOR HARDWARE

- Windsor Phoenix Galaxy door handles in 'Brushed Nickel' ▶
- Cavity slider – 5327
- Wardrobe slider – 5318

SHELVING

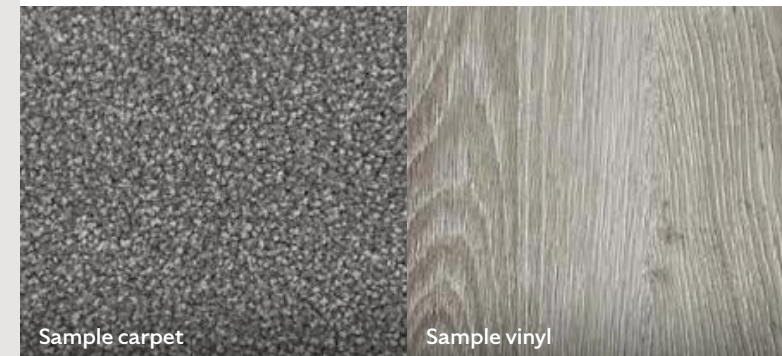
- Master wardrobe supplied and installed by Stash as per plan: '**EasyFit**' **Wall hung organiser** in 'Stash White' laminate on PVC-edged 18mm mdf board with aluminium hanging rail ▶
- All **other wardrobes** are to have a wire shelf with a metal hanging rail.
- Linen cupboard (one nominated cupboard) to have four wire shelves.

FLOOR COVERINGS

- Mid-range Carpet and Vinyl from Flooring Xtra, Upper Hutt
- Plank: Polaris 1500 'Stoney Blackbutt'
- Carpet: Dream Shadows 'Shale'



Door handles: Windsor Phoenix Galaxy in 'Brushed Nickel'



SPECIFICATIONS

KITCHEN

- Soft 'Black' cabinetry
- Dekton 'Aeris' bench top
- 'Brass' handles
- Nolita 'Nero' tiled splash back below the window
- Storm Gooseneck sink mixer – Cs Brushed Brass

KITCHEN APPLIANCES

- **Ariston** 70cm undermount rangehood ▶
- 900m3/H Baffle Filters Led 4 speed induction control
- **Fisher & Paykel** 60cm 4 zone induction cooktop ▶
- **Fisher & Paykel** Pyro 13 function 60cm oven ▶
- **Fisher & Paykel** Black' recessed tall dishwasher ▶
- **Fisher & Paykel** waste disposal (3/4 horsepower air switch double baffled) ▶



Ariston 70cm undermount rangehood



Waste disposal



Fisher & Paykel 60cm 4 zone induction cooktop



Fisher & Paykel recessed tall dishwasher



Fisher & Paykel Pyro 13 function oven



Example only

SPECIFICATIONS

BATHROOMS

MAIN

- Valencia Elite square pivot shower 1000x1000mm with 'Black' frame ▶
- Tondo 1700 left corner back to wall bath ▶
- 'Brushed Nickel' Storm Ultra shower mixer ▶
- 'Brushed Stainless' Voda Storm wall mounted bath mixer
- 'Brushed Nickel' Storm double head shower ▶
- 'Brushed Stainless' Voda Storm basin mixer ▶
- 'Matt Black' 900 Oxley wall hung vanity (2 drawer) ▶
- 'Matte White' Via basin
- 'Brushed Nickel' Evoke clicker basin waste with overflow
- 'Brushed Nickel' Evoke overflow cover for via basin
- 1000 x 900mm polished edge mirror ▶
- 'Brushed Nickel' cubic toilet roll holder
- 'Brushed Nickel' Newtech 7 Bar heater 800 x 6 ▶
- Uno back to wall toilet suite
- 'Brushed Nickel' Flush Button
- 'Brushed Nickel' tapware

ENSUITE

- 'Black' Valencia elite square corner shower 1000 x 1000mm
- Storm Ultra shower mixer
- 'Brushed Nickel' Storm double head shower
- 'Brushed Stainless' Voda storm basin mixer
- 'Matt Black' 900 Oxley wall hung vanity (2 Drawer)
- 'Matte White' Via basin 'Brushed Nickel' Evoke clicker basin waste with overflow
- 'Brushed Nickel' Evoke overflow cover for Via basin
- Polished Edge Mirror 1000 x 900mm
- 'Brushed Nickel' cubic toilet roll holder
- 'Brushed Nickel' Newtech 7 bar heater 800x6
- 'Brushed Nickel' flush button
- Uno back to wall toilet suite



Vanity and mirror only



Freestanding bath only



Shower



Bar heater, double-head shower, basin mixer, mixer

SPECIFICATIONS

ELECTRICAL

- Completely prewired and fitted off as per electrical plan, including internal fuse board and external meter box, internal recessed data board with power outlet.
- Client to walk through and confirm placement pre-wiring. See Electrical plan, allowance for 3 pendant lights over Kitchen island, light over bathroom mirrors \$100 each from Lighting Plus

HOT WATER

- Gas Rinnai System 26L with gas bottles

HEATING/COOLING

- **Mitsubishi Electric** PEAD M140 16 kw ducted heat pump with wifi control ▶

OTHER

SERVICES

- Water Mains, sewerage and stormwater connected to existing mains at edge of boundary, within 20m of building.
- Telecommunications connection to be arranged by owner directly with provider
- Free Gas connection to be supplied by Gas Hub (if available) otherwise to be provided by bottles onsite.

PLUMBING

- 2 exterior taps
- All pipes work and fit off to exterior footprint of house and allowing for mains pressure feeds.

INSURANCE

- The Building Act 2004 section 362, covers the quality that the building work must meet, under Section 393 of The Building Act states there is a 10 year guarantee for building work.

EXCLUSIONS

- Drapes and blinds



Mitsubishi Electric ducted heat pump with wifi control



DEVELOPING AND SELLING OUTSTANDING RESIDENTIAL PROPERTIES THROUGHOUT THE WELLINGTON REGION.

WHY CHOOSE US

We pride ourselves on quality design and affordability. A Kiwi Home has a strong sense of style that stands out from the pack.

Our customers are eager to share positive Kiwi Homes stories because we provide a truly great experience from day one. Many of our contractors have recommended Kiwi Homes to their friends and family, proving that reputation is everything.

We're a dedicated, professionally-trained team and we love to make great homes happen!

Since 2014 Kiwi Homes has had an excellent reputation in the Wellington region as a highly valued and respected team that builds great homes. Meet the team that will look after you and your home every step of the way.

Buying a new home can seem daunting and difficult, but it doesn't have to be! Kiwi Homes takes the hassle out of the process.

We work with you to make the experience of buying your dream home a positive and memorable one for your family.

WE PROVIDE

- **Fixed-price contracts**
- **Pre-agreed construction timeframe**
- **Industry-leading contractors**
- **Comprehensive spec list with no surprises**



GET IN TOUCH TODAY

sales@kiwihomes.nz • kiwihomes.nz

KIWIHOMES
DEVELOPMENTS