

# LOT 9

## MAYMORN FARM

**KIWI**HOMES  
DEVELOPMENTS

INFORMATION BOOKLET



# WELCOME TO LOT 9, 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 9

- 4 Bedrooms
- 2 Bathrooms
- 2 Living Rooms
- Double Garage
- Separate Toilet
- House: 254 sqm
- Land: 2175 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

- 'Black white' 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 'Bokara Grey' ▶
- Vulcan Abode in 'White finish' ▶

### CEILING BATTENS

- Steel ceiling battens

### WINDOW JOINERY

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

### ENTRY DOOR

- Duo large (900) plasma doors from Westview in 'Matt appliance white'

### GARAGE DOOR

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

### 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 'Bokara Grey'



Exterior cladding: Vulcan Abode in 'White finish'



# 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 and barn door are painted 'Triple Sea Fog'
- Fireplace feature walls are painted 'Olive Green'
- Bathroom feature wall are painted 'Paddock'

### 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 doors from Hoult's, with pine jambs finished with architraves, Profile: Plain, Colour: 'Double Sea Fog'
- Barn 2 style scullary barn door at 860mm x 1980mm with paint quality pine finish. Colour: 'Triple Sea Fog'
- Track: Classic Antique Black

### DOOR HARDWARE

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

### FLOOR COVERINGS

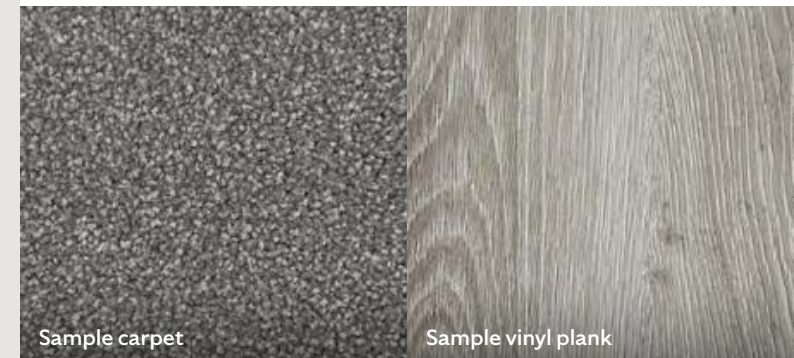
- Godfrey Hirst Golden Bay Carpet (55 Ounce 100% Solution Dyed Nylon Carpet Over New Sleepyhead 11mm 130 Kg Underlay Foam) installed in all bedrooms, wardrobes, lounge ▶
- Polyflor Miplank 5.0 Mm Luxury Vinyl Planks to kitchen, pantry, bathrooms and entry areas ▶

### 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.



Door handles: Windsor Phoenix Galaxy in 'Brushed Nickel'



Sample carpet

Sample vinyl plank



'EasyFit' wardrobe in master

# SPECIFICATIONS

## KITCHEN

- Ultraglaze 'Neo Glacier' cabinetry
- Prime Melamine 'French Oak' back of island bench with a wilderness finish
- Prime panels stone 'Statuario Venato' bench top with leather finish ▶
- 'French Oak' handles with the rest push to open
- Ergo bevelled 'White Matt' tiled splash back below the window
- Storm Gooseneck Sink Mixer 'CS Brushed Brass'
- Feature wall to be clad in Prime panels – Adorn Wall Panels

## APPLIANCES

- **Fisher & Paykel** 83cm induction downdraft cooktop ▶
- **Fisher & Paykel** 60cm Pyro Oven 11 functions, black finish ▶
- **Fisher & Paykel** recessed tall dishwasher, black finish ▶
- **Fisher & Paykel** waste disposal (3/4 horsepower air switch double baffled) ▶



Fisher & Paykel 83cm induction downdraft cooktop



Fisher & Paykel 60cm Pyro oven in 'Black'



Waste disposal

Fisher & Paykel recessed tall dishwasher



Prime panels stone 'Statuario Venato' bench top

# SPECIFICATIONS

## BATHROOMS

### MAIN

- Pure 1700 freestanding back to wall bath ▶
- Soft 1200, 2 drawers 'French Oak' vanity ▶
- Ambience back-lit LED Arch mirror with demister ▶
- Satin Elite square corner pivot shower 1m x 1m
- 'Brushed Nickel' Newtech Evoke clicker waste
- Uno BTW Toilet Suite
- 'Brushed Nickel' flush button
- 'Brushed Stainless' Voda Storm basin mixer
- 'Brushed Nickel' Storm double head shower ▶
- Brushed Voda Storm Ultra shower mixer ▶
- 'Brushed Stainless' Voda Storm wall mounted basin mixer ▶
- 'Brushed Nickel' Newtech 7 Bar heater 800x6 ▶
- 'Brushed Nickel' cubic toilet roll holder

### ENSUITE

- Premier Shower 'Alcove Silva'
- Uno BTW Toilet Suite
- 'Brushed Nickel' flush button
- Ambience back-lit LED mirror with demister – Arch
- Soft 1200, 2 Drawers 'French Oak' vanity
- 'Brushed Nickel' Newtech Evoke clicker waste
- 'Brushed Stainless' Voda Storm basin mixer
- 'Brushed Stainless' Voda Storm Ultra shower mixer
- 'Brushed Nickel' storm double head shower
- 'Brushed Nickel' Newtech 7 Bar heater 800x6
- 'Brushed Nickel' cubic toilet roll holder

### WC

- Soft 1200, 2 drawers 'French Oak' vanity
- 'Brushed Nickel' cubic toilet roll holder
- Uno BTW toilet suit
- Ambience back-lit LED mirror with demister – Arch
- 'Brushed Nickel' flush button
- 'Brushed stainless' Voda Storm basin mixer
- 'Brushed Nickel' cubic toilet roll holder



Arch mirror only



Freestanding bath only



Vanity only



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 ▶

## FIREPLACE

- **Rinnai** Linear 1000-D double sided natural gas fire ▶
- Fireplace surround to be clad in Prime panels – Adorn Wall panels in 'Olive Green' with Adorno Wave 40 finish

## 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



Rinnai double sided gas fire



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**

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