

189m<sup>2</sup> | 4 bdrm

# House & Land Package \$865,000

## Lot 351, Stage 2 - Bellgrove







House and land package available in stage 2 of Bellgrove. The house layout features the perfect balance between functionality, space and usability, the staggered living areas makes the most of the open plan design.

Master suite is the perfect retreat with an ample wardrobe space and ensuite. Separate toilet is convenient for all. Large breakfast bar and lounge keeps everyone close to the action while offering space.

### House and Land Package Inclusions:


- Driveway & vehicle crossing
- Patio
- Clothesline
- Letterbox



189m <sup>2</sup>	Bedrooms	Bathroom	Ensuite	Living	Garage
					

All pictures and colours shown here are examples only.

### Milestone Homes Canterbury

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# Milestone Homes Canterbury - Standard Specifications

## Guarantee

- 10 Year Master Build Guarantee
- 365 Day Remedial Defects Policy
- Building Consent, BRANZ & DBH Levies

## Excavations

- Excavation and hardfill for floor preparation
- Firth Rib-Raft floor system
- Drainage and service connections

## Framing

- Radiata KD H2 90mmx45mm stress graded timber
- 2400mm stud height
- Studs generally at 600mm centres
- All framing to building code

## Exterior

- Colorsteel Longrun
- Colorsteel Fascia, Guttering and Downpipes
- Brick range - Midlands Classic
- James Hardie Linea or Oblique feature cladding when required
- Double glazed aluminium joinery
- Aluminium entry door with digital keypad
- Dominator Futura insulated sectional garage door with tworemotes

## Interior Linings

- 10mm GIB wall linings
- Ceilings lined with 13mm GIB on rondo battens
- Winstone Aqualine GIB to wet areas

## Doors, Hardware & Finishes

- Flush Panel hollow core doors
- 60mm skirting with pine in wet areas
- Wall mounted doorstops with floor stop to entry
- Melamine wardrobe organiser to master bedroom walk-in robe
- Melamine shelf with hanger strip to all wardrobes
- Linen cupboard to have four ventilated shelves

## Joinery

- Milestone Tri-Stone benchtop range
- Soft-close doors and drawers to kitchen
- White melamine shelving to pantry
- Lazio 1.5 stainless steel under-mounted sink
- Fisher & Paykel contemporary appliance package

## Bathrooms

- Clearlite back-to-wall bath with tiled splash
- Clearlite Sierra or Cezanne showers
- Robertson Savon chrome tapware and slide showers
- Clearlite Cashmere Classic wall hung vanities with VC top
- Ideal Standard 'Uno' toilet suites with soft closing seat
- Robertson Savon kitchen mixer chrome
- Bevelled edge 900mm mirror to match vanity width

## Plumbing

- Rheem 300L hot water cylinder
- Drainage and storm water to Council laterals
- Two exterior hose fitting
- Robinhood Supertub to laundry

## Comprehensive Electrical Plan

- 15m mains cable
- Audio communications hub to garage
- HPM Legrand Excel Life switch gear
- LED downlights throughout (two per Bedroom)
- Two double power points per Bedroom
- Three double power points to master bedroom
- Separate extraction fan and wall heaters to both bathrooms
- Connection fee and temporary power

## Decoration & Floor Covering

- Comprehensive colour consultation
- Resene Paint System, with three coats of paint
- Belgotex Delta solution dyed nylon carpet
- 90kg carpet underlay
- Belgotex Province vinyl planking
- Tiling to vanity and bath splashbacks
- 750x900mm Glass splashback for kitchen

## Heating

- Panasonic wall mounted heat pump


## Exclusions


- Fridge, freezer, laundry appliances
- Soft landscaping (grass, garden beds etc)
- Curtains and drapes
- Exterior lighting and power
- Garage carpet
- Alarm, security cameras, additional lighting

## Get in touch!

The Milestone Canterbury team will help you throughout your journey to make sure all choices and decisions are the right ones for you.

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