



Artist impression

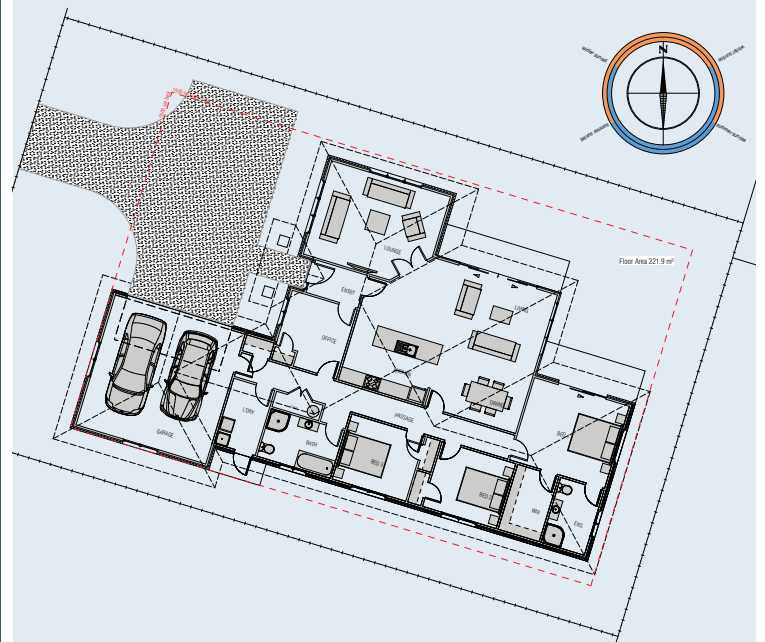
HIGHSTED HOME & LAND PACKAGE

Lot 39, Highsted Residential Estate
Priced from \$839,000

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Total Area 210 sqm

A splendid porch entry framed by solid pillars welcome you in to this free-flowing home. French doors from the dining room lead to the lounge where a fire provides an ambient winter heating option while doors from the dining area and living room lead to the sheltered patio. Stepped back, the master bedroom enjoys access to the same area.



David Reid Homes Canterbury

First Design & Build Limited

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Designed
for you



Inclusions & Specifications

Floor Slab

- 100mm, 20mpa concrete slab with 500E ductile steel mesh reinforcing to house and garage & 40mm Polystyrene insulation under

Cladding

- Linea weatherboards *or*
- 70 series bricks (or Mezzo) *or*
- AAC panel with plastered finish

Roof

- Longrun Corrugate or Trimdek 0.4 gauge

Insulation

- Pink Batts R3.6 to ceiling & R2.6 to external walls

Internal Doors

- 1980 high flush panel or grooved

Front Door

- Aluminium Latitude, Miro Hardware

Windows

- Powder coated aluminium with Miro Hardware, double glazed

Hot Water

- Rheem mains pressure A-grade electric cylinder 180L

Kitchen

- Pre designed, specific to individual plan PC sum of \$16,000 include GST

Bosch Appliances

including:

- Electric hob
- Oven
- Freestanding dishwasher
- Rangehood

Laundry

- Aquatica Laundratubbie

Electrical

- Includes LED down lights, switches, heated towel rails, bathroom extractor fans, door bell, smoke detectors (battery), up to 10 metres of mains cable and trenching, pre-wire security system, phone/ data points x3

Aqualine Gib to Wet areas

Tiles

- To bath, kitchen splash back and above vanities

Garage Door

- Dominator Futura 4.8m with auto opener

Exterior taps

- x2

Tapware

- Methven Echo

Showers

- Methven Echo

Bath

- Einglefield Sorretto 21

Vanities

- St Michel Crusader

Toilets

- Caroma Venecia back-to-wall china suite with smartflush (4.5/3L) & soft close seat

Mirrors

- Vanity width 900mm high

Interior Design

- Choose from 3 pre-designed colour schemes

Stud Height

- 2.4m

Fascia/Spouting

- 185mm coloursteel fascia & 125mm spouting

Downpipes

- 80mm coloursteel downpipes

Paint

- Dulux paints

Carpet

Design

- Working drawings
- Up to 5 non-structural changes
- Location, site & drainage plan
- Wind zone up to very high
- Snow load max 2.0kpa

Drainage

- PC sum of \$6000 incl GST for site SS drainage

Heating

- 2 x Fujitsu hi-wall heatpumps (1 in living, 1 in master bedroom)

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