



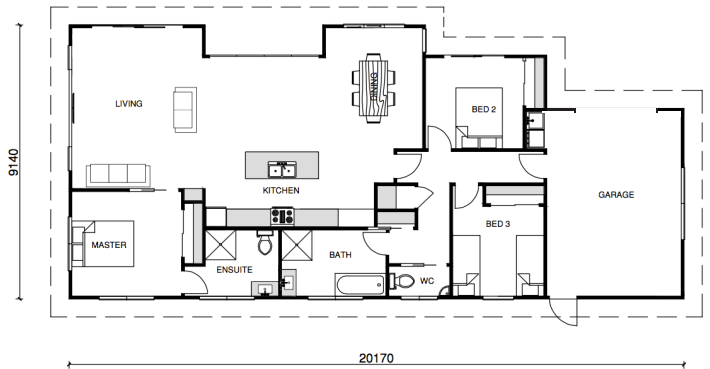
OROKAWA House + Land From \$695,000

The OROKAWA is a beach house showcasing style. This house punches well above its weight when it comes to space and design. The simple layout and stunning features are a winning combo. Perfect for a cosy winter retreat, or entertaining friends and family at the summer beach house.

Coromandel Homes House and Land Packages are an easy way to walk into a brand new home.

We've put together a list showcasing what is included in the **Orokawa House & Land Package**. Our price is based on the products listed, however we understand that not all needs are the same and are committed to working with you to get things just right.







We pride ourselves on delivering homes that exceed expectations through quality, expertise and professionalism. When you work with Coromandel Homes, you work with a team that reflects integrity, accountability, and family values - this is the Coromandel and we are **Coromandel Homes**.



Key House Features:

- Great indoor outdoor flow
- High stud in living, kitchen and dining areas
- Open plan living
- Ensuite to master bedroom

Specifications:

-  **Floor Area:** 164m²
-  **Bedrooms:** 3
-  **Bathrooms:** 2
-  **Cladding:** Weatherboard and Rockcote
-  **Garage:** Large single
-  **Features:** Modern design



Get in touch to discuss your building needs

📍 604B Port Rd, Whangamata 3620
☎ +64 27 4144 449
✉ build@coromandelhomes.co.nz

Coromandelhomes.co.nz



The Package includes:

House Plans

Full set of house plans, based on a high wind zone and earthquake A, as required for consent to build. Includes geotech report

Council Requirements

TCDC building consent, inspections and Code of Compliance

Insurance

Public liability, contract works, Halo 10 Year Residential Guarantee

Excavations

Site clearing and leveling (provisional sum included)

Foundation

Firth Ribraft

Framing

All exterior and Interior 90 x 45 J-Frame H1.2 treated precut and prenailed 90 x 45 MSG8 H1.2 Gang nailed engineer designed trusses

Fascia

Colorsteel® external fascia system

Roofing

Colorsteel® Endura LongRun

Soffits

BGC fibre cement

Cladding

BGC Newline Plus weatherboard
Rockcote plaster facade system

Spouting

Colorsteel® 1/4 round spouting

Aluminum Joinery

Double glazed, powdercoated aluminium

Front Door

Standard selection TBC

Exterior Painting

Painting and decorating completed to a high standard with quality Dulux® or Resene paint

Ceiling Batten

Metal batten system

Insulation

Walls - EARTHWOOL® R2.6 Wall Batts
Ceilings - EARTHWOOL® R3.2 Ceiling Batts

Interior Linings

Walls - Standard 10mm GIB, Aqualine 10mm GIB to wet areas
Ceilings - Standard 13mm GIB, Aqualine 13mm GIB to wet areas

Skirting

60mm single bevel pine

Architraves

40mm single bevel pine

Interior Doors

Flush panel paint quality prehung doors and cavity sliders to suit

Door Hardware

Regent Series from Schlage™

Wardrobe Organisers

MDF with Pryda Rail to Robes, 90 x 19 dressed pine slats to HWC cupboard

Gib stopping

All GIB® stopped to level 4
Wall to ceiling detail SQUARESTOP

Interior Painting

Painting and decorating completed to a high standard with quality Dulux® or Resene paint

Kitchen

Custom kitchen from MasterCraft including their exclusive 10 Year Transferable Guarantee

Appliances

Bosch Series 6 60cm built in oven
Bosch Series 6 60cm cook top
Ikon IK71 stainless steel rangehood
Bosch SS 60cm dish washer

Laundry tub

DISSCO Premier Smart Tub

Showers

Athena Eclipse

Slide Rose

Methven Futura Satin Jet Slider shower rail

Vanities

Newtech Kolum wall hung

Toilets

Caroma Stylus toilet suite Alto I back to wall

Tapware

Methven Glide

Hot Water System

180litre Rheem H/W cylinder

Electrical

Comprehensive electrical plan including LED lighting and PDL fittings throughout

Carpet

Dalton extra heavy duty solution dyed nylon carpet on 10mm 90kg underlay and Smooth Edge installation

Vinyl

Selected vinyl in kitchen, bathroom, ensuite and w/c

Decks

Provisional sum included

Driveway & Paths

Provisional sum included

Path to Entrance

Provisional sum included

All foundation design subject to engineers report.



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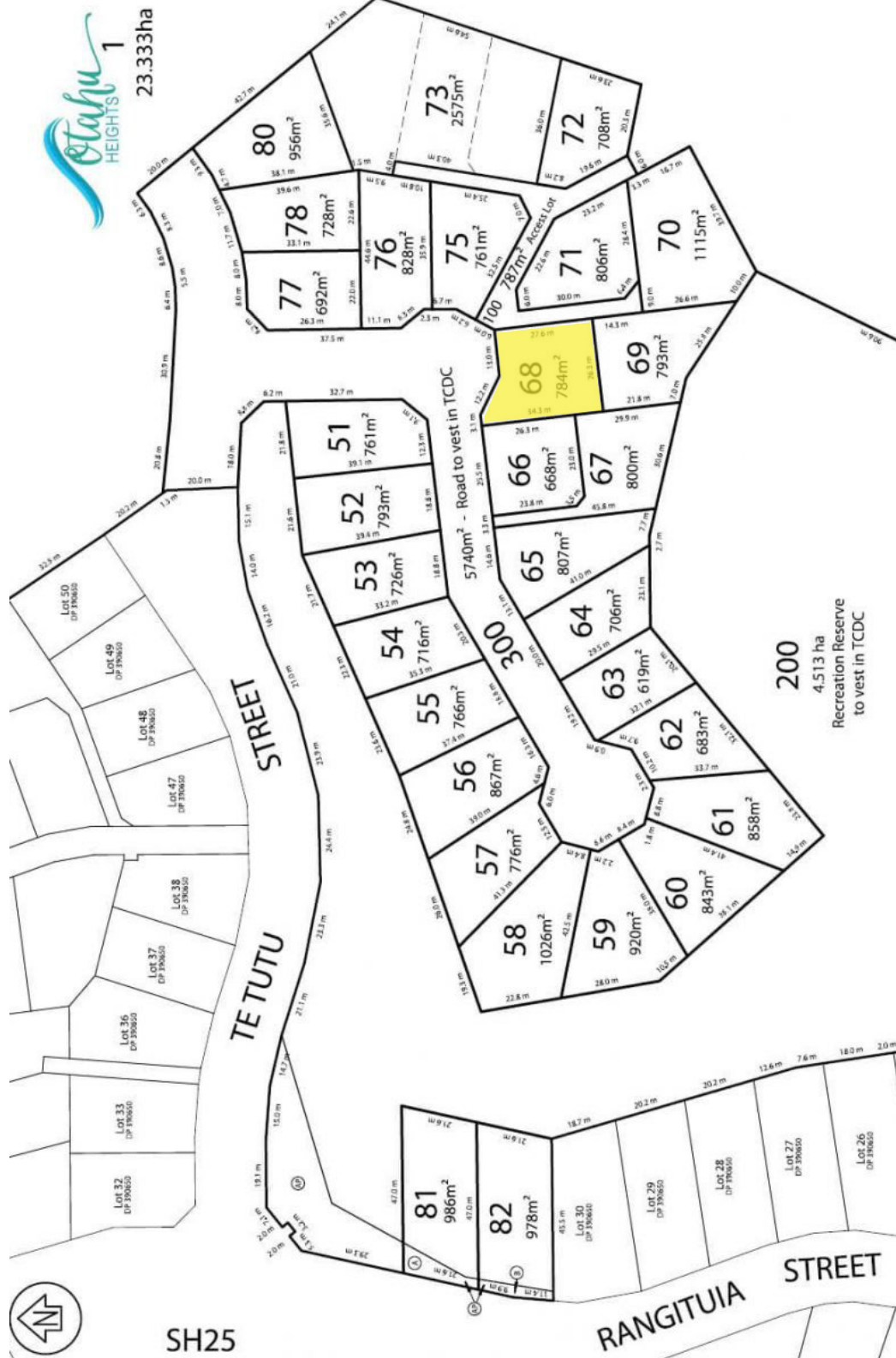
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Site Map



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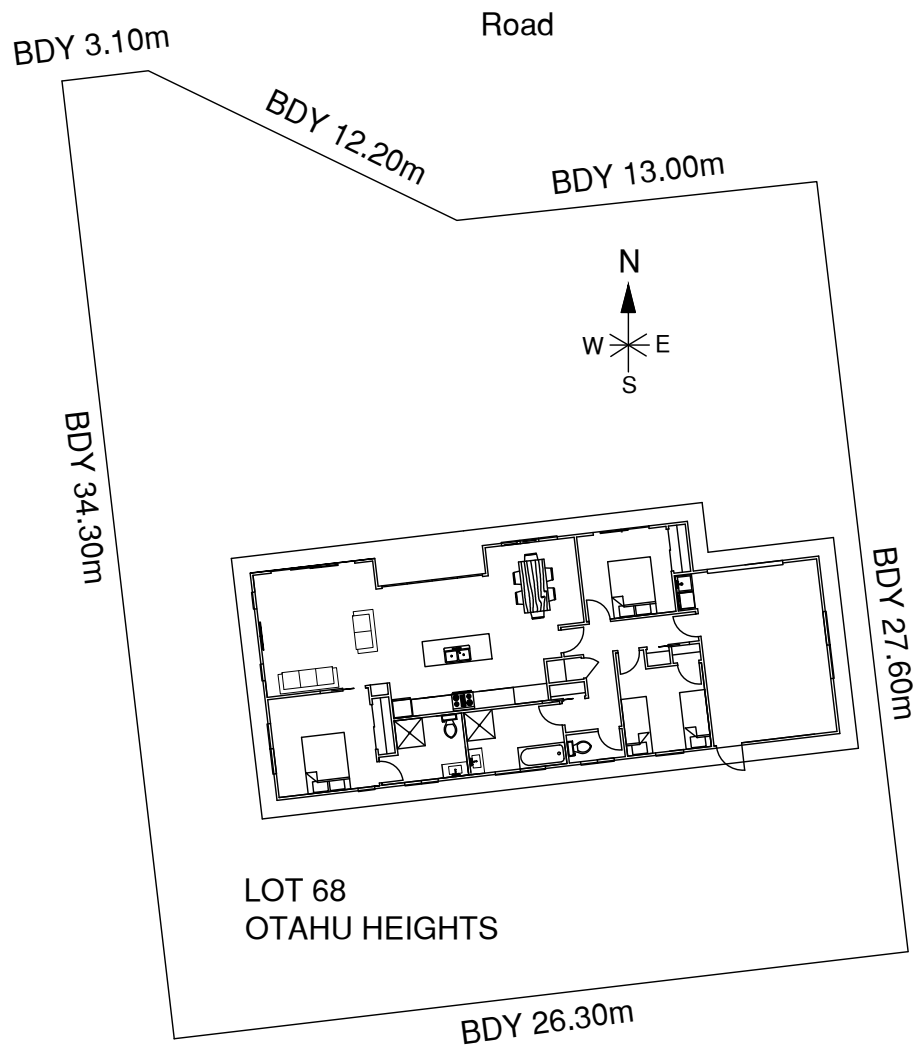
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Site Plan



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