



## WAIKINO House + Land

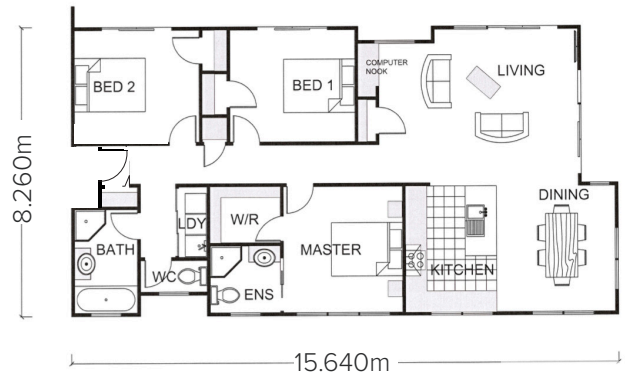
From \$675,000

If you're in the market for a nice simple bach with a real point of difference, the **WAIKINO** could be right up your alley. It's convenient layout is suitable for a variety of Coromandel sections. This sleek house with ColorSteel® cladding is low maintenance and a holiday makers dream.

**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 **WAIKINO 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
- 3 Bedrooms, all include wardrobes
- Ample outdoor living
- Ensuite to master bedroom

### Specifications:

-  **Floor Area:** 125m<sup>2</sup>
-  **Bedrooms:** 3
-  **Bathrooms:** 2
-  **Cladding:** ColorSteel®
-  **Garage:** Provisions
-  **Features:** Modern design



COROMANDEL  
**HOMES**

Get in touch to  
discuss your  
building needs

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[Coromandelhomes.co.nz](http://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

Timber

## Roofing

Colorsteel® Endura LongRun

## Soffits

BGC fibre cement

## Cladding

Colorsteel Endura Corrugate

## 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

## Bath

Indus back to wall bath

## Vanities

Newtech Kolum wall hung

## Toilets

Caroma Stylus toilet suite Alto I back to wall

## Tapware

Methven Glide

## Hot Water System

27 litre Rheem gas califont

## 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, laundry and ensuite,

## Decks

Provisional sum included

## Driveway & Paths

Provisional sum included

All foundation design subject to engineers report.



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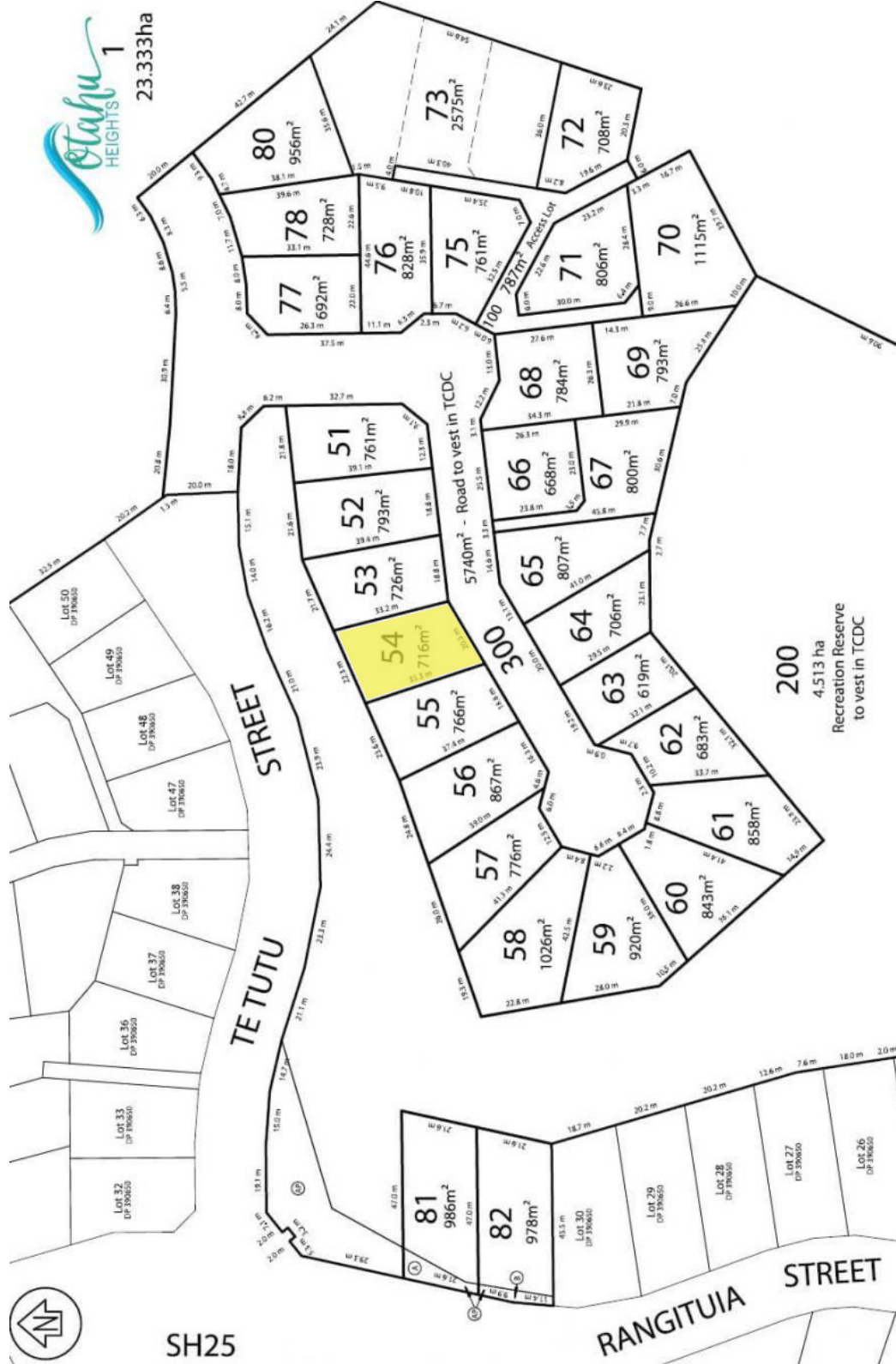
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# Site Map



**COROMANDEL HOMES**

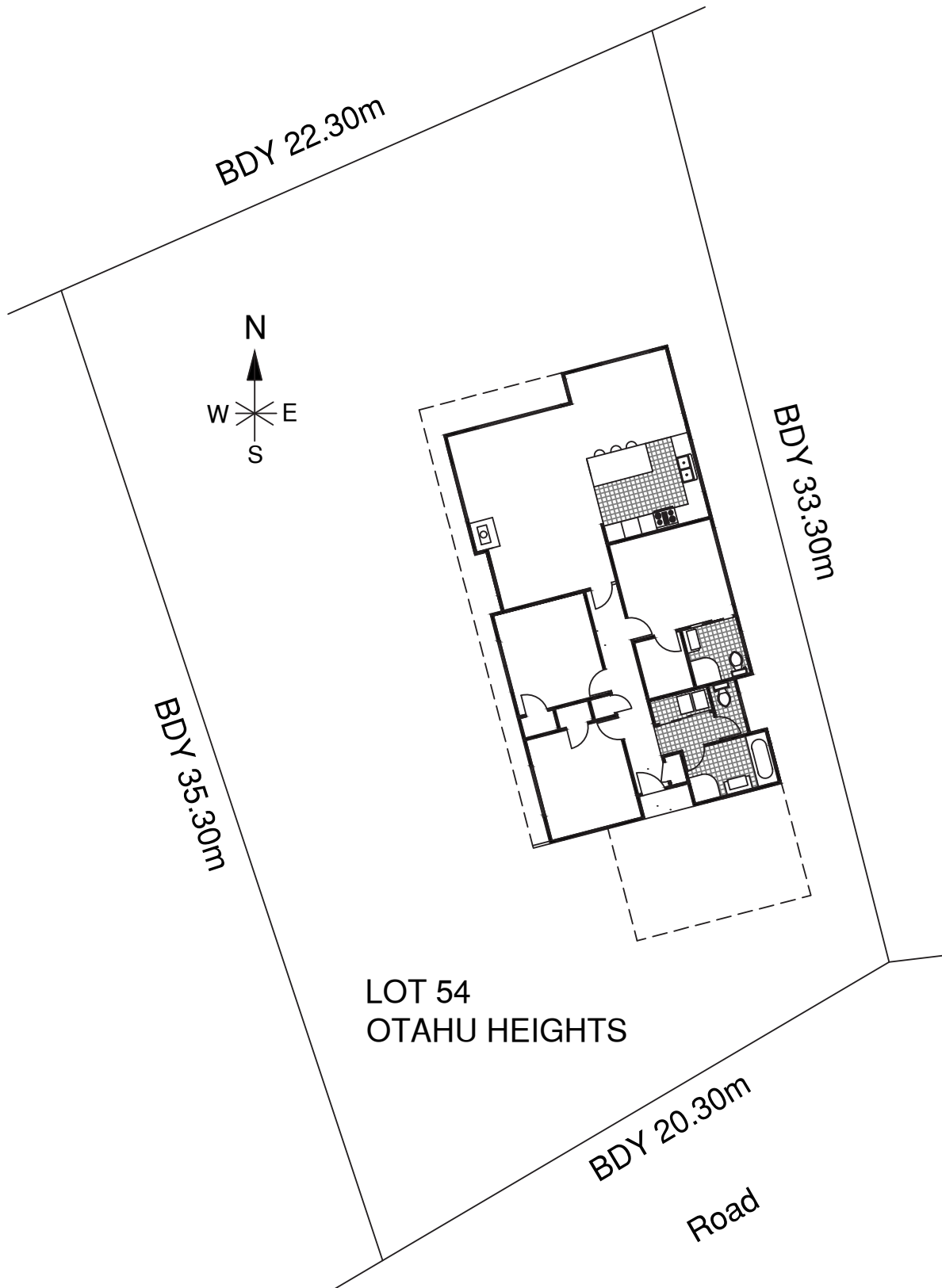
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# Site Plan



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