

It's a
better home
you own.

From **\$1,495,000**

FIXED PRICE HOUSE & LAND PACKAGE

Clearwater

Springs Flat, Whangarei



5



2



2.5



3



LAND SIZE

1,836 m2



FLOOR AREA

298.1 m2

Title Date - Issued

Completion Date - approx 10 mths after Unconditional Contract

09 478 0440

[goldenhomes.co.nz](https://www.goldenhomes.co.nz)





Floor Plan

KEY FEATURES

- ▶ Ready to Move in - Includes Floor Coverings, Heating & Landscaping
- ▶ Design & Specifications can be Tailored to Personalise your New Home
- ▶ 50 year framing durability statement issued by New Zealand Steel
- ▶ Professional Interior & Exterior Colour Selections

Schedule of Specifications

Section Address:	Infinity Lane, Clearwater Road subdivision, Springs Flat, Whangarei		
House Plan	Artisan		Job Number:
Floor Area:	298.1	sqM	TBA

GENERAL

Full set of Codemark™ approved plans		•
Fixed Price - Investor Package		•
Site contour plan by registered surveyor		•
Building Consent	Included	•
Resource Consent	Included	•
Watercare IGC	Nil	-
Development Levies	Nil	-
Colour Consultation		•
Construction Risks and Public Liability Insurance		•
Exclusive Goldseal® Completion and Defects Warranty		•

SITE

Earthworks	Refer to PC allowance		•
Site Access	Refer to PC allowance		•
Site Safe Fencing	Supply & install		•
Scaffolding	To perimeter of building as required		•
Work Platform	To interior of building as required		•
Retaining Walls	Nil		-
Power, Water, Phone	36	From power plinth to meter box located on garage wall	•
Sewer	125	100mm dia PVC pipe including underslab to connections	•
Stormwater	185	100mm dia PVC pipe to connections	•
Silt trap	0	Nil	-
Cesspit	2	600mm approx. including connection to stormwater	•
Water Tanks	Nil		-
Tank Dispersal	Nil		-
Tank Filter	Nil		-
Fire Fighting Tanks	Nil		-
Detention/ Retention Tanks	Nil		-
Rain Garden	Nil		-
Wastewater System	Cutter pump - E-One OR Aquatec system in Garden (plastic lid)		•
Water Pump	Nil		-
Water Treatment	Nil		-

• Included | o Variation Charge may apply | - No Allowance

LANDSCAPING

Decks	0	Vitex or Kwila - Natural Finish - up to 800mm high above ground	●
Landscaping	Topsoil, Letterbox, Grass Seed and Feature Garden		●
Fences	Nil		-
			
Driveway - sqM	160	In broom finish concrete with charcoal oxide	
Driveway Crossing	In 150mm thick broom finished standard concrete		●
			
Patio and Paths - sqM	80	In broom finish concrete with charcoal oxide	
Driveway Drain	9	Channel Drain - Supply and install per Lm	●

FOUNDATIONS

H1 Class Rib-Raft concrete foundation - subject to engineers design. Excludes bridging, rock, piling and insulation			
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EXTERIOR and FRAMING

ZOG® G550 90x45x0.75mm Engineered Galvanised Steel Framing - 50 year Axxis® Steel durability Warranty from NZ Steel - Asthma Foundation Sensitive Choice Approved - Independently tested to withstand magnitude 9 earthquake ZOG® Galvanised Steel K Brace wall bracing system to engineers design ZOG® G550 30x65x0.75mm Galvanised Steel ceiling and roof battens Wall Height 2400mm			
Thermal Break	HomeRAB Thermal® Rigid Air Barrier - R0.3		
Roof	0.40g Trapezoidal profile coloursteel roof on metal battens with roll top ridge trim - Standard Colorsteel colours		
Underlay	Fire Resistant Roof Paper and Metal Battens under Roof Tiles		●
Roof Pitch	28deg		●
Roof Vents	0	Nil	-
Soffits	4.5mm Hardisoffit - painted with Resene Sonyx low sheen		●
Alfresco	Nil		-

● Included | o Variation Charge may apply | - No Allowance

EXTERIOR and FRAMING cont...

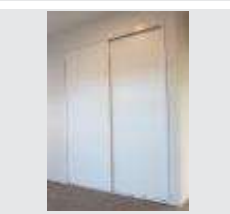
Fascia	185mm Colorsteel metal fascia	
External Gutter	Classic 125 Colorsteel external spouting	
Downpipes	80mm round coloured	•
Windows	Double Glazed Thermally Isolated aluminium joinery with Low-E Xcel Glass with pre-primed H3 treated FJ pine liners and 40mm single bevel FJ architraves	• • •
Etchlite Glass	To bathroom and ensuite all remaining glass is clear	•
Tinted Glass	Nil	-
Exterior Hose Taps	4 Brass HMC 15mm taps	•
Front Door	Stellar SR-15 aluminium door - with Etchlite glass inserts	
Front Door Hardware	Schlage Ascent Smart Entrance - Black	
Brick Exterior Cladding	70mm clay kiln-fired bricks - Standard collection	
Brick Mortar	Colour matched mortar - rolled finish	•
Exterior Cladding - 2	James Hardie Oblique 200 Vertical - painted with Resene cool colours low sheen	
Exterior Cladding - 3	Nil	-
Exterior Cladding - 4	Nil	-

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EXTERIOR and FRAMING cont...

Garage Door	2	Flat Woodgrain Insulated Colorsteel sectional door(s) c/w opener and remotes	
Garage Door Glass	0	Nil	-

INTERIOR

Interior Doors	Flush HC MDF paint quality doors -1980mm		
Interior Door Hardware	Schlage Medio Rivera Brushed Chrome - Privacy locks to bath and ensuite		
Door Stops	Brushed Chrome		
Sliding Doors	White prefinished MDF doors and powdercoated tracks		
Door Architraves	Eco Trim 40x10mm Pine single bevel Architrave		•
Skirting	Eco Trim 60x10mm Pine single bevel Skirting		•
Cornice	Square Stopped		•
Plasterboard	10mm Gib Standard with 10mm Gib Aqualine to Bath & Ensuite - stopped to Level 4 paint finish		•
Bulkheads	Nil		-
Shelving	HWC - 5 Powdercoated white ventilated shelves Hall - 1 Powdercoated white ventilated shelf - White Wardrobes - 3 MDF shelves with hanging rails Walk in Wardrobe - 2 MDF tower units with 3 MDF shelves with hanging rails		
Ceiling Insulation	R7.0 Pink Batts Ultra		•
Exterior Wall Insulation	R2.6 Pink Batts Steel - Total R2.9 including R0.3 from HomeRAB Thermal		•
Noise Insulation	Nil		-
Ceiling Hatch	The Hatch 600x500mm		•

• Included | o Variation Charge may apply | - No Allowance

KITCHEN

Kitchen Concept	Artisan - K3
Scullery Concept	Artisan - S1
Benchtops - 20mm Engineered Stone	
Laser Edge Door and Drawer fronts	
Stainless Steel Mercer DV208 Undermounted with draining tray	
Hettich soft close hinges, artic grey drawer bases and non-slip mats	
2355mm high units with 52mm negative detail and bulkhead	
Softclose Double Rubbish Bin under bench	
Glass Splashback painted in Resene Colours	
Air Pressure switch on sink to operate waste disposal unit	



Image: Type 117 Kitchen Concept with Seacrest Scullery

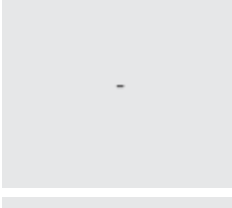
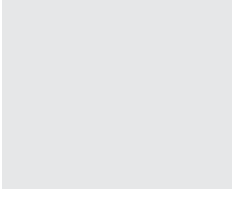
KITCHEN APPLIANCES

Oven	1	Fisher & Paykel - Single 85L 7 Function Pyrolytic - OB60SC7CEPX3
Hob	1	Fisher & Paykel - Induction - CI604CTB1
Rangehood	1	Fisher & Paykel - Designer Canopy 90cm - HC90DCXB4
Dishwasher	1	Fisher & Paykel - Contemporary - DW60FC1X2
Microwave	1	Fisher & Paykel - Microwave including Trim Kit - OM25BLCX1
Waste Disposal	1	Fisher & Paykel including Air Pressure Switch - GD75IA1



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PLUMBING

Sink Mixer	1	Methven Gaston - Brushed Chrome - GAKBF	
Vanities	2	VCBC Soft-Solid Surface -Single Drawer - Wall Hung - Moon Round Basin - White Gloss	
Vanities	1	VCBC Synergy 550 Double Doors - Wall Hung - S/Bowl - White Melamine	
Waste	3	Caroma Urbane II - Dome pop-up plug and waste - Chrome	
Basin Mixer	3	Caroma Urbane II - High Tower - Chrome	
Showers	2	Clearlite Millennium - White liner - Satin door frame - 2000mm high	
Showers	0	Nil	
Shower/Bath Mixer	2	Caroma Urbane II - Square Faceplate - Chrome	

● Included | o Variation Charge may apply | - No Allowance

PLUMBING cont...

Slide Shower Rail	2	Caroma Urbane II - Chrome	
Bath	1	VCBC Curve BTW Bath 1700mm - 15.B.26725 - White	
Bath Mixer/Spout	1	Caroma Urbane II - Mixer and 220mm Spout - Rectangle Faceplate - Chrome	
Toilet	3	VCBC Sphere SPH-351 - Rimless - Soft Close Seat and Lid - White	
Mirrors	2	Vinyl backed 1M high and full length of vanities	●
HWC	2	Rheem 180L HWC - MP 488 x 1720H 3Kw A Grade	●
Gas	Nil		-
Laundry Tub	1	Robinhood ST7003	
Fridge Tap	1	Water supply to Fridge	●

ELECTRICAL

Lights	50	Recessed LED Downlights	
Outside Lighting	8	Rectangular Up/Down with LED lamps	
Light Switches	Legrand Excel Life with LED rings - 2 Two Way Circuits		

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ELECTRICAL cont...

Power Points	25	Legrand Excel Life	
Entertainment	3	TV Point	
	1	Phone Point	
	3	Data Point	
	1	Network Data Hub	
Smoke Detectors	9	Hardwired Smoke Detectors	
Heated Towel Ladder	2	Goldair - GMT8 Heated Towel Ladder - Chrome	
Extractor Fans	2	Light Extractor Fans	
Alarm	0	Nil	-
Airconditioning	2	Heat pump - Daikin Zena Vogue FTXJ60 - 7.2KW Heat - Up to 140m3	
	0	Nil	
	0	Nil	
Balanced Ventilation		Nil	-
Under Tile Heating	0	Nil	-
	0	Nil	
Fireplace	0	Nil	-

DECORATING

Laying of one row of tiles between vanity and mirror including tile trim

Resene Spacecote Flat Finish paint to ceilings

Resene Spacecote Low Sheen paint to walls

Resene Lusteracryl semi-gloss paint to doors, trims and skirting

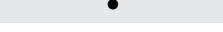
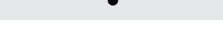
Resene Sonyx Low sheen to soffits and trims



FLOOR COVERINGS

Carpets	Hicks Bay on 11mm underlay to Lounge, Hall, Bedrooms, Robes	
Garage Carpet	Nil	-
Tile Supply	up to RRP \$80 per sqM plus delivery	
Laying of Floor Tiles	In a regular square pattern as per plan. Excludes Features	
Laying of Wall Tiles	Nil	-
Laying of Tiles Showers	Nil	-
Laminate Flooring	Nil	-
Window Dressings	Nil	-

HANDOVER

Pre-handover walkthrough with Construction Supervisor	
Professional House Clean	
Site cleaned of Construction Rubbish	
Customised Product Warranty and Online Maintenance Portal	

● Included | o Variation Charge may apply | - No Allowance

Int _____

Zano Limited

09 478 0440



Gold Standard Building System

Beautiful homes designed especially for New Zealand lifestyles and conditions, with top quality fittings, finishes and building materials. Throughout our years of experience, we have been able to perfect our craft down to the tiniest details, resulting in our very own Gold Standard Building System and you get to experience it! Our Gold Standard Building System is where every aspect of building your home comes together in one superior package and ensures that your Golden Home stands out above the rest.



START WITH A STRONG FOUNDATION

Your home is built upon a RibRaft concrete floor, a method where foundations sit directly on the ground. These types of foundations are often quicker to construct than traditional methods. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For your warmth and comfort, they come with an insulation rating.



THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery with Low E Xcel glass give you a warmer, drier home. They keep the condensation off your glass as well as your aluminium window frames, removing problems with mould or the winter chill.



NATURAL VENTILATION

Breathe easy - We install natural air integrated ventilators in all of our bathrooms and toilets to prevent damp, stale air and keep it fresh.



A WARMER BETTER INSULATED HOME

With R7.0 insulation in your ceiling and a total of R2.9 insulation in your walls (thanks to the R2.6 insulation and R0.3 Home-RAB thermal barrier sheet), your home will stay cool in the summer and be toasty warm in the winter - and use as little energy as possible.



FIRE RESISTANT

Featuring components such as ZOG steel framing, ZOG trusses, ZOG roof and ceiling battens, steel roofs, steel fascia and spouting, plus fire retardant roofing paper, means your home is highly fire resistant or totally fire proof.



ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity and because steel can't rot or grow mould, it is healthier for your family too.



LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes® use metal tile or long run roofs. They're lightweight, easy to maintain with long-lasting colour and ideally suited to New Zealand weather conditions, so you can take comfort in knowing the roof will do its job for many years to come.



A DURABLE PROTECTIVE SHIELD

With HomeRAB thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.



ENERGY EFFICIENT

The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer combined with the insulation you have invested in, means you'll love the reduced power bills.



LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote, an exceptionally durable, abrasion-resistant and easily cleaned finish. Outside we use Resene Sonyx, which is designed to reflect the heat and last longer, even in New Zealand's harsh UV conditions.

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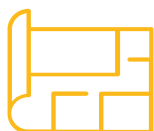


The Process



MEET AND GREET

Meet our knowledgeable and friendly Sales Team lead by Ryan to look at your best options.



CHOOSE YOUR PACKAGE

Choose from one of our predetermined packages, alternately we can design your new dream or investment home on your site with our in-house design team.



SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 15 day due diligence period to allow for finance and solicitor's approval.



BUILDING PROCESS

Once the Building Consent is issued, one of our Construction Supervisors will contact you and will ensure that your build runs smoothly



COUNCIL SIGN OFF

This is a passed final inspection, together with the necessary paperwork your Code of Compliance Certificate is requested.



HANDOVER

An exciting day, time to rediscover what was packed in all those boxes!



Build your new home or investment portfolio with Golden Homes®.



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