

It's a  
better home  
you own.

**\$1,290,000**

**HOUSE & LAND PACKAGE**

# Kerikeri

252 Otaha Road, Kerikeri District



4



2



2



3



**LAND SIZE**

**2.0 ha.**



**FLOOR AREA**

**268.4 m2**

Completion Date - approx 12 months

Completion date is based on receipt date of unconditional payment.

09 478 0440

**goldenhomes.co.nz**









## Site Photos

## KEY FEATURES

- ▶ Package includes Heating & Curtains/Blinds
- ▶ Design & Specifications can be Tailored to Personalise your New Home
- ▶ 50 year durability statement issued by New Zealand Steel
- ▶ Colour Consultant to help with Interior & Exterior Colour Selections

09 478 0440

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# Schedule of Specifications

Section Address:	252 Otaha Road, Kerikeri District, Far North	
House Plan	Graystone - unaltered	Job Number:
Floor Area:	268.4 sqM	

## GENERAL



Full set of Codemark™ approved plans		•
Fixed Price - House and Land Package		•
Site contour plan by registered surveyor		•
Building Consent	Refer PC allowance	•
Resource Consent	Refer PC allowance	•
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	0 Refer to PC allowance	•
Sewer	0 Refer to PC allowance	•
Stormwater	0 Refer to PC allowance	•
Silt trap	0 300mm approx. including connection to stormwater	•
Cesspit	0 600mm approx. including connection to stormwater	•
Water Tanks	2 x 22500L Concrete above ground water tanks	•
Tank Dispersal	18m Trench up to 20m from Tanks - Subject to final design	•
Tank Filter	Floating water intake for Water tanks	•
Fire Fighting Tanks	Nil	-
Detention/ Retention Tanks	Nil	-
Rain Garden	Nil	-
Wastewater System	Hynds Environmental Waste Water Treatment System c/w power supply	•
Water Pump	1 x DAB102 pump and pump house c/w power supply	•
Water Treatment	Water UV Filter - Bugblaster Pro series platinum or Vortex Sentry	•

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




LANDSCAPING

Decks	0	Nil	-
Landscaping	Ground Levels to CCC Satisfaction only		o
Fences	Nil		-
Driveway - sqM	90	In broom finish concrete with charcoal oxide	
Driveway Crossing	Nil		-
Patio and Paths - sqM	30	In broom finish concrete with charcoal oxide	
Driveway Drain	0	Nil	-

FOUNDATIONS

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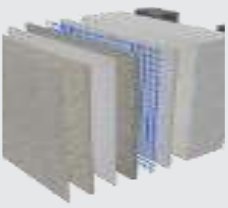
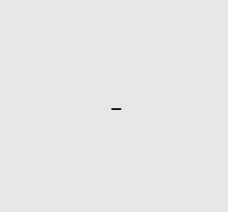
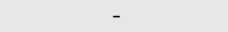
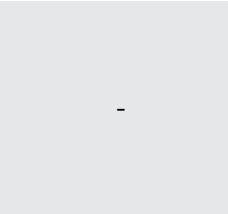
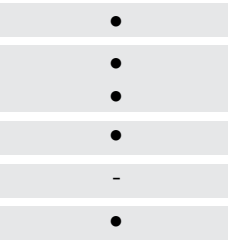
EXTERIOR and FRAMING

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 Satin Stratos metal tile roof on metal battens - Standard 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	9      80mm round coloured with plumbquick sealers
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	2      Brass HMC 15mm taps
Front Door	Stellar SR-15 aluminium door - with Etchlite glass inserts
Front Door Hardware	Schlage Ease 2 - Black
Brick Exterior Cladding	Nil
Brick Mortar	Nil
Exterior Cladding - 2	Nil
Exterior Cladding - 3	Resene Rockcote 50mm AAC panel system
Exterior Cladding - 4	Nil



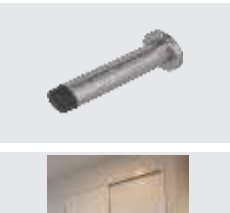
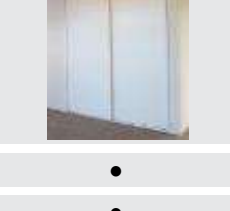



● Included    |    o Variation Charge may apply    |    - No Allowance

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	Two layers of R3.6 Pink Batts - Total R7.2		●
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	Graystone - Type 117
Scullery Concept	Graystone concept
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	



Image: Type 117 Kitchen Concept with Seacrest Scullery



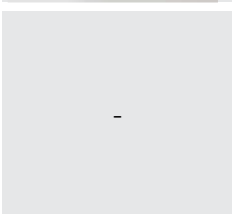



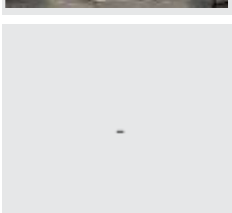
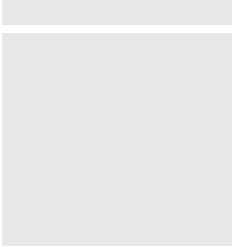
KITCHEN APPLIANCES

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	0	Remove Microwave	o
Waste Disposal	0	Remove Waste Disposal Unit	o

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



PLUMBING


Sink Mixer	1	Methven Gaston - Chrome - GAKCP	
Vanities	2	VCBC Soft-Solid Surface -Single Drawer - Wall Hung - Moon Round Basin - White Gloss	
Vanities	0	Nil	
Waste	2	Caroma Urbane II - Dome pop-up plug and waste - Chrome	
Basin Mixer	2	Caroma Urbane II - Mid Tower - Chrome	
Showers	2	Clearlite Millennium - White liner - Satin door frame - 2000mm high	
Showers	0	Nil	
Shower/Bath Mixer	3	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	2	VCBC Sphere SPH-351 - Rimless - Soft Close Seat and Lid - White	
Mirrors	2	Vinyl backed 1M high and full length of vanities	•
HWC	1	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	40	Recessed LED Downlights	
Outside Lighting	4	Rectangular Up/Down with LED lamps	
Light Switches	Legrand Excel Life with LED rings - 2 Two Way Circuits		

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

## ELECTRICAL cont...

Power Points	24	Legrand Excel Life	
Entertainment	2	TV Point	
	2	Phone Point	
	2	Data Point	
	0	Network Data Hub	
Smoke Detectors	2	Hardwired Smoke Detectors	
Heated Towel Ladder	2	Goldair - GMT8 Heated Towel Ladder - Chrome	
Extractor Fans	2	Light Extractor Fans	
Alarm	0	Nil	-
Airconditioning	1	Nil	-
	0	Nil	-
	0	Nil	-
Balanced Ventilation	1	Intergrated into A/C Ducted system	-
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	Cable Bay on 11mm underlay to Lounge, Dining/Family, 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 fast to construct in comparison to traditional methods. RibRaft Concrete floors also perform better than traditional methods during earthquakes and were recommended for Christchurch rebuilds. And for your warmth and comfort, they come with an insulation rating up to R2.2



## THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery gives you a warmer, drier home by stopping the cold outside air from being transferred inside, eliminating condensation. Low-E Xcel glass is also used to increase insulation values and compliance with H1.



## NATURAL VENTILATION

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



## A WARMER BETTER INSULATED HOME

With R7.2 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB thermal barrier sheet), your home will stay cool in the summer and be toasty warm in the winter. Good insulation also reduces your energy usage.



## FIRE RESISTANT

Featuring components such as ZOG steel roof purlins, steel fascia and spouting, ZOG steel framing, plus fire retardant roofing paper and interior wall board, means your home is highly fire resistant and in some cases, 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 are 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 continue to 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. The insulation you have invested in, keeps your home both cool and warm, 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.

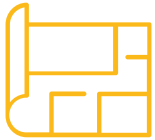


# The Process



## MEET AND GREET

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



## CHOOSE YOUR HOUSE & LAND PACKAGE

Choose from one of our predetermined house & land packages, alternately we can design your dream home on one of our sites with our in-house design team.



## SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 14 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, Your Investment journey begins!



Build your property portfolio  
with Golden Homes.



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