



ARTIST IMPRESSION

\$765,500

FIXED PRICE HOUSE & LAND PACKAGE

ASHBURTON

17 MORRISON AVENUE

 5  2  3  2

LAND SIZE
540 m²

FLOOR AREA
200 m²



**GOLDEN
HOMES®**

It's a 
better home
you own.



KEY FEATURES

- ▶ **Comprehensive 10 Year Warranty**
- ▶ **Fixed Price Contract**
- ▶ **Fully inclusive designer kitchen**
- ▶ **Hard landscaping included (driveway, paths, patios, internal and boundary fences, clothesline, and letterbox)**

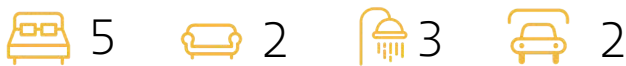
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FLOOR PLAN

ASHBURTON

17 MORRISON AVENUE



LAND SIZE

540 m²

FLOOR AREA

200 m²

Structural Features

- ▶ Structural Engineer's sign off
- ▶ Engineered RibRaft concrete foundation
- ▶ ZOG Steel Framing tested to Magnitude 9
- ▶ Fire retardant roof underlay
- ▶ Home-RAB insulated pre-cladding
- ▶ Double-glazed thermally broken windows and glass doors with Low E and argon gas
- ▶ Insulated garage walls and ceiling, insulated garage door and garage carpet

Design Features

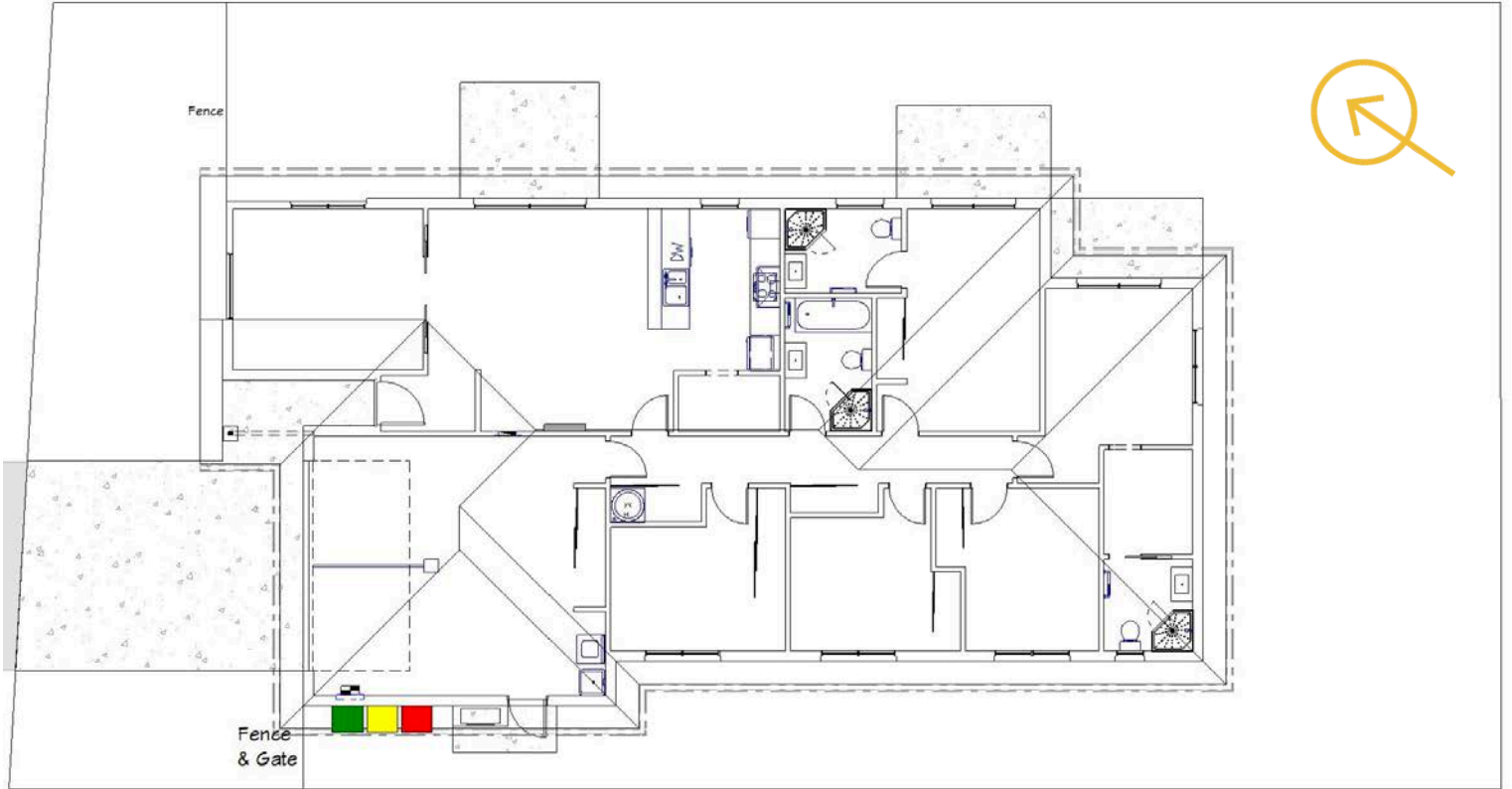
- ▶ Quality pine skirting and architraves
- ▶ Resene Architectural SpaceCote Paints
- ▶ Fisher & Paykel kitchen appliances
- ▶ TriStone kitchen benchtops
- ▶ Methven Echo Minimalist tapware & shower rails
- ▶ Tiled vanity splash back and bath surround

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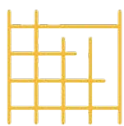
SITE PLAN



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WHY CHOOSE US?



START WITH A STRONG FOUNDATION

Your home is built on a Rib-Raft concrete foundation. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For warmth and comfort, they come with insulation rating up to R2.2.



LIGHTER, MORE DURABLE ROOFING

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



NATURAL VENTILATION

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



FIXED PRICE CONTRACT

At Golden Homes Christchurch all of our House & Land contracts are fixed price. Our fixed priced contracts ensure you are protected against increasing material costs. There are no P/C sums, no hidden costs, no 'allowances'.



WEATHERTIGHT WINDOWS AND FRAMES

Aluminium window joinery specifically designed so the extruded frames are directly fixed to the ZOC® steel framing, providing superior strength and exceptional security against adverse weather conditions.



A WARMER, BETTER INSULATED HOME

With R7.0 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, be toasty warm in winter - and use as little energy as possible.

WHY CHOOSE US?



A DURABLE, PROTECTIVE SHIELD

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



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



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's healthier for your family too.



SIMPLIFIED CONTRACTS

Our contracts are simplified with no surprises, making it clearer for all parties and a smoother and quicker process - costing less money for lawyer fees!



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, keeping your home both cool and warm, 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.

WHAT IS INCLUDED?



EXTERIOR CLADDING COLOUR CONSULTATION

Our experienced and friendly sales team can help you select the right cladding options for your dream home. Their knowledge of the housing market and surrounding areas, plus our extensive range of products, will ensure you get a personalised exterior.



INTERIOR DESIGN CONSULTATION

Qualified interior designers will help you find a suitable colour palette that will complement your new home. They will help you guide you through a colour consultation to discuss colours, paint selections and all flooring selections.



KITCHEN DESIGN SERVICE

Enjoy a consultation with local professional kitchen designers who will ensure you get the kitchen you deserve. Select from a range of finishes, fittings and more.



INCLUSIVE EXTRAS

When we hand you the keys your home is good to go with no hidden extra costs. We provide; boundary fencing, internal fencing, gates, driveway & paths, letterbox, clothesline and heat pump. Additionally, once your home is handed over to you we provide a generous 12 month maintenance period.



PROACTIVE SALES STAFF

Our sales team will look after you throughout the process. Their expertise will help guide you, whether its your first home, your forever home or an investment.



ELECTRICAL CONSULTATION

Finalise the location of power points, lighting, switches, sockets, and light fittings with a qualified electrician to suit you and your families needs.



CODEMARK COMPLIANCE

CodeMark is a certification scheme that provides a robust way to ensure a building product or system meets the requirements of the New Zealand Building Code. By using these materials and systems, it proves it is capable of performing as intended and streamlines the building consent and inspection process.

THE PROCESS

1. FIRST STEPS



MEET AND GREET

Walk through our showhomes and begin to understand the superior quality offered by Golden Homes.



CHOOSE YOUR SITE

If you do not already have a site our team can advise on what is currently available



BUDGET

To enable us to help you, we need guidance regarding your budget. We have mobile mortgage managers available who understand construction lending.



WISH LIST

Compile your wish list.

2. HOUSE PLANS & CONTRACT



YOUR PLAN

We offer an extensive range of predesigned plans you can choose from, all of which you can customise to suit your needs and lifestyle. Alternatively we can create a fully bespoke design for you with our in-house design service.



APPROVE QUOTE

A scheme plan and quote will be presented including your wish list and changes.



SIGN BUILDING CONTRACT

Congratulations you now have a brand new Golden Home in the making.

THE PROCESS

3. SPECIFICATIONS



COLOURS

We are partnered with NextDore to offer you an interior design consultation package to choose your colour scheme.



KITCHEN DESIGN

A kitchen designer at Trends Kitchens will work with you to finalise your kitchen concept.



ELECTRICAL CONSULT

Finalise the location of power points and light fittings, a great time to discuss any automation requirements.



APPROVE CONCEPT PLAN

This is your final concept, it includes the position of your house on your site, earthworks, retaining walls, driveways and drainage.

4. CONSENTS



PIM

The first stage of your building consent; it identifies district plan requirements which our team will deal with.



CODEMARK WORKING DRAWINGS

This is usually a 11-14 week time period. While this may appear to be a long time, remember Golden Homes fully engineer your plans with Codemark. This additional time is more than offset by a speedy delivery.



BUILDING CONSENT

This will almost be immediate if plans are Codemarked, otherwise this usually takes 4-6 weeks.

5. THE BUILD



BUILD PROGRAM

Meet with your Construction Supervisor, they will discuss the construction program with you, and answer any questions you have during the build process.



PROGRESS PAYMENTS

These are laid out in your building contract and will be requested at the appropriate times.

6. HANDOVER



COUNCIL SIGN OFF

This is the final inspection required, together with the necessary paperwork your Code of Compliance certificate is requested.



WALK THROUGH

Your house is now practically complete, your Construction Supervisor will go through your home with you to ensure everything is in order.



HANDOVER

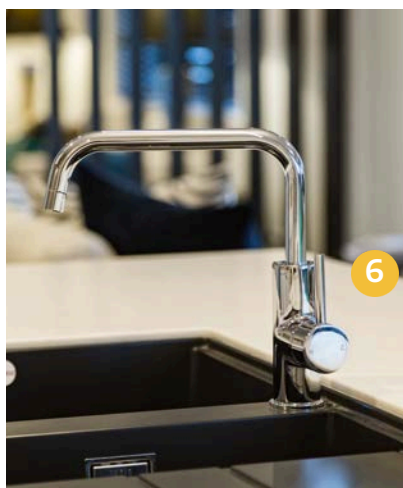
An exciting day! Just don't forget to insure your new home! Your Sales Consultant and Construction Supervisor will meet you with your keys and go over the handover process. For that extra peace of mind, our generous 12 month maintenance period commences.



KITCHEN

Features

- 1 Fisher & Paykel Appliances
- 2 Soft-close drawers & cupboards
- 3 Breakfast bar
- 4 Tristone benchtops (incl. pantry)
- 5 Pine architraves & skirting boards
- 6 Methven Echo Minimalist tapware
- 7 Hygienic kitchen drawer liners
- 8 Cabinetry to the ceiling 2400mm



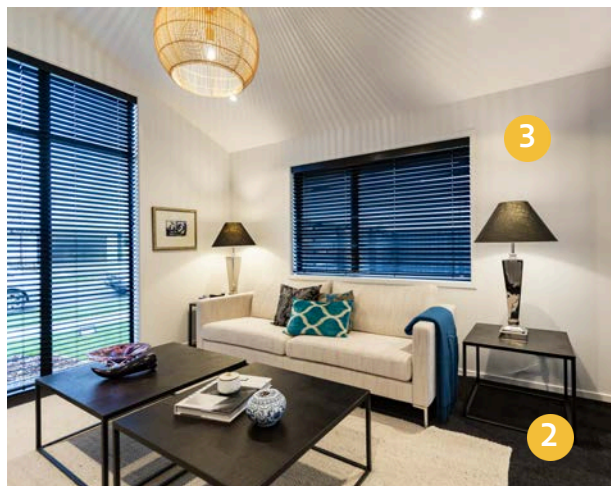
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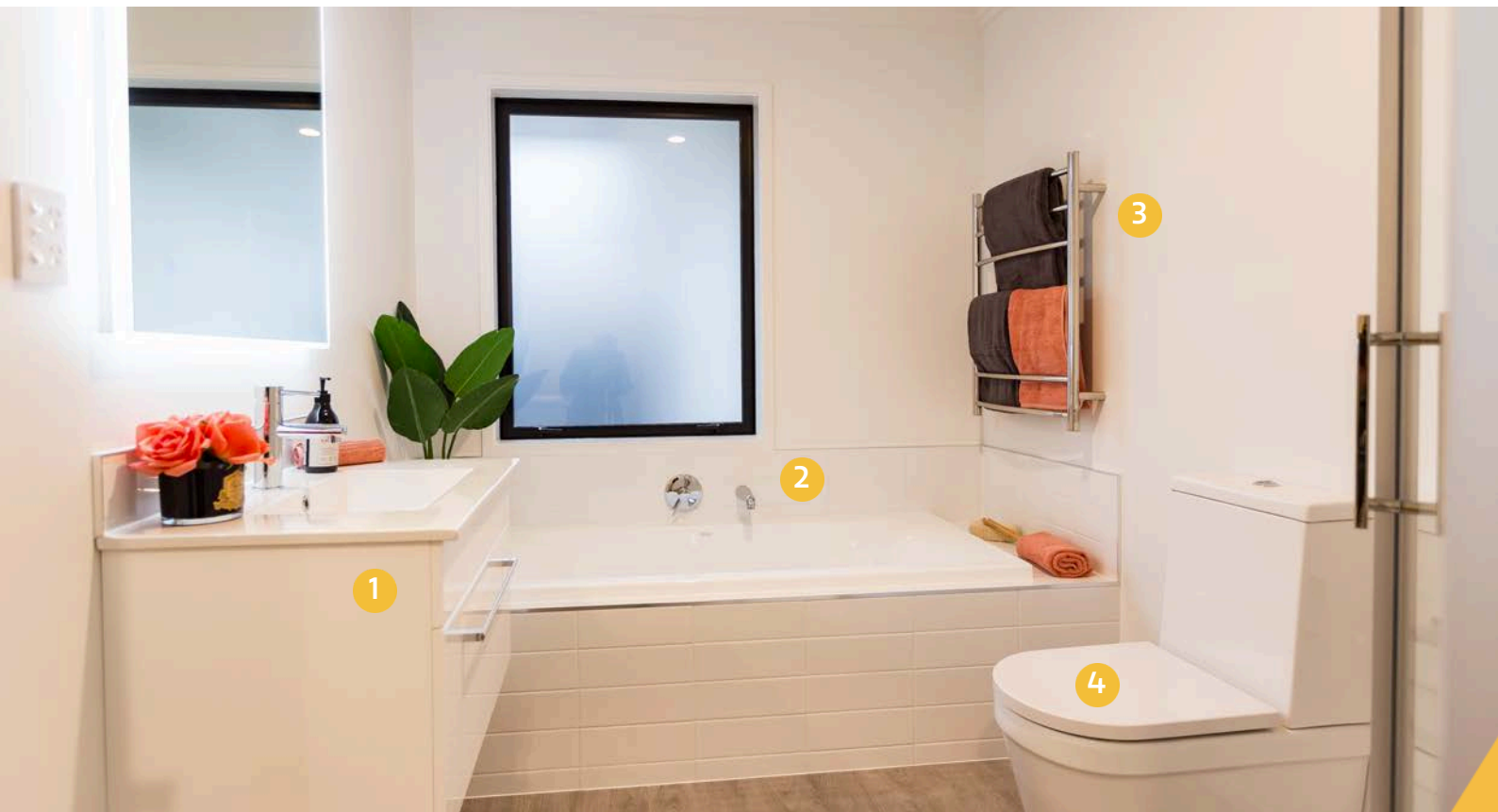
INTERIOR

Features

- 1 GIB Plasterboard Systems with Level 4 Finish
- 2 Showhome quality carpet throughout
- 3 Resene SpaceCote interior paints
- 4 Mitsubishi heatpump with WiFi Control
- 5 LED lighting
- 6 Quality electrical outlets & switches
- 7 Schlage Elan door hardware throughout



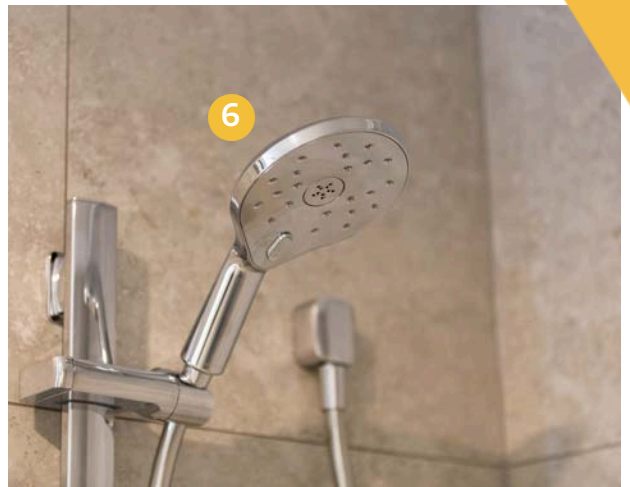
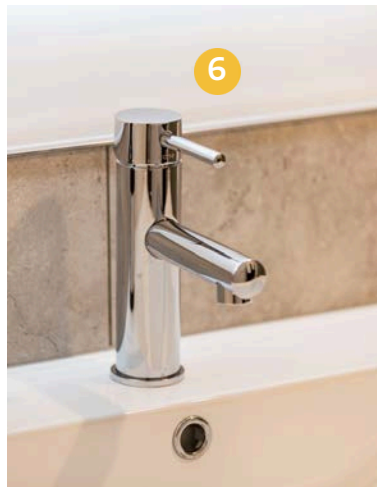
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BATHROOM

Features

- 1 Porcelain vanity with tiled splashback
- 2 Clearlite bath with tiled surrounds
- 3 Chrome heated towel rail
- 4 Toilet with soft close seat
- 5 Clearlite shower
- 6 Methven tapware & mixers





EXTERIOR

Features

- 1 70 Series Clay Brick with a range of choices
- 2 Double-glazed thermally broken windows and glass doors with Low E and argon gas
- 3 Internal and boundary fences
- 4 Driveway and vehicle crossing
- 5 Fully insulated garage and garage door
- 6 Letterbox
- 7 Schlage electronic door
- 8 Folding clothesline



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