

» House & Land Package
\$840,000



MS01 – Style 2

33 (Lot 25) Rangitahi Street, Maea Fields

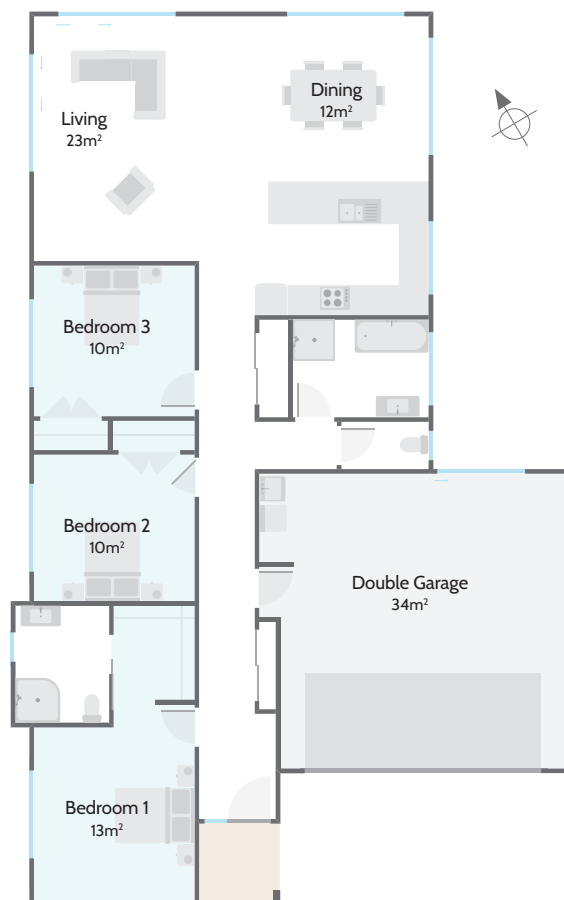
Looking for a smart and stylish three bedroom home located in the new Maea Fields community development? Look no further than this stunning incredibly versatile plan designed to maximise the sun in all the living areas.

Enjoy a modern galley style kitchen with a Fisher & Paykel contemporary appliance package, soft-close draws and doors, and a feature glass splash back. A north-facing living area gives access to a patio area at the rear of the house providing effortless open plan living. The master bedroom is complete with a spacious ensuite and a walk-in wardrobe.

Other features of this property include quality fittings from trusted quality brands throughout and a double garage with a dedicated laundry nook. Located in the new Maea Fields subdivision where you can enjoy a relaxed lifestyle close to Matamata township.

House and Land Package Inclusions:

- Landscaping
- Fencing
- Drive and Paths
- Deck/Patio
- Clothesline
- Matching Brick Letterbox



511m²



159m²



Bedrooms



Bathrooms



Living / Dining



Garage



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» Schedule of Materials & Works 33 (Lot 25) Rangitahi Street, Maea Fields



Undertakings

- Locally owned – Nationally supported
- Comprehensive Aftercare Package including remedial defects assurance
- Building Consents, BRANZ and MBIE Levies
- Recycling of construction waste programme
- 10 Year Master Build Guarantee
- Preferred local suppliers and sub-trades

Structural Works

- Engineer designed raft concrete floor utilising recycled plastic pods in lieu of petroleum-based polystyrene

Site Works

- 8% black oxide concrete with broom finish for driveway, paths, and patio
- 200mm wide mowing strips around house perimeter
- Stained neighbour friendly timber fencing to side boundaries
- Hydroseed grass lawn
- Clothesline
- Street-facing landscaping & gardens
- Kwila Hardwood entry deck and rear patio entertaining deck

Exterior

- Carbon-neutral, treated timber frames and trusses
- Plywood rigid air barrier RAB
- Double glazed aluminum joinery with 60mm internal architraves
- R2.8 insulation to exterior walls and R4.0 to ceilings – including R3.6 to the garage
- Latitude composite entry door with electronic digital entry lock
- Flat-panel premium insulated garage door with automatic openers & 2 remotes
- Hose taps to front and rear of the house (3)
- Colorsteel® Endura 4 long run roof
- Colorsteel® fascia, spouting with PVC downpipes
- Painted bricks with James Hardie Linea Oblique Vertical
- Matching brick letterbox with stainless steel insert

Interior Linings

- Walls: 10mm Winstone GIB® Board
- Ceilings: 13mm Winstone GIB® Board
- Wet Areas: Winstone GIB® Aqualine
- 75mm GIB® Cove cornice
- 90mm skirtings

Executive Kitchen

- Engineered stone bench top
- Undermounted double bowl stainless steel sink including an in-sink waste disposal unit & air switch
- Feature kitchen mixer

- Soft-close draws and doors
- Fisher & Paykel contemporary appliance package
- Fisher & Paykel Fridge freezer
- Feature tile splashback to the cooktop bench area

Interiors

- Flat panel doors with 60mm architraves to match windows
- Element door furniture
- Built-in shelving furniture to master bedroom wardrobe
- Ventilated shelving to all bedroom wardrobes
- Elfa storage solution to other cupboards

Bathrooms

- Clearlite Cashmere vanities with vitreous china tops to the main bathroom & ensuite
- Clearlite Millennium showers
- Duma panel wall tiles to bathrooms (half high)
- Athena Contro right hand freestanding bath
- American Standard tapware and slide shower fittings
- Elementi Uno CC BTW Toilet Suites
- Heated towel warmers - main bathroom and ensuite

Electrical

- Audiovisual communications hub
- LED low energy recessed downlights
- HPM electrical switch components
- Exterior sensor lights
- Inline extractor fan – main bathroom and ensuite
- Fibre internet ready
- 3 data outlets
- 180-litre electric hot water cylinder

Floor Coverings

- Karndean Knight 3mm LVT plank flooring to entry, kitchen, and wet areas
- Belgotex Solution Dyed Nylon Carpet, laid on 11mm 130kg luxury foam underlay

Decorating

- Washable Resene three-coat premium paint
- Completed interior colour design

Heating

- Panasonic wall mounted heat pump located in living area
- Compliance with Healthy Home Standards

Optional Additions Available

- Drapes and Blinds
- Garage carpet
- Alarm and video security system
- Bathroom heating

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Milestone Homes reserves the right to amend the schedule from time to time including works and materials to an equal, or superior standard specified.

Milestone Homes Matamata

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