

Turnkey House & Land Package Opportunity

Asking Price - \$1,535,000



House 218m² | Land 725m²

LOT 40, 1 Haggarty Green, Te Awanga

4 bedrooms | 2 bathrooms | 2 living areas | 2 toilets | 2 car spaces

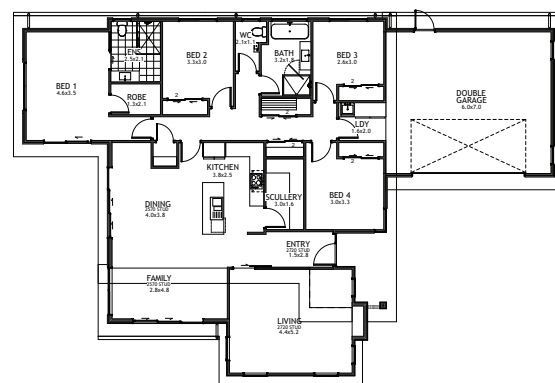
This home has been carefully considered to showcase one of our popular home plans and create a functional and stylish layout. With comfort and convenience in mind, this stunning new open plan home would suit many families.

This 4 bedroom house and land package will showcase our exceptional attention to detail and commitment to quality that is second to none. Allow our expertise to bring your dream home to life, all with the extra piece of mind when building with Jennian Homes of a Master Builder 10-year guarantee, 100% Completion guarantee and industry leading 36 months defects warranty. Refer to the full list of inclusions and specifications for this home.

Secure this complete home package today with as little as 10% deposit, and pay nothing further until the home is complete. T's & C's Apply.

Building Consent is issued with the build to commence December 2023

There is still time to customise the interior by selecting flooring, kitchen and paint colours. It is not too late to make this home suit your personality.



Jennian Homes Hawkes Bay

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Inclusions and specifications for this home.

When you build with Jennian Homes Hawke's Bay your price includes everything, simply move in, unpack and relax.

Guarantees & Services

- Working drawings and approved Building Consent
- Master Build Standard 10 year Guarantee
- Industry Leading 36 Month Defects Warranty
- Jennian Homes 100% Completion Promise
- All required scaffolding for safe construction of the home
- Waste bin for construction refuse and construction toilet
- Build site security fencing

Earthworks and Foundations

- Required earthworks for site preparation, in accordance to Geotech report
- Rib Raft Concrete Floor Foundation (non-engineered)

Roof

- Longrun Colorsteel in MC760 profile

Fascia/Guttering

- Continuous Colorsteel metal fascia 180 S-Line with 145 Quarter Round Spouting
- Marley 80mm down pipes

Windows

- All units are doubled glazed, Solux E with Argon Gas and Architectural Thermal Spacer to meet new H1 regulations
- Residential Flat face powder-coated aluminium
- URBO hardware
- Grey Tint to all units to protect interior furnishings from the harsh Hawke's Bay sun
- Etchlite glazing to bathroom, ensuite and WC

Front Doors

- Axis Standard AXOO panel tongue and grooved hinged door
- Windsor hardware 600mm Polo Pull handle

Garage Doors

- Garador Sectional garage door, Insulated Aspen 4 panel
- Garador Secure DSO-2 Powerhead Opener with two remotes

Plumbing

- Fusiotherm reticulation piping for hot and cold water
- 300 Ltr Mains Pressure Hot Water Cylinder
- 3 x exterior hose taps
- Plumbing for fridge
- All required drainage and stormwater, including wastewater step tank

Electrical

- Installed as per electrical plan - available on request
- HPM Downlights and switches with white gloss face plates
- Exterior fans with LED light to all bathrooms
- Solar to meet covenants - 6.24kW max output with 16 Panel Solars, including inverter and batteries

Insulation

- Pink Batts installed to all external walls (including garage) and all ceilings in line with new H1 regulations

Exterior Cladding

- Resene Construction Plaster System in Graphex and
- James Hardie Axon Panel 150mm

Interior Trim

- Scotia - internal and external corners are to be square stopped
- 40 x 20mm pine scotia to cupboards and wardrobes
- 90 x 10mm Pine FJ single bevelled skirtings to all areas
- 60 x 18mm Pine FJ bevelled architraves to all area doors and windows

Interior Doors

- 2200 x 810mm RibCore High Contact hollow Core Polystyrene pre-hung doors, Avon panel
- Windsor Hardware Galaxy series

Heating

- Ducted Panasonic Heat Pump HVAC System, 12.1kW, 7 ducts

Hard Flooring

- Rigidcore Coretec planks installed by floating method

Carpet

- Malmo Berlin range, 100% solution dyed nylon cut pile, 33oz
- 11mm Dreamwalk Blue carpet cushion underlay

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Tiles	<ul style="list-style-type: none">• \$85/m tile allowance• Ensuite - 3 x walls + floor tiled• Bathroom - 3 x walls tiled• Kitchen and Laundry splashbacks to be tiled to height of overhead cabinetry
Toilets	<ul style="list-style-type: none">• Elementi Uno BTW CC Toilet Suit
Tapware	<ul style="list-style-type: none">• Elementi Savon tapware in Brushed Nickel• Elementi Splash Slide shower 3 function
Showers	<ul style="list-style-type: none">• Ensuite - fully tiled floor and shower walls with custom glass screen• Bathroom -Athena Slateforma shower tray with tiled walls and Cardo swing door set
Vanities	<ul style="list-style-type: none">• Athena Wave Sytari Double Drawer, wall hung• Round LED mirrors with Demister
Baths	<ul style="list-style-type: none">• Athena Contro BTW free standing bath, 1600mm
Bathroom Accessories	<ul style="list-style-type: none">• Heirloom Genesis 825 Towel Warmers in Chrome• Project Toilet Roll Holders and Towel Rails
Laundry	<ul style="list-style-type: none">• Built in laundry unit with laminate bench and melamine overhead cabinetry
Wardrobes & Cupboards	<ul style="list-style-type: none">• All wardrobes fitted with HomePlus Closetpro wardrobe System in 16mm white melamine shelving, 400mm deep and heavy duty hanging rails• Walk in robe custom built to fit space with 2 x shelf units and 2 x hanging spaces• Other bedrooms to fit 1 x shelf unit and 1 x hanging space• Linen cupboards fitted with 4 x custom built ventilated timber slat shelves, 100 x 20mm, natural unpainted finish• Other storage cupboards fitted with 5 x White Melamine shelves 400mm deep on bracket system
Kitchen	<ul style="list-style-type: none">• As per design - available on request• 20mm Prime Stone bench top -Babylon Collection• Doors, drawer fronts, toe kicks and viewed end panels to be 18mm Melamine• Blum soft close hinges and Hettich Architect soft closer drawers
Appliances	<ul style="list-style-type: none">• Fisher and Paykel Appliances - stainless steel finish• 60cm 7 function, 85L built in oven• 60cm 4 Zone Induction Cook top• Underbench Dishwasher, Sanitise• 60cm integrated insert rangehood• French door Fridge/Freezer 90cm
Curtains & Blinds	<ul style="list-style-type: none">• \$8000 including gst curtain & blind allowance
Driveways, Pathways & Patios	<ul style="list-style-type: none">• Driveway concrete to include mesh, 5% black oxide machine finish• Patios to exclude mesh, 5% black oxide colour sponge or trowel finish• Allowance for a council certified vehicle crossing
Landscaping	<ul style="list-style-type: none">• Everlast composite decking to front door landing• \$15,000 including GST landscaping allowance• 1.8m Colorsteel fencing to 2 x boundary fences