





House and Land Package

\$855,000

Jennian
HOMES
Your personality Our expertise



**Lot 100 / 7 Ketu Lane, Wai Iti,
Blenheim**

KEY FEATURES		3 BEDROOMS
		1 LIVING
		2 BATHROOMS
		2 TOILETS
		2 GARAGE

This House and Land package in Wai Iti features a modern three bedroom house design.

The Kea offers a smart, flexible floor plan that suits families at every stage. With open-plan living at its heart and separate bedroom wings for privacy, it's a home designed to keep pace with modern life while maintaining a strong focus on comfort and style.

Jennian Homes have been building for 40 years which is a testament to the craftsmanship and workmanship we put into every home - you will be in safe hands when you build with Jennian.

Marlborough

32 Nikau Drive, Blenheim 7201

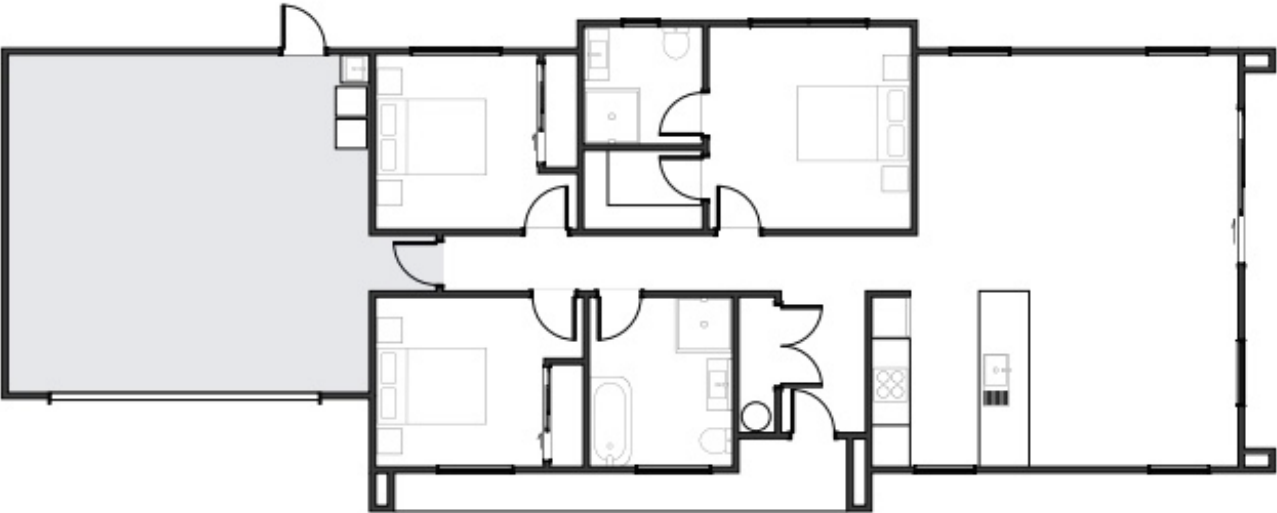
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7 Ketu Lane Wai iti, Blenheim

159m2 | 3 bdrm



House Size	159m2
Home Width	8.12 m
Home Length	22.24m
Land area	585m2

The images may show features which may not be included in the standard plan or price. Your local Jennian New Home Consultant will confirm standard features and discuss your ideas. All plans remain the copyright of Jennian Homes.

Specifications

INCLUSIONS

- Jennian Homes Master Build Contract
- Architectural design plans based on flat site ready for construction

FLOORS

- Firth Rib Raft concrete floor
- Allowance for site scrape and 100mm soil removal on building platform
- Allowance for service trench up to 15m

FRAMES AND FRAME TREATMENT

- All wall and roof framing 90mm x 45mm KD Radiata Pine, machine stress graded
- 2400mm stud height
- All framing to building code - generally at 600mm centres for horizontal GIB fixing

INSULATION

- Pink Batts installed to all external walls and ceiling, excluding Garage
- Ceiling R5.0
- Walls R2.8

ROOF

- Longrun Colorsteel - Trapezoidal
- 30 degree pitch roof

PLUMBING

- Fusiotherm reticulation of hot and cold water
- Hot Water Cylinder - Rheem 180L
- 2 hose taps

ELECTRICAL

- Installed as per electrical plans
- LED downlight
- PDL Iconic switches and plugs
- Extractor fan to Bathroom and Ensuite

FASCIA AND GUTTER

- Colorsteel fascia and gutter system
- Pre-finished Marley PVC downpipes

EXTERIOR CLADDINGS

- Linea Weatherboard and Weathertex Groove Natural

WINDOWS

- Powdercoated aluminium thermally broken frames
- All units double glazed with Low-E, excluding Garage
- Windows installed to soffit height

FRONT DOOR

- Aluminium grooved door with digital lock

GARAGE DOOR

- Garador Newport door in smooth finish with two openers

INTERIOR LININGS

- Ceiling - 13mm standard GIB
- Walls - 10mm standard GIB
- Wet areas - 10mm Aqualine GIB
- Steel ceiling battens direct fixed to trusses at 600mm centres
- Square stopping to ceiling to wall junctions or 55mm GIB cove
- Square interior corners

INTERIOR TRIM

- 60mm x 12mm MDF single bevelled skirting

INTERIOR DOORS

- Hollowcore pre-hung flush panel doors with Windsor Futura hardware

PAINT

- Resene SpaceCote
- One undercoat and two topcoats
- Wet area to be enamel low sheen

FLOOR COVERINGS

- Belgotex Liberty range solution dyed nylon Carpet on 10mm, 90kg underlay
- Belgotex Identity vinyl planking range

TILES

- Bath splashback 300mm high, 300x100 white gloss subway tile

TOILETS

- Elementi Uno Toilet Suite

TAPWARE

- Elementi Uno Tapware

SHOWERS

- Athena Soul Square 1000 x 1000 showers

VANITIES

- Clearlite Pinnacle wall hung single drawer vanity
- Polished edge 900mm high mirror to match width of vanity

KITCHEN AND LAUNDRY

- Plan specific Kitchen design by Bays Joinery-Provisional sum of \$15,000
- Robinhood Laundry Tub

WARDROBES AND STORAGE

- Melamine shelf and pole system

HEATING

- Panasonic high wall heatpump

APPLIANCES

- Fisher & Paykel 600mm ceramic cooktop
- Fisher & Paykel 5 Function Stainless Steel 600mm oven
- Fisher & Paykel Stainless Steel 900mm Rangehood
- Fisher & Paykel Stainless Steel Dishwasher

ADDITIONAL ALLOWANCES

- Building Consent fees
- Concrete driveway and entry up to 65m2
- Concrete patio up to 15m2

EXCLUSIONS

- Lawn, decking
- Window furnishings
- Any additional foundation or excavation requirements specific to site.



Did you know?

The building industry standard for follow-up maintenance is often limited to 12 months. But at Jennian Homes, we go further.

We offer an **industry-leading 36-Month Defects Warranty***—providing you with extended protection and lasting peace of mind.

Even better, our Homeowner's Maintenance Schedule helps you stay on top of essential home care with timely reminders and a clear guide to standard maintenance practices—ensuring **your home stays in top condition for years to come.**

Because at Jennian, our commitment to you doesn't end when we hand over the keys to your beautiful new home.

*For terms and conditions, please refer to the Jennian 36 Month Defects Warranty Policy.

