

Hereford Drive

Off Belvedere Road, Carterton

Buyer Enquiries Over \$315,000

RayWhite[®]



in association with
Jennian
HOMES

How to purchase your section...

Step 1



Make contact with the team at Ray White to discuss buying and building at Hereford Drive Stage 2. They will send you an information pack and arrange a time for you to view the site and discuss prices and building options.

Step 2



Your Ray White agent will follow up with you to discuss whether you wish to take the next step of selecting a section and signing a 'Sale and Purchase Agreement', conditional on due diligence for four weeks. This will hold the section for four weeks and allow you to undertake any research required to ensure you are able to build your new home on your selected lot within your budget.

Step 3



Upon acceptance of the offer, a Jennian Homes team member will contact you to arrange a consultation to begin the design process for your new home. Choose from one of our many plans, talk to our design team or with the affiliated architect at Sandpit Design.

Step 4



Upon finalising your building plans and confirming the cost of your intended new build home, you will confirm if you wish to do a stage claim build or a turn key contract. What's the difference you ask? Stage claim is where you purchase the section as per the 'Sale and Purchase Agreement' and then you pay for the construction of the new build home as it progresses in stages. A turn key contract is where you pay 5% of the total cost to build, including the land purchase and Jennian Homes Wairarapa Limited fund the cost of the whole process. This option has a finance cost built into the turn key contract.

Step 5



Jennian Homes Wairarapa will arrange signing of any additional paper work required and will then apply for building consent for your new home. Construction will commence when agreed between parties. Upon issue of code compliance, settlement can be expected approximately two weeks after. All homes come with a peace of mind '36 month Defects Warranty' and a '10 year Master Builders Guarantee'.

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RayWhite

Exciting release of stage two of Charles Rooking Carter Estate (Hereford Drive stage two)

- First titles will be available mid-late 2022 (approx.)
- Secure your ideal building spot at today's prices
- Varying section sizes from 509sqm to 711sqm
- Short walk to Carterton town centre and Carterton's facilities
- Stunning views overlooking the Carterton Rugby Club with the Tararua ranges in the backdrop
- Fully serviced sections
- All homes must be of new construction built with Jennian Homes Wairarapa Limited

Location to services:

- 700 metres to Medical Centre
- 500 metres to Supermarket
- 500 metres to Railway station
- 200 metres to Carterton township



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HOMES

Welcome

to New Zealand's Best Little Town,
Carterton (Taratahi)

Stretching from the Tararuas in the west to Flat Point in the east, Carterton District offers plenty of room to stretch and unwind.

Carterton's history is remembered through the Hurunui-o-Rangi Marae, the last remaining Pa in the district, and its many fine colonial buildings.

Originally known as Three Mile Bush, the village was established to house and support workers building the road between Greytown and Masterton.

In 1857, in recognition of Charles Rooking Carter, settlers chose the name of Carterville for the new village, later changed by the Government to Carterton in 1859.

Today the population reflects a large number of people who commute to Wellington on a daily basis for work, choosing to enjoy their leisure time in the country setting offered in the Carterton District. On the drier lands to the east of the town, in the Gladstone and East Taratahi regions, a number of vineyards have been established since the mid 1980's. Other crops such as olives are also finding favour, particularly with newer residents living on lifestyle blocks.

Major events are held in the Carterton District throughout the year. This was complemented in 2011 by the opening of a new state of the art Events Centre which caters for a wide range of community services and events.

With a large resident arts community there are a number of private galleries to visit as well as groups to join from a wide variety of crafts to serious art groups. Art displays and exhibitions can also be seen at the Events Centre, as well as an annual national art competition.

In the countryside you will find unique wetlands, glow-worms, English style gardens and great swimming holes. There's also bush walks, mountain biking, kayaking, fishing and horse riding to enjoy.

A total of six primary schools serve the District along with an extensive medical centre and two dental practices.

With increasing numbers of visitors coming to Carterton to enjoy weekends and extended holidays there's a wide choice of accommodation available including homestays, B&Bs, a motel, hotels and camping sites. The town has great dining and cafes for visitors to enjoy.



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For all enquiries contact:

Brad Chittick

0800 999 101

Licensed under REAA 2008

10 Great reasons to choose Jennian Homes Wairarapa

1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract”. Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over three decades.

2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You’ll know exactly what your dream home will cost before you sign the contract.

3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

4. Most awarded

Jennian Homes is New Zealand’s most awarded group of franchise builders in the RMB House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty* for your increased protection and peace of mind. That’s a whopping 24 months longer than the current industry standard.

6. The best residential building contracts

We have worked with the Registered Master Builders Federation to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We’ll ensure that you’re kept completely informed throughout the adventure and we’ll keep in touch long after you’ve moved in to your dream home.

9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

10. Become part of an iconic family

Jennian franchisees have been around for over three decades. Rest assured that your dream is safe with one of New Zealand’s most experienced franchise builders. Having built more than 10,000 homes for New Zealanders, we’re the name you can trust with your dream home.



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Lot sizes 500m-700m²

In addition to the Standard Jennian Homes specification, your home will also come with:

- Site services
 - Level entry pine deck to front door
 - Concrete works, drive, patio and paths
 - Colour steel fencing
 - Lawns
 - Mail box and clothesline
 - Garage carpet
 - Insulated garage door
 - Stone kitchen bench tops
 - Pendant kitchen lights
 - Heated towel rails
 - Raft concrete slab
 - Wet floor tile shower
 - Ducted heat pump system
 - Induction cook top
 - Additional concrete works, kitchen and electrical allowance
-

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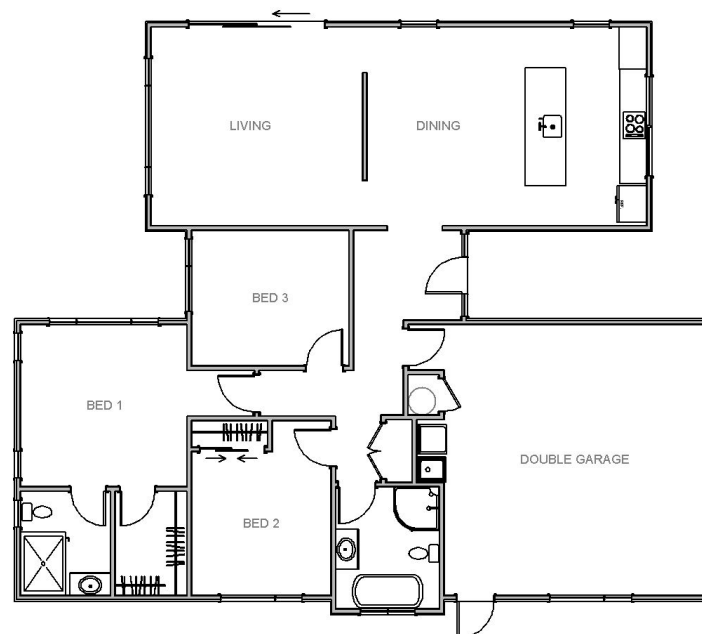
Your personality Our expertise

FROM \$550,528

160m² | 3 bdrm



George 2



Living	121.9m ²
Garage	38.2m ²
Total	160.1m²
Home Width	13.1m
Home Length	15.4m

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FROM \$625,600

186m² | 3 bdrm



Mead



Living	153.61m ²
Garage	40.25m ²
Total	185.76m²
Home Width	12.5m
Home Length	18.2m

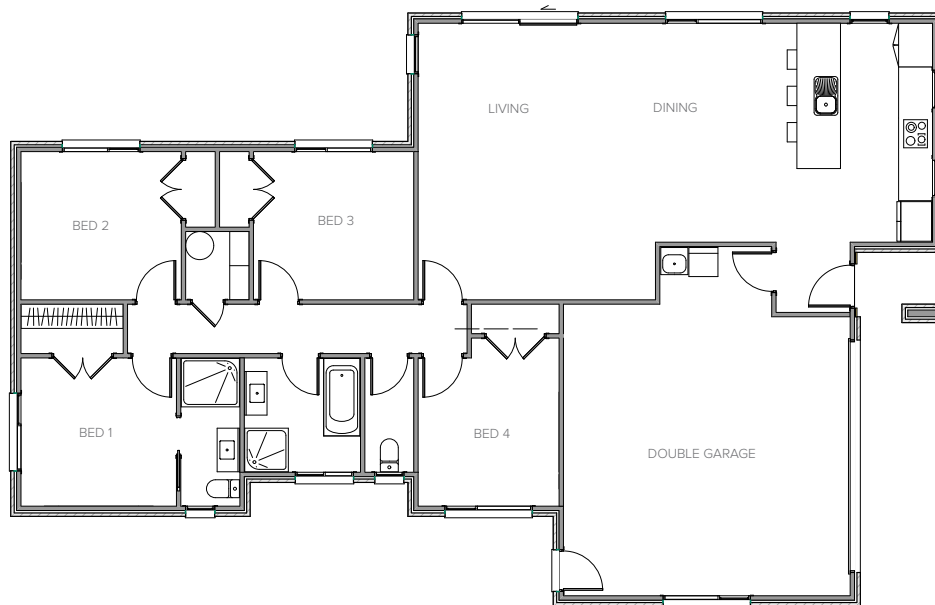
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FROM \$591,744

171m² | 4 bdrm



Alexandra



Living	139.91m ²
Garage	38.09m ²
Total	171.02m²
Home Width	12.00m
Home Length	19.00m

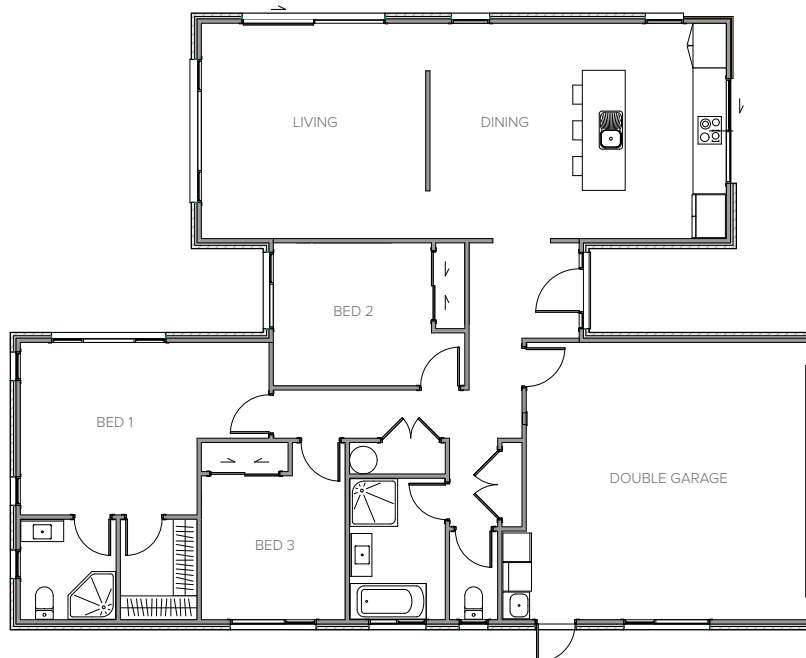
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FROM \$590,272

166m² | 3 bdrm



George



Living	135.86m ²
Garage	37.85m ²
Total	166.45m²
Home Width	12.70m
Home Length	16.70m

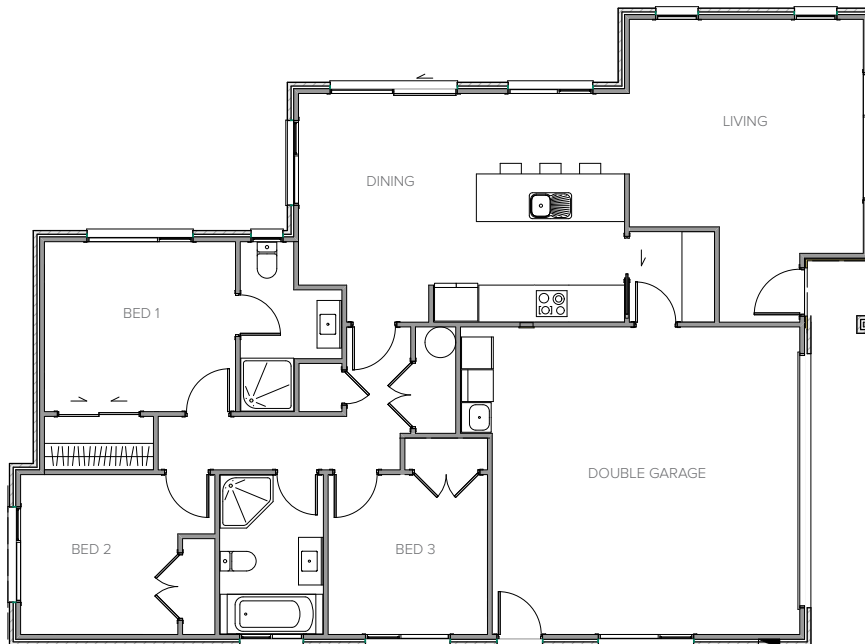
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FROM \$543,168

148m² | 3 bdrm



Andrew



Living	118.36m ²
Garage	36.24m ²
Total	148.56m²
Home Width	11.80m
Home Length	16.10m

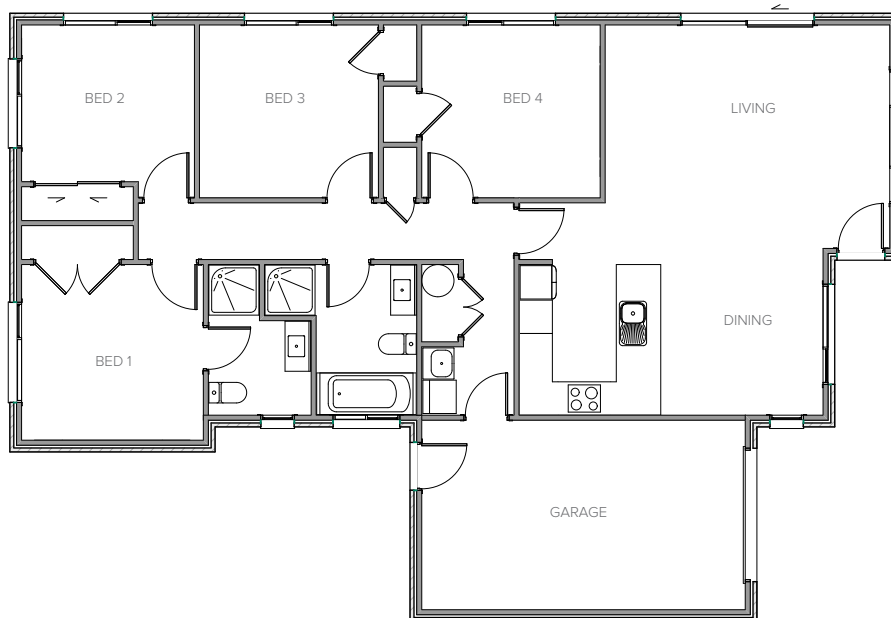
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FROM \$528,448

133m² | 4 bdrm



Edward 4



Living	116.65m ²
Garage	22.59m ²
Total	133.17m²
Home Width	10.70m
Home Length	15.80m

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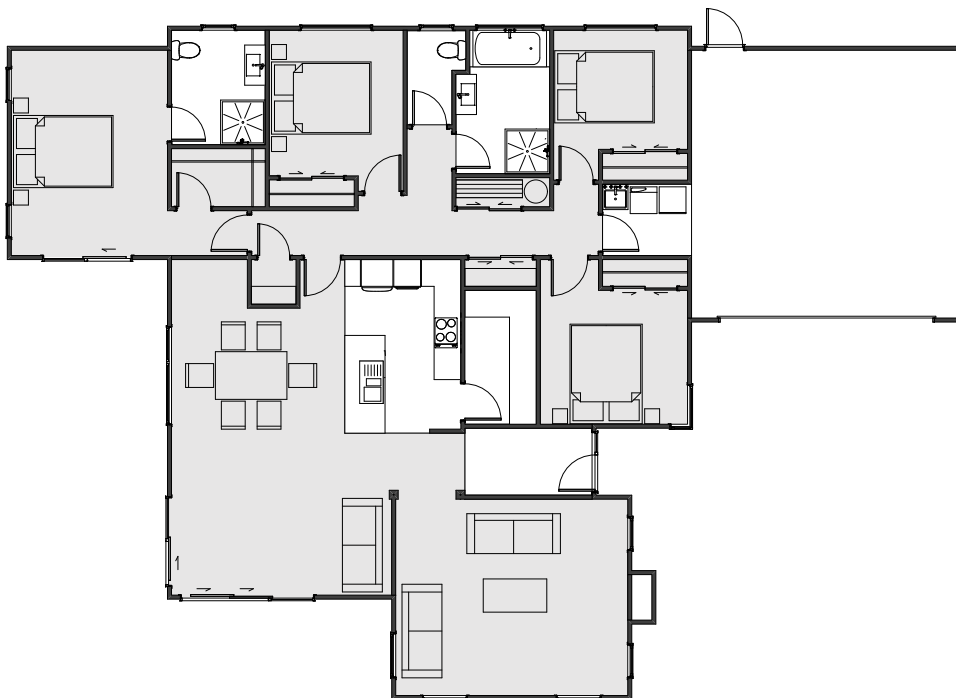
FROM \$693,312

212m² | 4 bdrm



Chianti

4 2 2 2 2



Living	171.19m ²
Garage	40.83m ²
Total	212.02m²
Home Width	15.09m
Home Length	21.42m

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FROM \$662,400

202m² | 4 bdrm



Summerhill



Living	164.38m ²
Garage	37.62m ²
Total	202m²
Home Width	13.58m
Home Length	23.61m

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Standard Specifications for all homes

Wairarapa

Guarantees & Services

- Building Consent Allowance (PC SUM)
- Master Build Standard 10 year Guarantee
- 36 Month Defects Warranty
- Complimentary colour consultant service
- Complimentary kitchen design service

Inclusions

- All required scaffolding for construction of the home
- Working drawings based on flat site ready for construction
- Waste bin for construction refuse and construction toilet

Floors

- Block foundation

Frame Treatment

- All wall and roof framing to be H1.2

Frames

- 90 x 45 KD Radiata Pine machine stress graded
- All framing building code - generally 600crs for horizontal GIB fixing

Trusses

- Standard plan trusses designed to HIGH wind zone
- Pre-consent plan will be included in the working drawings
- Truss framing all H1.2
- Bottom chord restraints to be strongbacks

Insulation

- Pink Batts installed to all external walls and ceilings
- Ceiling R3.6c
- Walls R2.2w

Roof

- Gerard Corona Shake Satin metal tile OR
- Longrun Colorsteel

Plumbing

- Fusiotherm reticulation piping for hot and cold water
- HWC - 250 Ltr - Mains pressure
- 3 Exterior hose taps

Electrical

- Installed as per electrical plan
- Downlight LED
- Switches and plugs HPM Excell Life (ED SERIES)
- Exterior fans to bathrooms
- Services (Power/Water/Phone) PC sum allowance

Fascia/Guttering

- Continuous Colorsteel metal fascia & guttering system
- 80mm down pipes

Exterior Cladding	<ul style="list-style-type: none"> • James Hardie Linea Weatherboards and/or • NZ Brick “Studio J Range”
Soffits	<ul style="list-style-type: none"> • Soffits - 600mm • Hardisoffit lining
Windows	<ul style="list-style-type: none"> • All units are double glazed, excluding garage • 35mm APL/ASL residential suite powdercoated • Installed in accordance with E2 AS1, or to cladding manufacturers specifications • Installed to soffit height • Support bars to all floor level openings and other openings over 600mm wide
Front Doors	<ul style="list-style-type: none"> • Aluminium entrance door with Lever handle and lock set • Sidelights specific to plan
Garage Doors	<ul style="list-style-type: none"> • Garador Sectional Steeline garage door with automatic garage door opener and two remotes
Interior Linings	<ul style="list-style-type: none"> • Ceilings - 13mm standard GIB • Steel ceiling battens direct fixed to trusses at 600crs • Walls - 10mm standard GIB • 10mm GIB Aqualine to wet areas
Interior Trim	<ul style="list-style-type: none"> • 60 x 12mm MDF single bevelled skirting • 60 x 10mm Pine single bevelled skirting to wet areas • 55mm GIB cove
Interior Doors	<ul style="list-style-type: none"> • Grooved panel Hollow Core pre-hung doors 810mm doors • Hardware: Hardware Windsor Brass Astron series • Generally 660mm cupboard doors and doubles 610mm wardrobe doors or sliders
Paint	<ul style="list-style-type: none"> • Resene Paint • Exterior - one coat Resene Primer / Undercoat and two Resene top coats • Interior walls - one coat Resene Sureseal and two top coats of Resene Zylone Sheen top coats • Ceilings - one coat Resene Sureseal and two top coats of Resene ceiling paint (flat) • Wet Areas - one coat Resene Sureseal and two top coats of Resene Lustacryl • Doors and Trim - one coat Resene Acrylic primer undercoat and two top coats of Resene Lustacryl (semi gloss finish) or Resene Enamacryl (gloss finish)
Vinyl	<ul style="list-style-type: none"> • Belgotex Flooring - Studio J range

Carpets

- Belgotex flooring and Victoria carpets 100% solution dyed nylon cut pile carpet (Studio J Range)
- 10mm foam underlay

Wall Tiles

- 300 x 100mm white tiles
- Tile allowance: one row of tiles to bath splash back

Toilets

- Elementi Uno BTW CC Toilet Suite

Tapware

- Ideal Standard Simplicity tap ware
- Ideal Standard Splash 3 function slide shower

Showers

- Clearlite Cezanne 1000 x 1000 or
- Clearlite Millenium 1000 x 1000

Vanities

- Clearlite Cashmere Classic wall hung
- Polished edge high mirror to match width of vanity

Baths

- Athena Contro BTW free standing bath

Laundry

- Aquatica Laundra Tubbie

Wardrobes

- Wardrobe World - ventilated wire shelf system with hanging rail to all wardrobes, linen and storage cupboards (as per plan)

Kitchen

- Plan specific design from standard kitchen range

Appliances

- Fisher and Paykel appliances - stainless steel finish
- 60cm 4 Zone Cooktop
- 60cm 7 Function Built-In Oven
- 90cm Rangehood Stainless Canopy
- Dishwasher Stainless Steel

Exclusions

These items are NOT included as standard but are added if requested / required. If building outside of Westbush development, further exclusions may apply.

- Legal consultation or legal fees
- Extra foundation works - engineering, piling, bridging
- Window dressings - blinds or curtains

Disclaimer

Prices and specifications are as at 22/2/2021 and are subject to change.

Prices have been completed as a guide only. Each home will be quoted based on final plans and specifications.

Find out more

Get in touch and
Secure your section today...



For all enquiries contact:

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