

# Seaview 80

81m<sup>2</sup>



3 Bedroom



1 Living Room



1 Bathroom



## HOUSE #2425

### COMPLIANCE & GUARANTEES

- Building pre-consented for at our yard
- Built design for very high wind zone
- LPB Drawings and Specifications
- LPB Builders
- LBP Roofer
- Plumbing Certificate
- Electrical Certificate

### EXTERIOR

- Subfloor bearers and SS pile connections
- Floor joists and T&G particle board flooring
- Under floor Insulation R2.5 Expol
- Cladding H3 Timber bevelback weatherboards
- Maxx Colorsteel roof
- Colorsteel guttering and PVC downpipes
- All windows and exterior doors double glazed
- Wall Insulation Pink Batts R2.4
- Ceiling Insulation Eliment R7.0

### ELECTRICAL

- Interior switchboard with smart meter
- LED recessed ceiling lights
- LED pendant light in kitchen
- Bathroom Manrose Pro Series fan/heater/light
- Vanity light
- Heated towel rail ladder chrome
- Daikin heat pump in living area

### PLUMBING FITTINGS

- 1x Bathroom shower
- 1x Vanity wall hung with mirror
- 1 x Back to wall toilet
- Laundry with slimtub and sink mixer
- 180Ltr Hot water cylinder

### INTERIOR FINISHINGS AND DOORS

- All interior walls are lined in T&G pine timber (blonded)
- Gib board ceilings throughout, stopped to level 4
- Scotia and architraves in pine timber
- Interior painted doors with satin chrome handles

### PAINTING

- Painted exterior soffits and fascia
- Interior solid timber walls stained (Blonded)
- All interior gib board walls and ceilings painted
- All interior doors painted

### KITCHEN

- Laminate bench tops with stainless steel sink
- Cabinetry with soft close doors & drawers
- Splashback to rear wall of stove bench
- Fisher & Paykel Cooktop 4 element ceramic
- Fisher & Paykel Oven
- Rangehood integrated into cabinetry
- Fisher & Paykel dishwasher

### INTERIOR FURNISHINGS

- Curtains and blinds
- Moduleo Impress vinyl planks to kitchen, dining, laundry, and wet areas
- Solution dyed nylon carpet

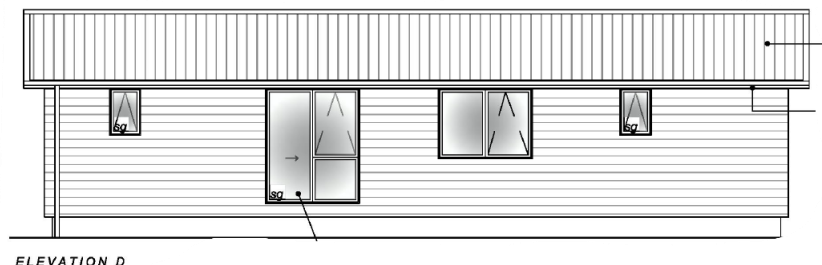
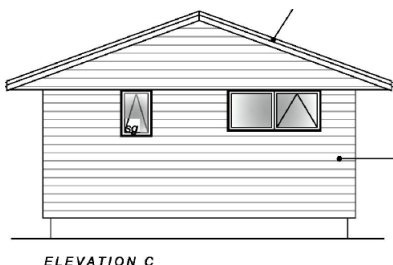
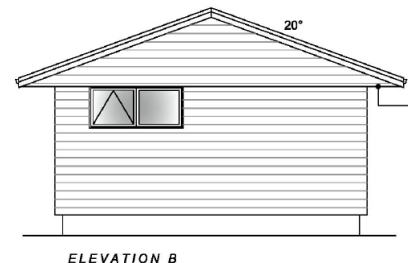
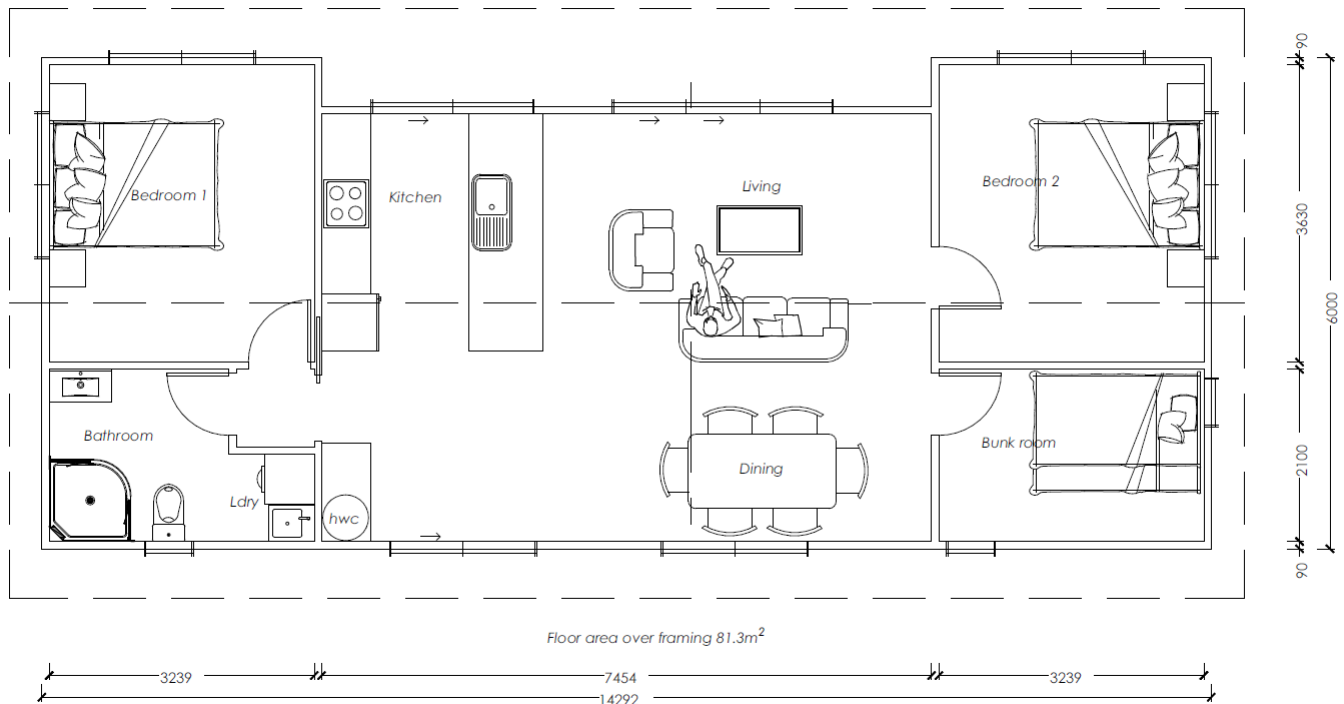
### OWNERS OBLIGATIONS (which we can assist)

- ◇ Application for site permits
- ◇ Site Geo Tech and storm water reports
- ◇ Onsite connections (sewer, storm water, power)
- ◇ House transportation and foundations
- ◇ Decking and steps
- ◇ Pergola

**\$259,000 incl gst**

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more?



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