Seagull 92m²

3 Bedrooms

1 Living Room

2 Bathrooms



HOUSE #2427

COMPLIANCE & GUARNATEES

- 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 Expol R2.5
- Cladding Hardies Oblique Weatherboards
- MAXAM Colorsteel roof
- Colorsteel guttering and PVC downpipes
- Exterior Joinery ThermalHeart+
- Ceiling Insulation R7.0
- Exterior Walls Insulation R2.4

ELECTRICAL

- Interior switchboard with smart meter
- LED recessed ceiling lights
- LED pendant lighting in kitchen
- 2x Bathroom extractor fan
- 2x Vanity light
- 2x Heated towel rail ladder chrome
- Daikin heat pump in living area

PLUMBING FITTINGS

- 2x Bathroom shower
- 2x Vanity wall hung with mirror
- 2x Back to wall toilet
- Laundry with tub and sink mixer
- 180Ltr Hot water cylinder

INTERIOR FINISHINGS AND DOORS

- Living, dining, kitchen and hallway walls are lined in T&G pine timber (Blonded)
- Gib board walls in bedrooms and bathrooms, stopped to level 4
- 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

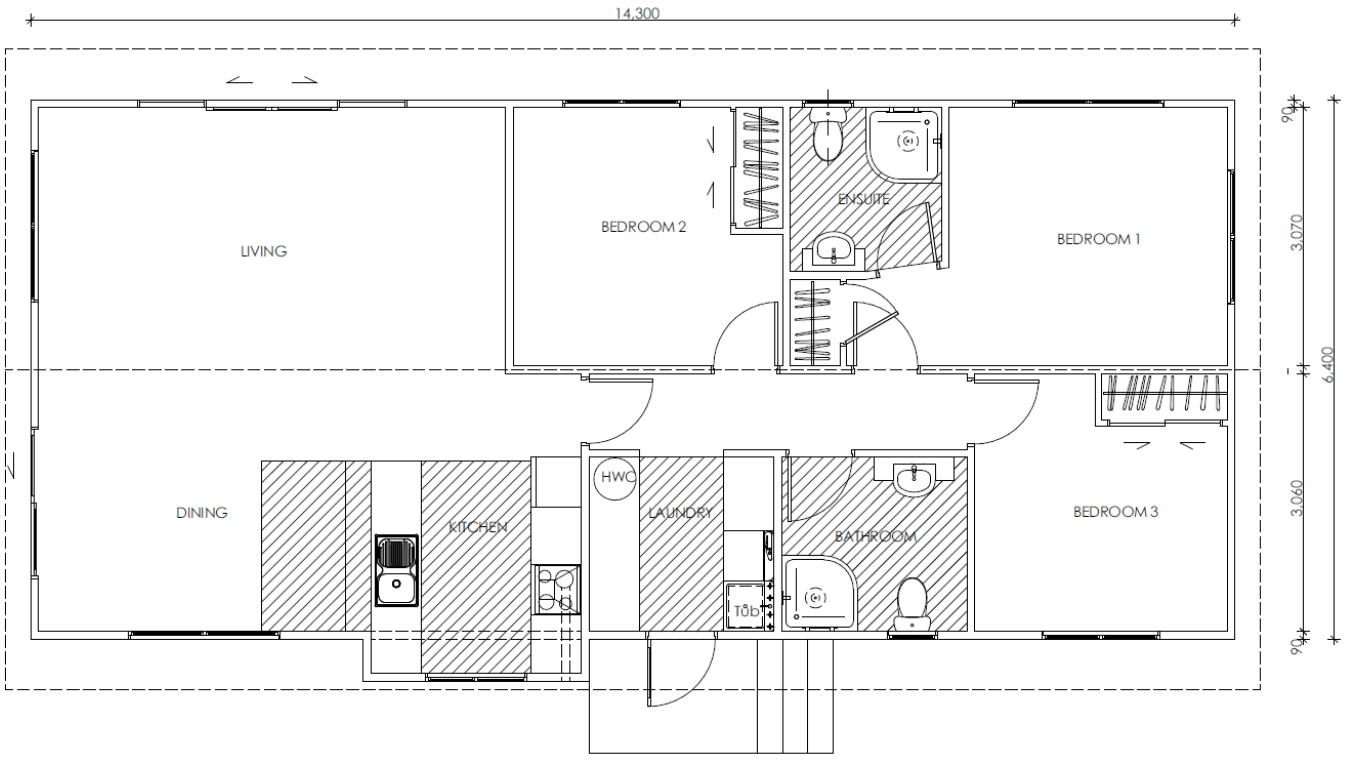
- Curtains and blinds
- Vinyl planks to kitchen, dining, laundry, and wet areas
- Solution dyed nylon carpet

OWNERS OBLIGATIONS (which we can assist)

◊ Onsite connections (sewer, storm water, power)

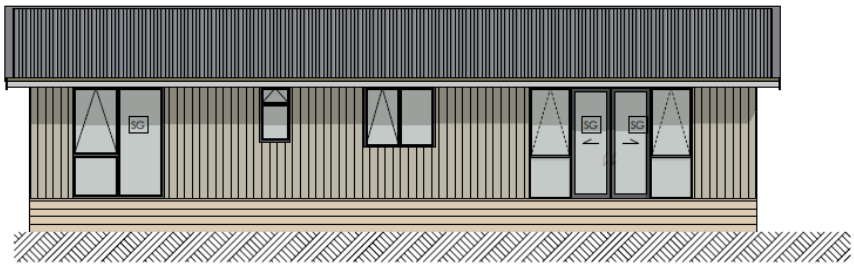
Seagull 92m²

Evans Homes



FLOOR PLAN

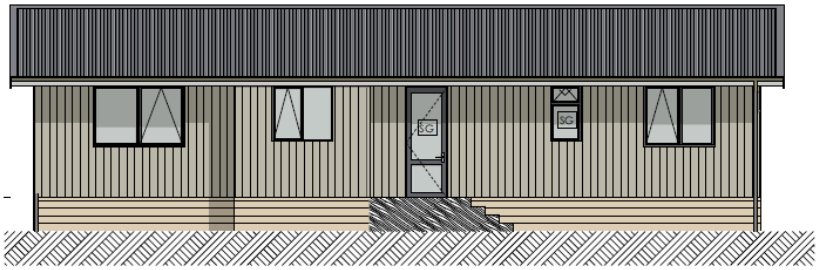
Floor Area= 92.86 m²



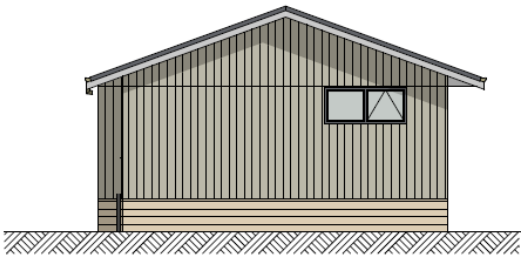
ELEVATION A SG Indicates Safety Glazing in accordance with NZS 4223:2016



ELEVATION B



ELEVATION C



ELEVATION D

Would you like to know more?

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