



**Barrett
Homes**

Welcome to
the *family*.

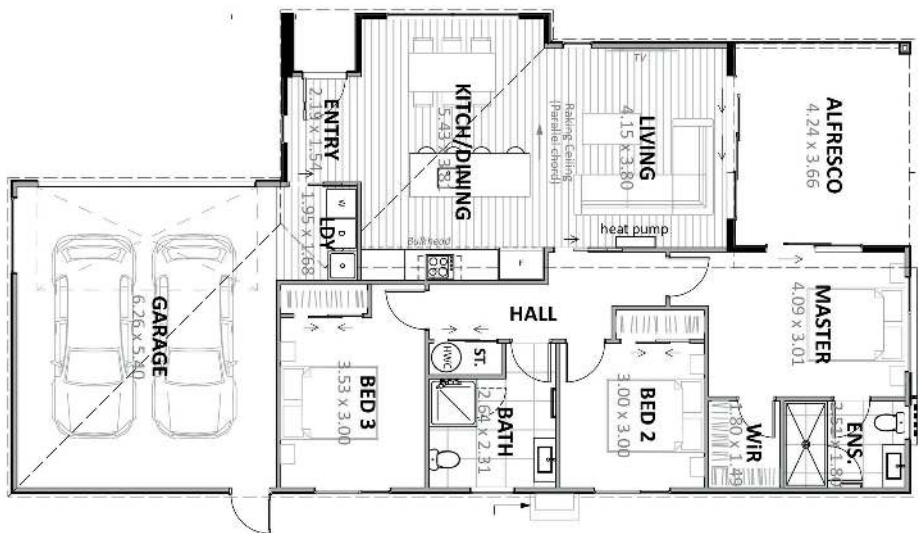
\$1,069,000

*Show Home
Investment Opportunity*



House & Land.

**LOT 114, 95 REYNOLDS ROAD, IONA
HAVELOCK NORTH**



DVS SYSTEMS

**LANDSCAPING &
FENCING PACKAGE**

**CURTAIN/BLIND
PACKAGE**

PRICE PROMISE

**10 YEAR INDEPENDENT
WARRANTY**



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Lot 114



Lifestyle Specifications

LOT 114, 95 REYNOLDS ROAD, IONA, HAVELOCK NORTH

PRELIMINARY & GENERAL SERVICES

- Architecturally designed plans, full specifications and structural engineering
- Insurance – Construction risk and public liability insurance
- Relevant Napier City Council permit fees and connection fees
- 10-year independent building guarantee
- Underground services included

EXTERIOR

- Site preparation & excavation
- Concrete raft insulated foundation system
- Exterior cladding as per plans
- Longrun roofing – trapezoidal profile
- Aluminium downpipes
- Powder-coated aluminium joinery, double glazing to all areas
- 2 x exterior hose taps
- Garador Aspen sectional garage door with 2 x automatic openers
- Fencing as per plans
- Landscaping as per plans
- Driveway & concrete service areas as per plan
- Clothesline – Daytek Twin wall-mounted fold down
- Brick letterbox

INTERIOR

- Internal walls GIB standard 10mm
- Internal ceiling GIB standard 13mm
- Internal wet-area walls & ceiling GIB Aqualine
- Square stop to ceilings
- 60mm single bevel pine skirting
- 60mm single bevel pine architrave to windows and doors
- Pink Batts classic insulation – external walls and ceiling
- Painted MDF grooved interior doors with Barrett Homes door handle range
- Painted walls and ceilings throughout (level 4)
- Electrical package
- 1 x High Wall Heat Pump
- DVS EC Automatic Plus with 4 outlets
- Hot water cylinder – mains pressure
- Carpet – Barrett Homes range, 100% solution dyed nylon to bedrooms
- Vinyl planking – As per plan
- Tiles – Barrett Homes range to WC, bathroom & ensuite
- Garage carpet
- Melamine shelving and hanging rail (master WIR system)
- Roller blind/venetian package

KITCHEN

- Kitchen with engineered stone benchtop as per plan
- Tiled kitchen splashback – Barrett homes range
- Waterware extractable kitchen mixer

KITCHEN APPLIANCES

- Bosch Ceramic touch 60cm Cooktop – PKE611K17A
- Bosch 7 Function Built-in Oven – HBA534BB0A
- Bosch Series 4 S/S 14PL F/Stand D/Washer – SMS4HTI01A
- Robinhood Scrapeater $\frac{3}{4}$ horsepower – SEN750QA
- Vissari canopy/powerpack rangehood

BATHROOM HARDWARE

- Waterware Pioneer mixers & shower slide
- St Michel Lulu 900mm, 1 drawer, wall-hung vanity to bathroom & ensuite (multiple colour options)
- Square or circle polished-edge mirror above bathroom & ensuite vanity
- Englefield Valencia Elite 1000 x 1000 shower to bathroom
- Tiled shower to ensuite
- Adesso BTW Rimless Urban toilet suite
- Raymor 5-bar heated towel rails

