Barrett Homes | Welcome to the *family.*

$1,069,000

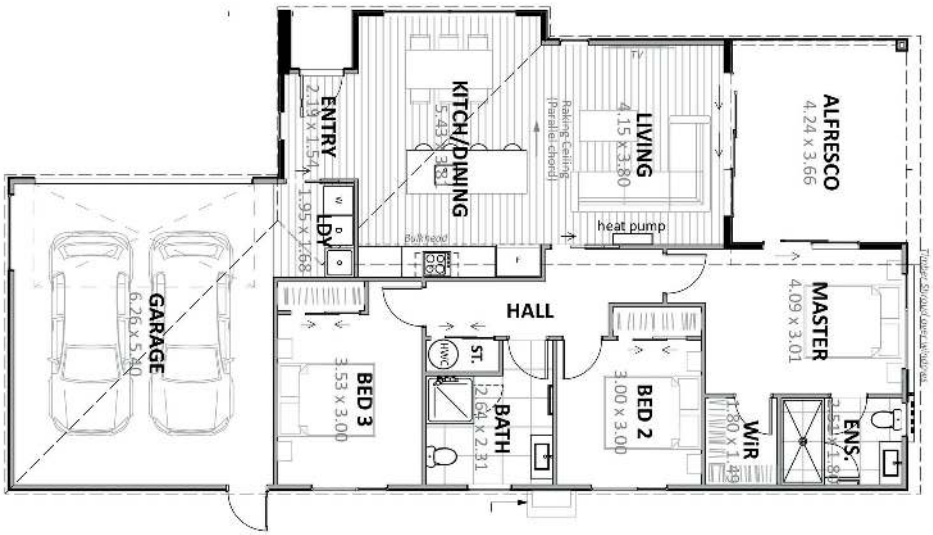
Display Home
Investment Opportunity



455m² | 131.6m² | 3 | 2 | 1 | 2

House & Land.

LOT 114, 95 REYNOLDS ROAD, IONA
HAVELOCK NORTH



- *DVS SYSTEMS*
- *LANDSCAPING & FENCING PACKAGE*
- *CURTAIN/BLIND PACKAGE*
- *PRICE PROMISE*
- *10 YEAR INDEPENDENT WARRANTY*



CONTACT DEANNA

027 457 7566

deanna@barretthomes.co.nz

barretthomes.co.nz

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 ¾ 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*

NO SURPRISES PRICE PROMISE

MASTER BUILDERS