

# GREENHILL PARK

Lot 469 Musselwhite Terrace  
Greenhill Park, Chartwell, Hamilton



Artist Impression Only

This distinctive modern home features all the things you would want from a quality modern home.

- A designer kitchen with open plan dining and family room
- Generously proportioned bedrooms (the master bedroom featuring both an en suite and a walk in wardrobe)
- Designed with living in mind and tastefully appointed.

This home also features stylish interiors and exteriors, and is situated on a lush green flat section.

Section size:

345m<sup>2</sup>

House size:

167m<sup>2</sup>

\$1,100,000

High Spec

or

\$1,075,000

Low Spec

**Contact us today**

**Marc** 0274 809 563  
marc@homesforliving.co.nz

**Barry** 0274 809 569  
barry@homesforliving.co.nz

\*\*Plans and specifications are indicative only and subject to change

\*\*Plans are subject to design approval by Greenhill Park Design Committee

 **Homes  
For Living**

**homesforliving.co.nz**



**Lot 469 Greenhill Park**

**Lot 469 - Single Storey**  
Greenhill Park, Chartwell,  
Hamilton

**Specification**  
(High Spec  
shown below)

# GREENHILL PARK

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## SITE WORKS AND FOUNDATIONS

- Site Inspection and full set of plans
- Council Building and Consent Fees
- Concrete pod floor – engineered design

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## EXTERIOR

- Corrugated roofing
- Midland or Monier Bricks 70 series Clay kiln fired Brick
- Shadowclad cladding
- Verticlad Cedar
- Coloursteel 185mm External Fascia System with Continuous Gutter
- Rylock Pacific Standard Powder coated Aluminium Joinery
- Front Door: Strata TGV Standard Powdercoated
- Entry Door Panel, Yale SYDM 3109 digital lock
- 120mm overhang soffit from frame
- Clothesline

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## INTERIOR

- Interior doors: Avon Doors preprimed hollow core with paint finish and door stops
- Linen cupboards – 4 shelves – 90mm\*19mm slat shelving
- Master Bedroom – whiteboard walk in wardrobe
- Bedrooms 2-3 Wardrobe shelving – 1 shelf – 300mm MDF painted shelf with clothes rail
- 55mm Gib Cove
- 10mm Gib ceilings and 10mm Gib walls
- 2400mm stud height
- Lockwood Velocity Element L3 door handles
- 60mm Single Bevel Pine skirting & 60mm Single Bevel Architrave
- Pink Batts R2.2 Insulation in walls and R3.2 Insulation in ceiling (garage not insulated)
- Curtains to Dining, Family & Bedrooms

## KITCHEN

- White Melamine interiors, 1mm PVC edges (18mm board)
- Melteca/Melamine standard colour range exteriors (18mm board)
- Blum hinges
- Adjustable shelving and doors for easy access
- Metal sided drawers
- NZ Quartz kitchen benchtop 20mm
- Overhead cupboard above fridge
- Stainless steel twin sink insert with Sink mixer Linear Chrome All Pressure
- Waste Disposal 1HP 75W Midea
- Rangehood - Parmco Canopy T4-12LOW
- Glass splash back

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## ELECTRICAL

- Dishwasher – Bosch SMU21TS01A
- Oven – Bosch HBF113BR0A
- Gas hob – Parmco 90cm HO-6-9S-4GW
- Fridge/Freezer - Samsung SRS674DLS
- 1 x TV Outlet and 1 telephone jacks
- TV Aerial including mount
- Pre wired for Sky TV
- Ambius LED Down lights & power points throughout
- Ducted Aircon Panasonic
- Arrowhead Elite S Series Security Alarm and sensors
- Front Loader Washing Machine - Bosch WAN24121AU
- Dryer - Bosch WTG86400AU 8kg Condensor Dryer
- Wall Mounted 55" Television - Sony KD55X80J



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### TILING & CARPET

- Tiled Bathroom walls
- Tiled Floor in bathroom and ensuite
- Kitchen, Entry - Tiled Floor
- Family Room, Dining & Bedrooms - Residential carpet –Casa
- 11mm formx blue foam carpet underlay

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### DECORATING

- Fully painted – Resene Paints

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### PLUMBING

- Gas Water Heater Rinnai
- Ceramic Disc Taps and mixers to showers & vanities
- 2 outside taps (brass)

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### BATHROOM – ENSUITE – LAUNDRY

- Vanities to Bathroom and Ensuite – wall hung
- Toilet Suite – Vogue Lecco
- Basin mixers – Vogue Linear for vanities
- Freestanding Bath with Wedge Wall Mounted Bath Spout
- Laminate Laundry bench top
- Shower mixer Vogue Linear Chrome All Pressure
- Shower Slide – Vogue Round Slide Shower
- Tiled showers with tiled recess
- Gold Air Heated Towel Rails to Ensuite and Bathroom
- Mirrors above vanities

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### GARAGE

- Fully lined, stopped and painted
- Windsor Pressed Panel Sectional Garage Doors
- Windsor Electric opening unit with 2 remotes
- Includes garage carpet

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### LANDSCAPING

- Ready lawn, trees and shrubs to front of section
- Alternate paling 1800mm high timber fence
- Exposed concrete driveway
- Coloured concrete paths and patio
- Letterbox
- Mulch to gardens

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### INSURANCE

- Builders risk insurance during construction

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### SERVICES

- Power
- Sewage, stormwater & water
- Site cleared of building rubbish
- Interior & exterior of house professionally cleaned on completion



**Lot 469 - Single Storey**  
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- Blum hinges
- Adjustable shelving and doors for easy access
- Metal sided drawers
- Laminate kitchen benchtop 30mm
- Overhead cupboard above fridge
- Stainless steel twin sink insert with Sink mixer Linear Chrome All Pressure
- Waste Disposal 1HP 75W Midea
- Rangehood - Parmco Canopy T4-12LOW
- Glass splash back

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## ELECTRICAL

- Dishwasher – Bosch SMU21TS01A
- Oven – Bosch HBF113BR0A
- Gas hob – Parmco 90cm HO-6-9S-4GW
- 1 x TV Outlet and 1 telephone jacks
- TV Aerial including mount
- Pre wired for Sky TV
- Ambius LED Down lights & power points throughout
- Living Area - Hiwall Panasonic
- Arrowhead Elite S Series Security Alarm and sensors



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- Tiled Floor in bathroom & ensuite
- Kitchen, Entry, WC - Tiled Floor
- Family Room, Dining, Lounge, Bedrooms and hallway - Residential carpet – Casa
- 11mm formx blue foam carpet underlay

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- Gas Water Heater Rinnai
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### BATHROOM – ENSUITE – LAUNDRY

- Vanities – wall hung
- Toilet Suite – Vogue Lecco
- Basin mixers – Vogue Linear for vanities
- Laundry Supertub
- Shower mixer Vogue Linear Chrome All Pressure
- Shower Slide – Vogue Round Slide Shower
- Acrylic Florida moulded showers with toughened glass doors and returns
- Gold Air Heated Towel Rail
- Mirrors above vanities

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