Lot 178 Country View

Stage 3, Country View, Halswell, Christchurch



Artist impression only – refer to concept plan.

House & Land Package:

$874,900

Family sized home featuring four bedrooms, master with ensuite, open plan kitchen living and dining, family bathroom and internal access garaging. Well appointed for the sun on a fully landscaped section, offering quality fixtures and fittings throughout.

Home area:	159m²
Section area:	400m²

4 1 2 2

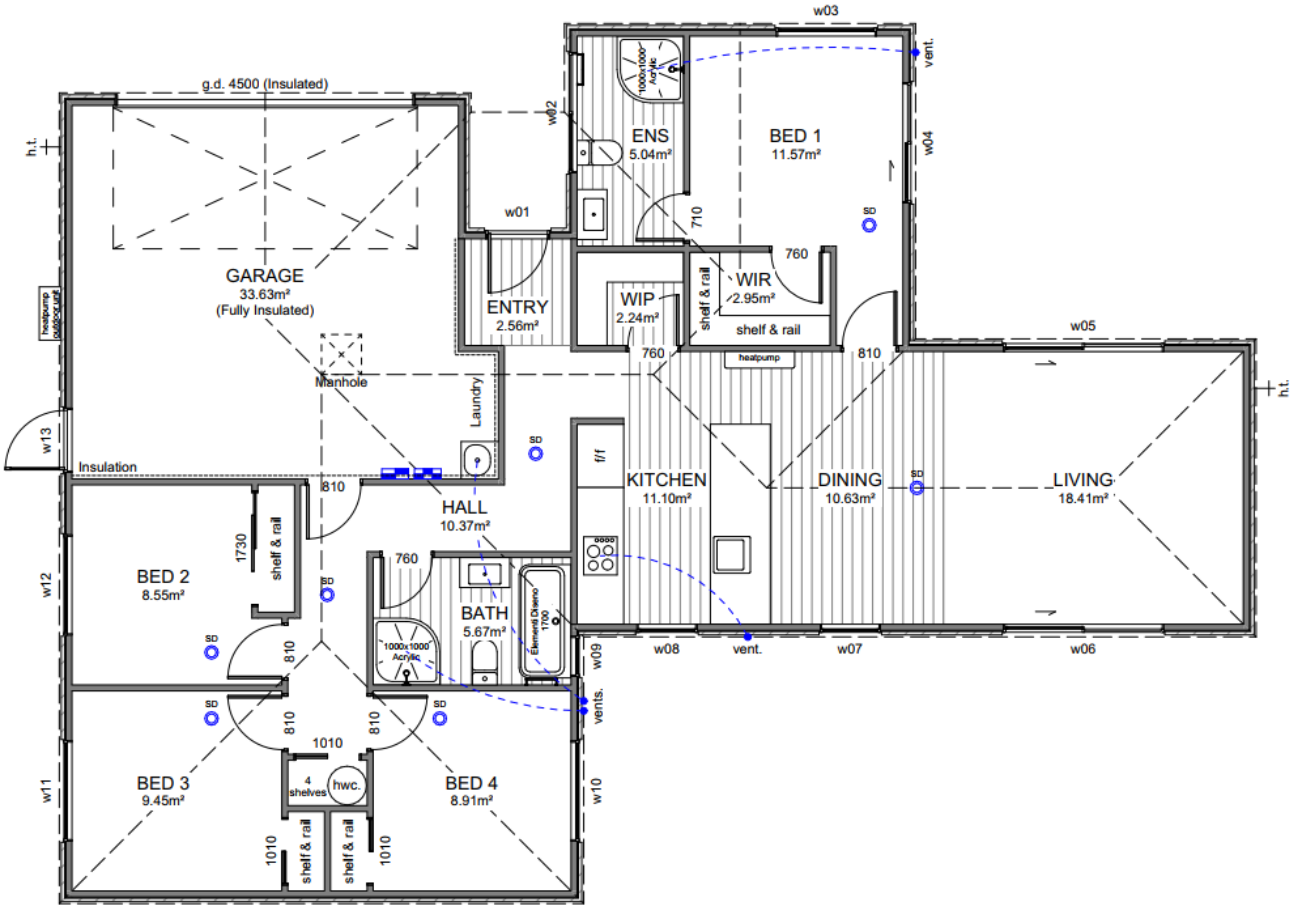
Features:

- Turnkey
- Master Build 10-Year Guarantee
- 1 year warranty period
- Healthy Homes compliant
- RibRaft foundation
- Modern bathroomware
- Custom kitchen cabinetry
- Tri-Stone benchtop
- Window coverings
- Fully landscaped

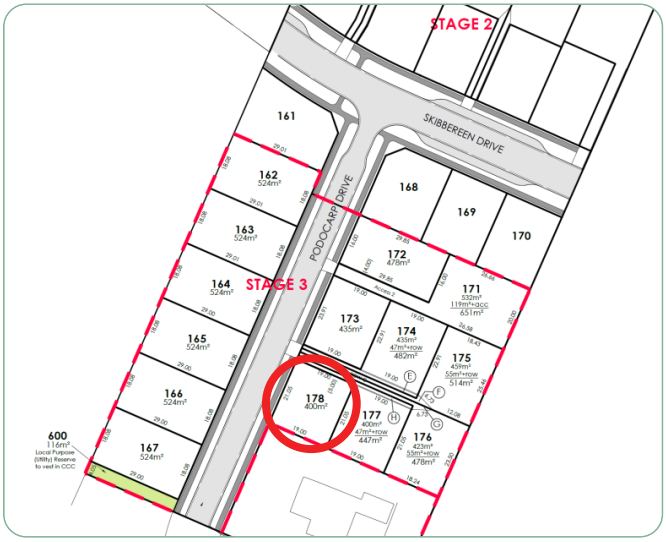
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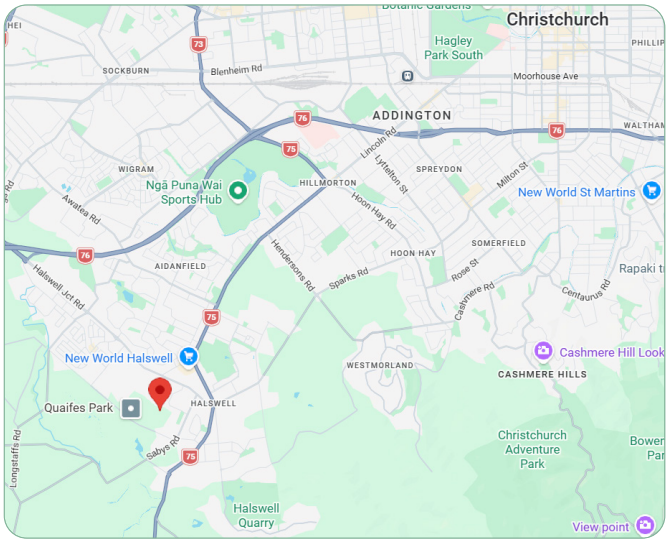
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Floor Layout



Site Location





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OAKRIDGE HOMES

Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Sewer pump chamber & Fibre
Dwelling Exterior			
Foundation:	TC2 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° longrun corrugate	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Rockcote Graphex (15yr manufacturers guarantee)
Feature cladding:	Abodo WB18 135×18mm	Entry door:	APL 860mm Latitude with Schlage S316 SSS Andor pull handle
Window joinery: Tint to w03-w04	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames	Garage door:	Insulated Coloursteel flat panel woodgrain 4.5m
Dwelling Interior			
Insulation:	As per Building Code. Including entire garage envelope - internal & external walls	Plasterboard:	Plasterboard - 10mm to walls, wet area to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009	External corners:	Square stop
Hinged doors:	1980mm (horizontal V groove)	Wardrobe sliders:	2200mm Horizontal V groove
Wardrobe shelving:	MDF shelf and rail	Cupboard shelving:	MDF shelves x4
Door hardware:	Windsor Futura – Apex brushed nickel	Skirting board:	60mm bevel
Electrical:	As per plan	Heatpump:	Fujitsu SET-ASTH22KNTA 6.0/6.5kw
Extractor:	Inline extractor fan & extractor duct through fascia grille	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Kitchen, bench surface and splashback:	Custom made Melteca or Bestwood finished cabinetry. TriStone 30mm square edge benchtop. Tiled splashback full length of back bench/wall.	Window coverings:	Windoware Everyday Vinyl Collection – Mystic. Excluding garage & bathrooms
Landscaping			
Driveway and patio:	Exposed aggregate – sealed	Vehicle crossing:	Included
Soft landscaping:	As per plan	Fencing:	As per plan
Letterbox:	Standalone 'plinth' style to match main cladding material/colour		

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OAKRIDGE HOMES

Specification

Kitchen and Laundry *Refer to plans and colour scheme

Kitchen tapware:

Elementi Uno Gooseneck



Kitchen sink:

Lazio NZLSS-5545 single stainless steel sink



Oven:

Bosch HBF133BSOA



Kitchen handles:

Stefano Orlati 4062— Titanium



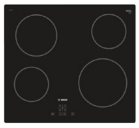
Powerpack:

Bosch DHL755BAU



Ceramic cooktop:

Bosch PKE611K17A



Laundry tub:

Aquatica Laundra Studio

*dependent on supply, similar fitting to be used if unavailable



Dishwasher:

Bosch SMU2ITS01A



Bathrooms

Vanities:

Elementi Novara, 2 drawer 750mm, French Oak



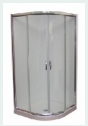
Mirrors:

Polished edge direct fix—1000×750mm



Showers:

Arena curved with moulded wall



Toilets:

Elementi Uno back to wall



Bath:

Elementi Diseno back-to-wall 1700mm



Towel rails:

Newtech 5 bar square—heated



Basin mixers:

Elementi Cura



Shower / bath mixers:

Elementi Cura



Shower slides:

Elementi Rayne



Bath spout:

Elementi Uno



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OAKRIDGE HOMES

Colour Schedule

Exterior Colours

Colour Scheme			
EXTERIOR			
Roof:	Ebony	Garage door:	Ebony
Fascia, gutter & downpipes:	Ebony	Garage door frame:	Ebony
Window joinery:	Ebony	Soffits:	Half black white
Front door:	Ebony	Exterior cladding (Main):	Black white
Front door frame:	Ebony	Exterior cladding (Feature):	Vulcan straw



Interior Colours

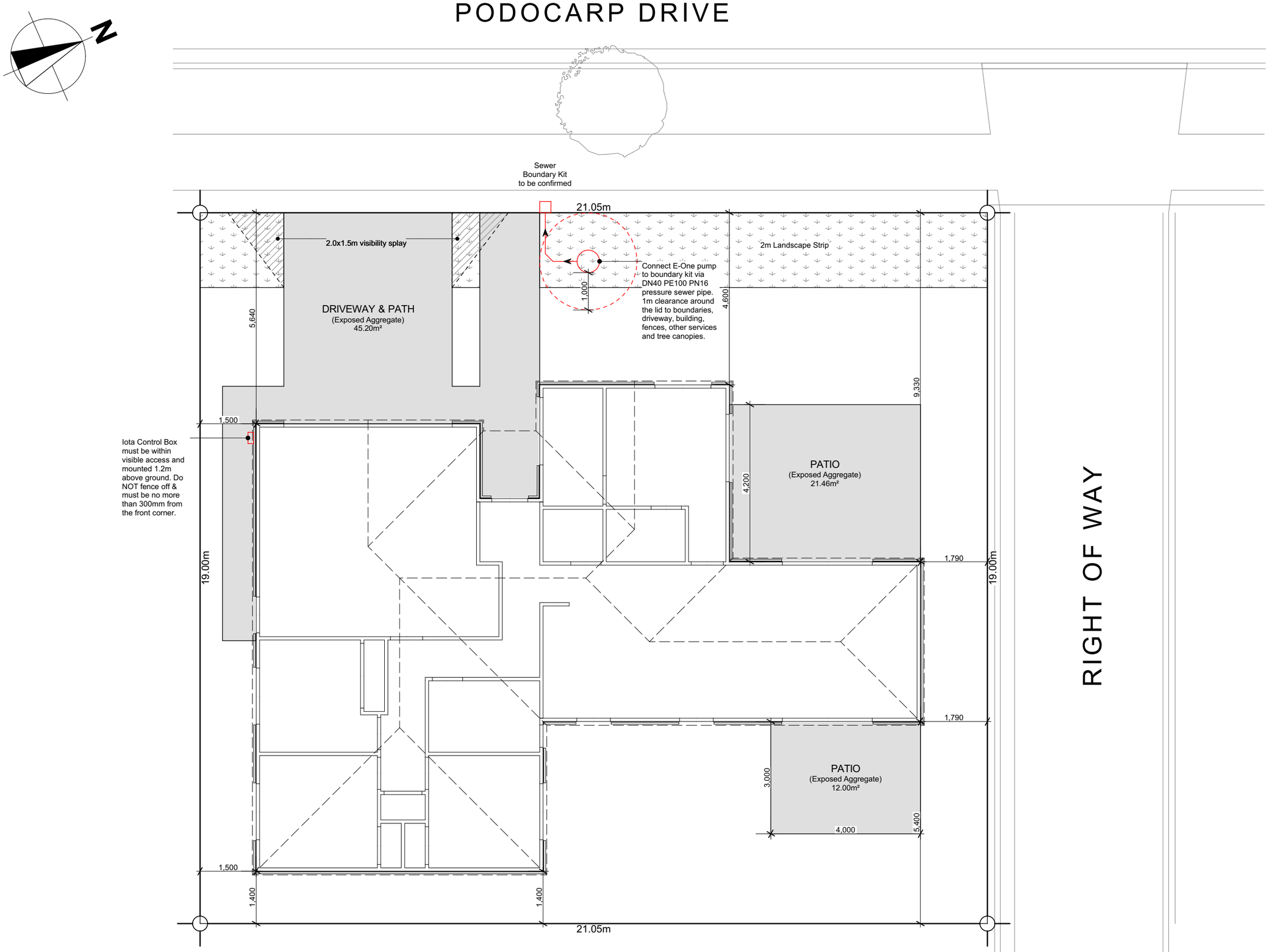
Colour Scheme			
INTERIOR			
Ceilings:	Half black white	Kitchen benchtop:	TriStone 30mm – Demeter
Walls:	Black white	Kitchen back wall & island back panel:	Seal Grey Naturale
Interior doors:	Black white	Kitchen front island panel & boxed ends:	Fiordland elm
Skirting:	Black white	Kitchen splashback:	Zellige Argilla Gloss 100×100
Carpet:	Iron	Feature pendant:	Minota 1.5 linear black
Vinyl plank:	Natural		



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OAKRIDGE HOMES

PODOCARP DRIVE



Site Info

Site Address	Podocarp Drive Country View
Legal Description	Lot 178
Site Area	400m²
Building Area	159.87m²
Roof Area*	172.97m²
Site Coverage	39.97%

Design Basis

Wind Zone	High
Earthquake Zone	2
Snow Zone	N4 < 100m
Exposure Zone	C

General Notes

All dimensions shown are to *face of foundation* unless noted otherwise.

Refer to Foundation Plan for foundation setout.

Refer to Drainage Plan for specific drainage info.

Refer to Sediment Control in Specification & implement where required.

All sealed driveway and patio areas to be min. 1:100 fall away from building.

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L O T 1 7 8 C O U N T R Y V I E W

Issue
Concept Design

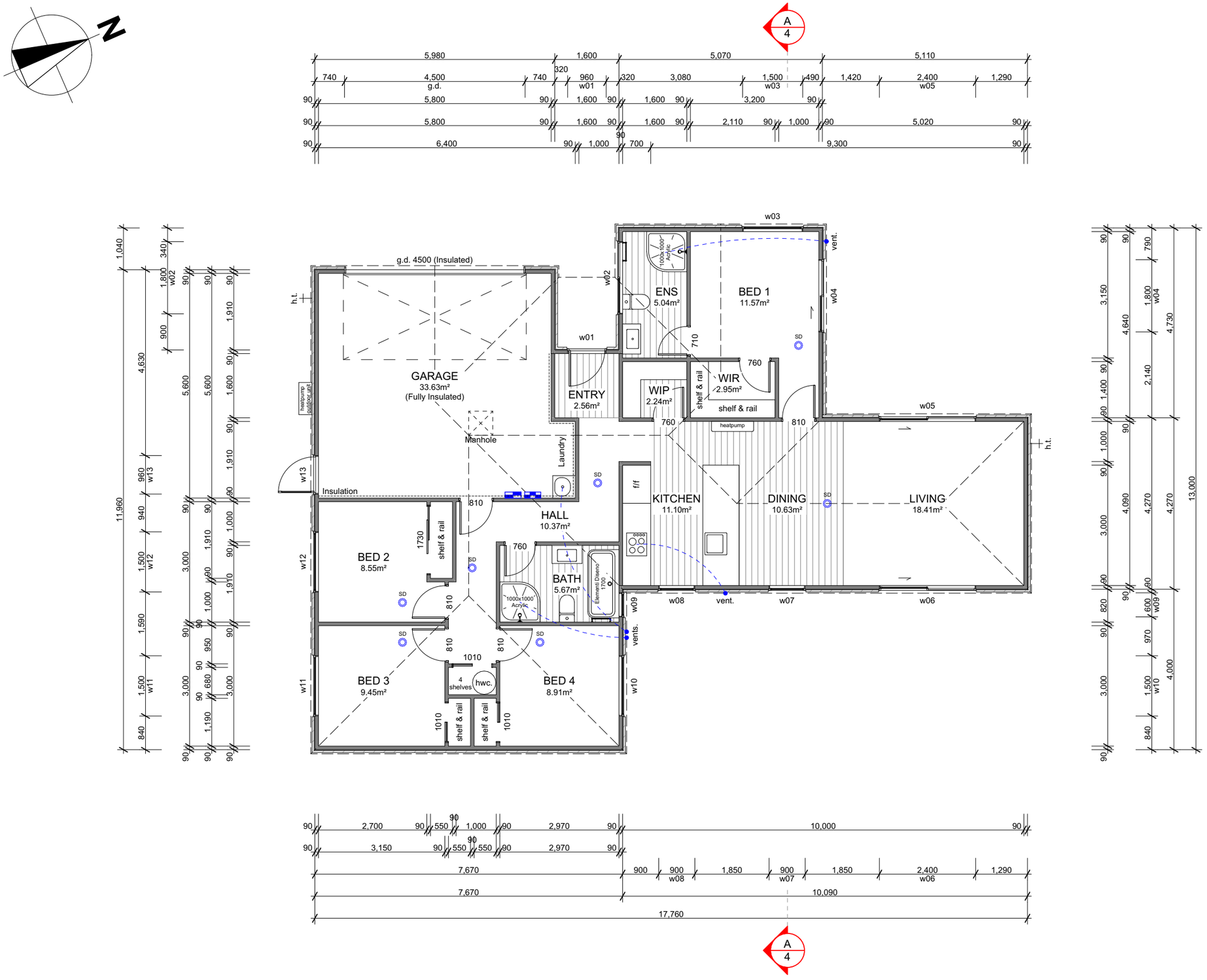
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Site Plan

Scale 1:100 @ A3

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Sheet No.
1



Building Area

Over Frame	155.27m²
Perimeter	65.52m
Over Cladding	159.87m²
Perimeter	66.08m
Roof Area*	172.97m²
Perimeter	63.70m

*Roof area includes fascia & gutter

General

Main Cladding	RCS Graphex
Feature Cladding	Abodo Vulcan Shiplap Weatherboard (WB18)
Roof Pitch	25º
Roofing	Longrun Corrugated
Stud Height	2.42m
Interior Door	1.98m High
Wardrobe Door	2.2m High
Cooktop	Ceramic Cooktop

Note: Kitchen layout indicative only, refer to Kitchen Design for details.

Note 2: All mechanical ventilation ductings via fascia grille.

Note 3: Tint windows w03 & w04.

Legend

- Distribution Board & Smart Meter Box
- Data Box
- SD — Smoke Detector 10 year long-life battery-operated & interconnected

Floor Covering

- Carpet (excl. Garage)
- Vinyl Planks

WINDOW SCHEDULE		
ID	**H**	**W**
w01	2,130	960
w02	600	1,800
w03	2,130	1,500
w04	2,130	1,800
w05	2,130	2,400
w06	2,130	2,400
w07	2,130	900
w08	2,130	900
w09	1,100	600
w10	1,400	1,500
w11	1,400	1,500
w12	1,400	1,500
w13	2,130	960

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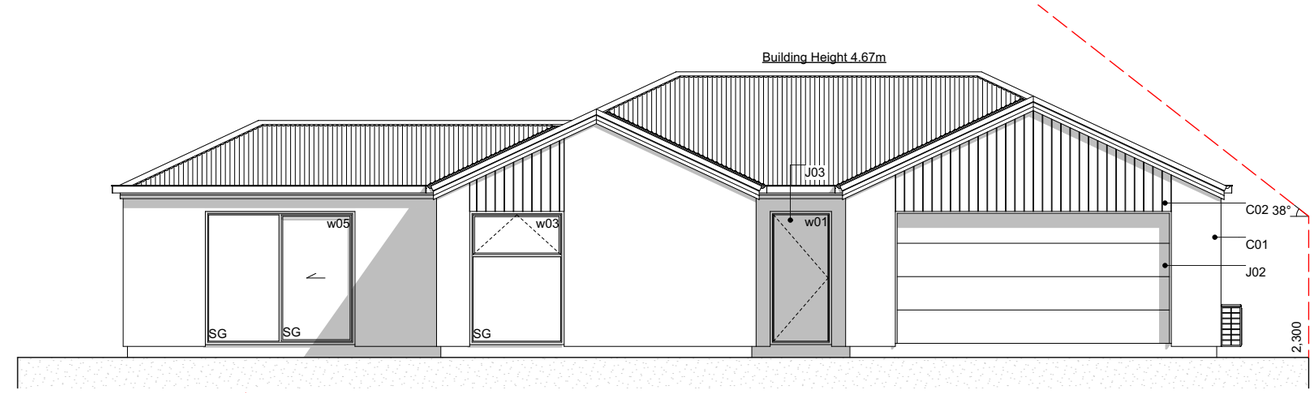
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Floor Plan

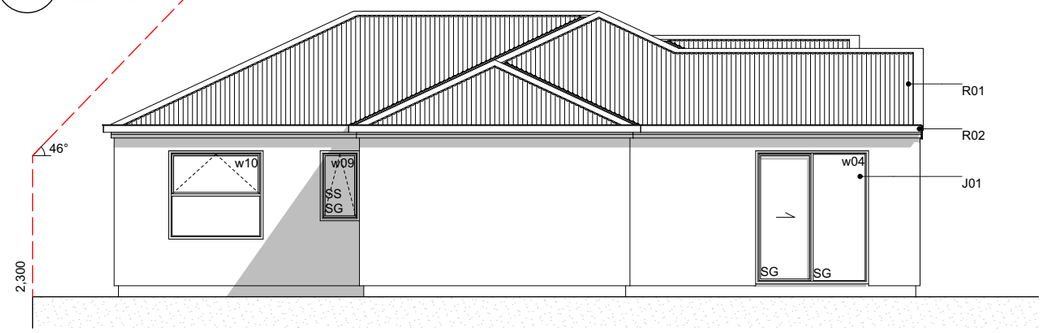
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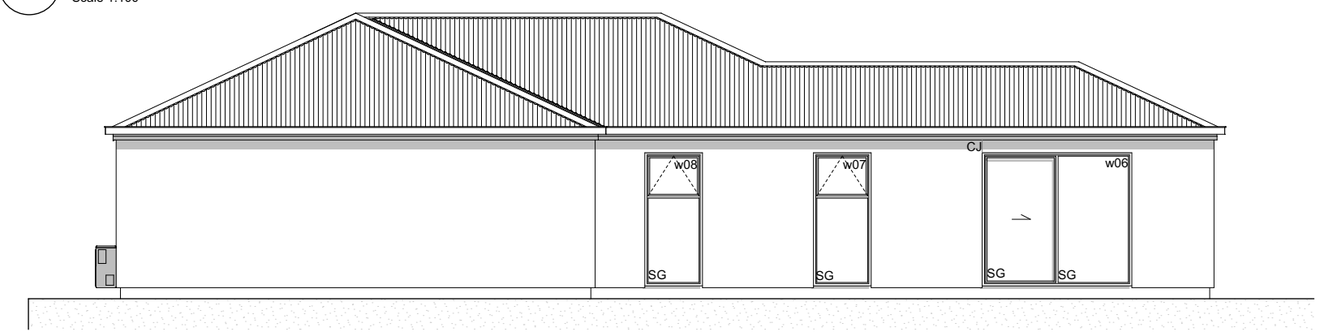
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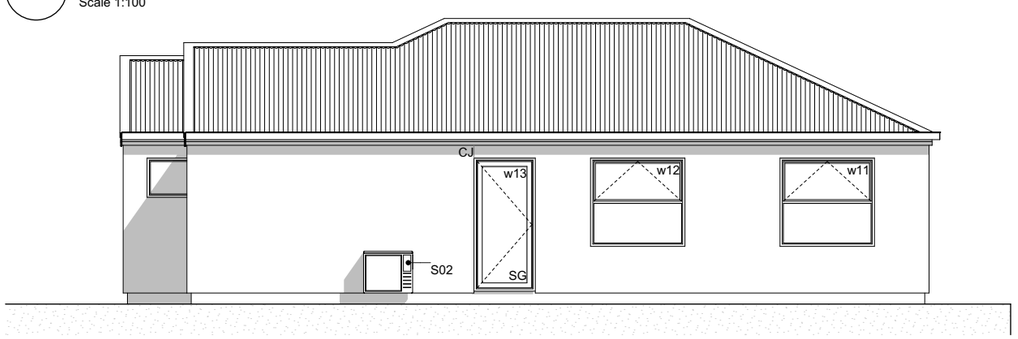
E-01 West Elevation
Scale 1:100



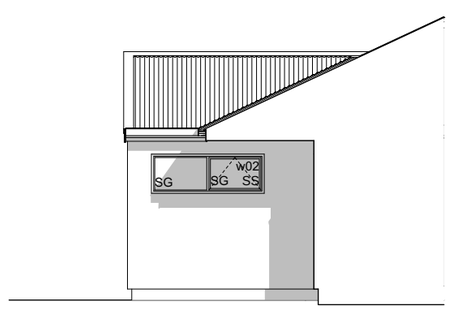
E-02 North Elevation
Scale 1:100



E-03 East Elevation
Scale 1:100



E-04 South Elevation
Scale 1:100



E-05 South Elevation 2
Scale 1:100

Elevation Keys

C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity battens.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens.
R01	Pressed metal tiles roofing.
R02	Colorsteel steel Quad gutter supported by Colorsteel 185mm fascia.
R03	Colorsteel 75x55mm downpipes.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames.
J02	Sectional garage door.
J03	APL entry door with feature handle in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

Legend

w01	Window ID
SS	Security Stay
SG	Safety Glass
CJ	Control Joint

General Notes

Driveway to fall from 20mm max. below garage rebate.

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Elevations

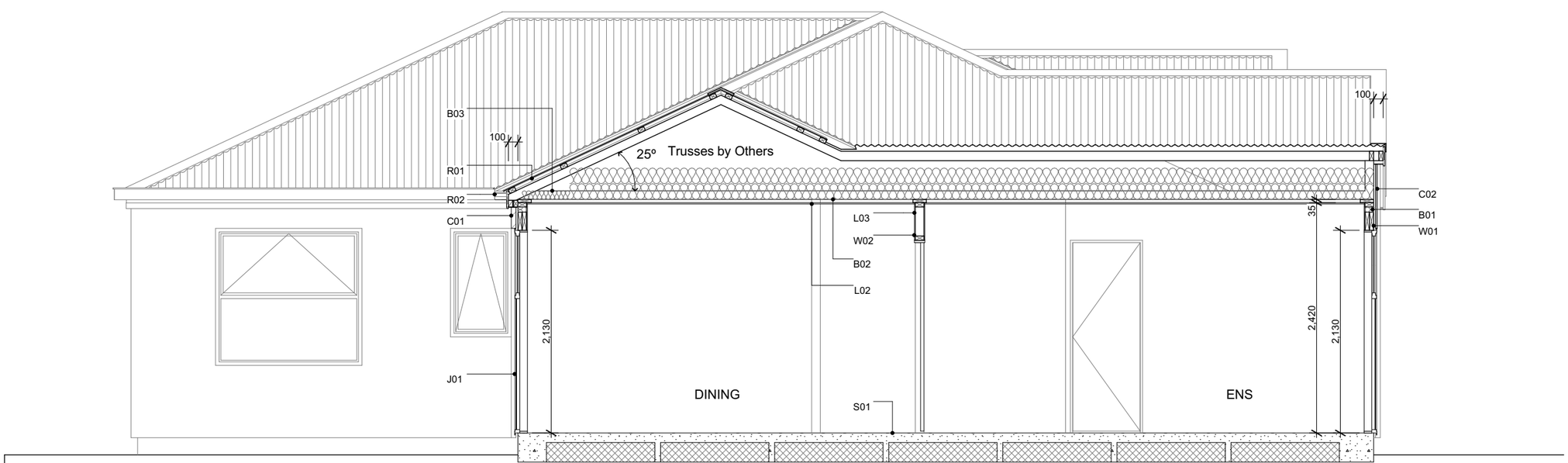
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Section Keys

C01	RCS Graphex 50mm panel with plastered finish on 20mm cavity battens over building wrap on timber framing.
C02	Abodo Vulcan shiplap weatherboard on 20mm horizontal castellated cavity battens over building wrap on timber framing.
W01	External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs (dwangs @ 480mm crs for shiplap WB). Top plates 90x45 + 140x35mm.
W02	Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
S01	Ribraft foundation.
T01	Roof trusses as per Truss Design.
R01	Colorsteel corrugate roofing over self-supported roof underlay on 70x45mm purlins on trusses.
R02	Colorsteel Quad gutter on 185mm Colorsteel fascia.
R03	75x55mm Colorsteel downpipes with wall brackets.
J01	Low E Argon filled double glazed windows in thermally-broken powder coated aluminium frames. H3.1 timber reveals for painted finish.
J02	Sectional garage door. H3.1 timber reveals for painted finish.
B01	R2.6 wall insulation batts.
B02	2 x R3.6 (165mm) double layer ceiling insulation batts.
B03	R3.6 (140mm) insulation batts cut to size between the trusses and fit at the first 500mm from the centre of top plate. Maintain 25mm ventilation gap between top of insulation and roofing underlay.
B04	R3.6 (165mm) insulation batts.
L01	4.5mm Hardie soffit linings for painted finish.
L02	13mm Gib ceiling linings supported by 35mm Rondo ceiling battens @ 600mm crs. Stopped smooth for painted finish. (Wet area ceiling 13mm Gib Aqualine)
L03	10mm Gib wall linings stopped smooth for painted finish. (Wet area wall 10mm Gib Aqualine)



A Section A-A
Scale 1:50

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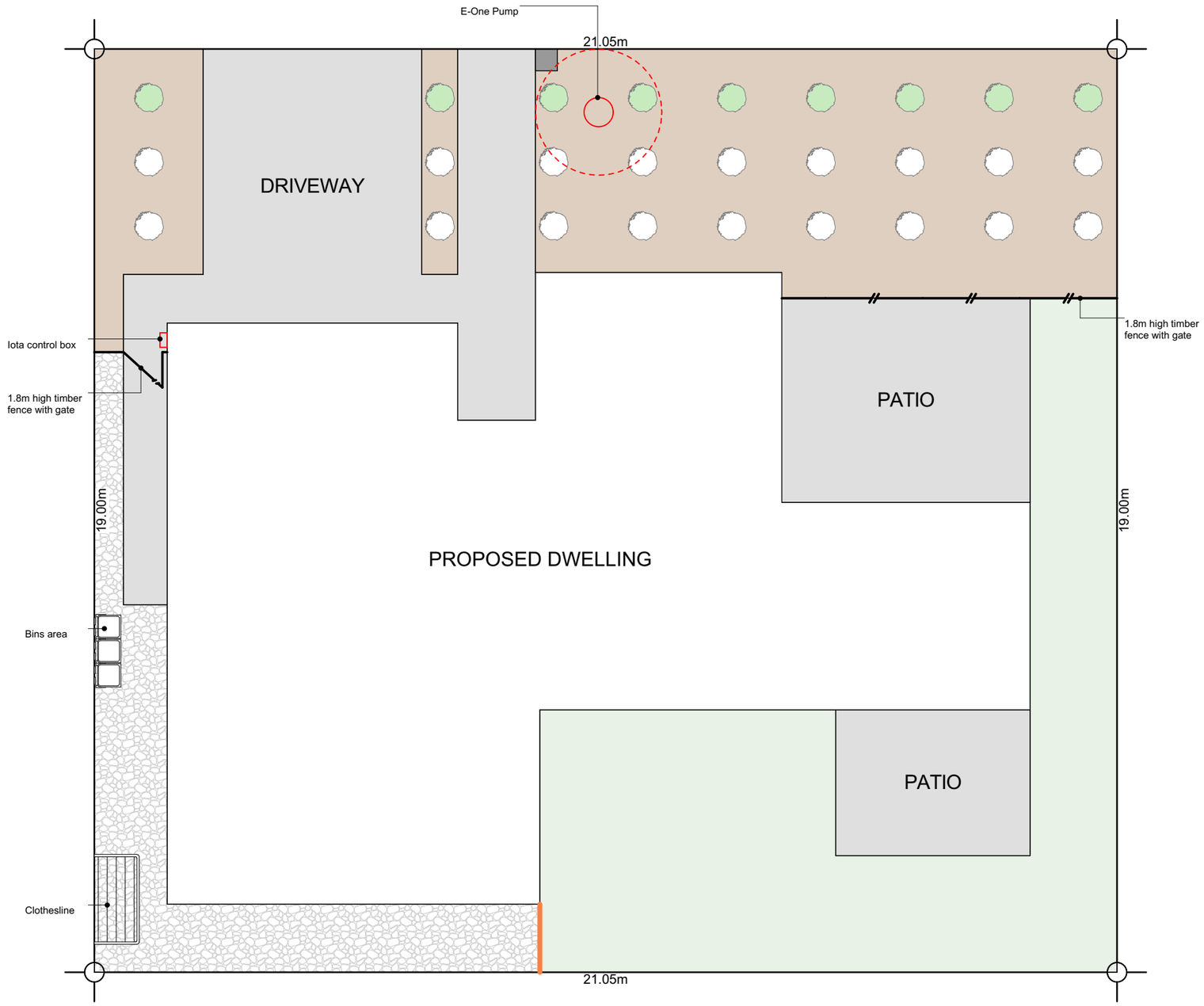
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Cross Sections

Scale 1:50 @ A3

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Plants List for Garden Bed

Agapanthus Peter Pan - Dwarf blue Nile lily
Acacia Limelight - Dwarf wattle
Choisya Ternata - Mexican orange blossom
Carex Secta - Makura sedge
Lavandula angustifolia 'Hidcote' - English Lavender
Pittosporum little gem
Thuja occidentalis Smaragd - Emerald Cedar
Viburnum tinus Eve Price
Azalea
Corokia geentys green
Pseudowintera colorata 'Red Leopard' - Horopito/Pepper tree
Camellia 'Cinnmon Cindy'
Cercis Hearts of Glod - Golden Redbud
Acer Palmatum Bloodgood - Japanese Maple

Magnolia Grandiflora Blanchard
Malus Ioensis Plena
Prunus Autumnalis Southern Gem - Flowering Cherry

*Planting species for garden bed are indicative-not to be limited to.

Legends

- Lawn
- Exposed Aggregate
- Stonechip
- Garden Bed with Bark
- 2m wide Landscape Strip, comprising 50% trees & shrubs
- Timber Batten Edging between garden bed & lawn/ stone chip
- Letterbox to be formed from a standalone 'plinth' style form with cladding that integrates with the main cladding of the property



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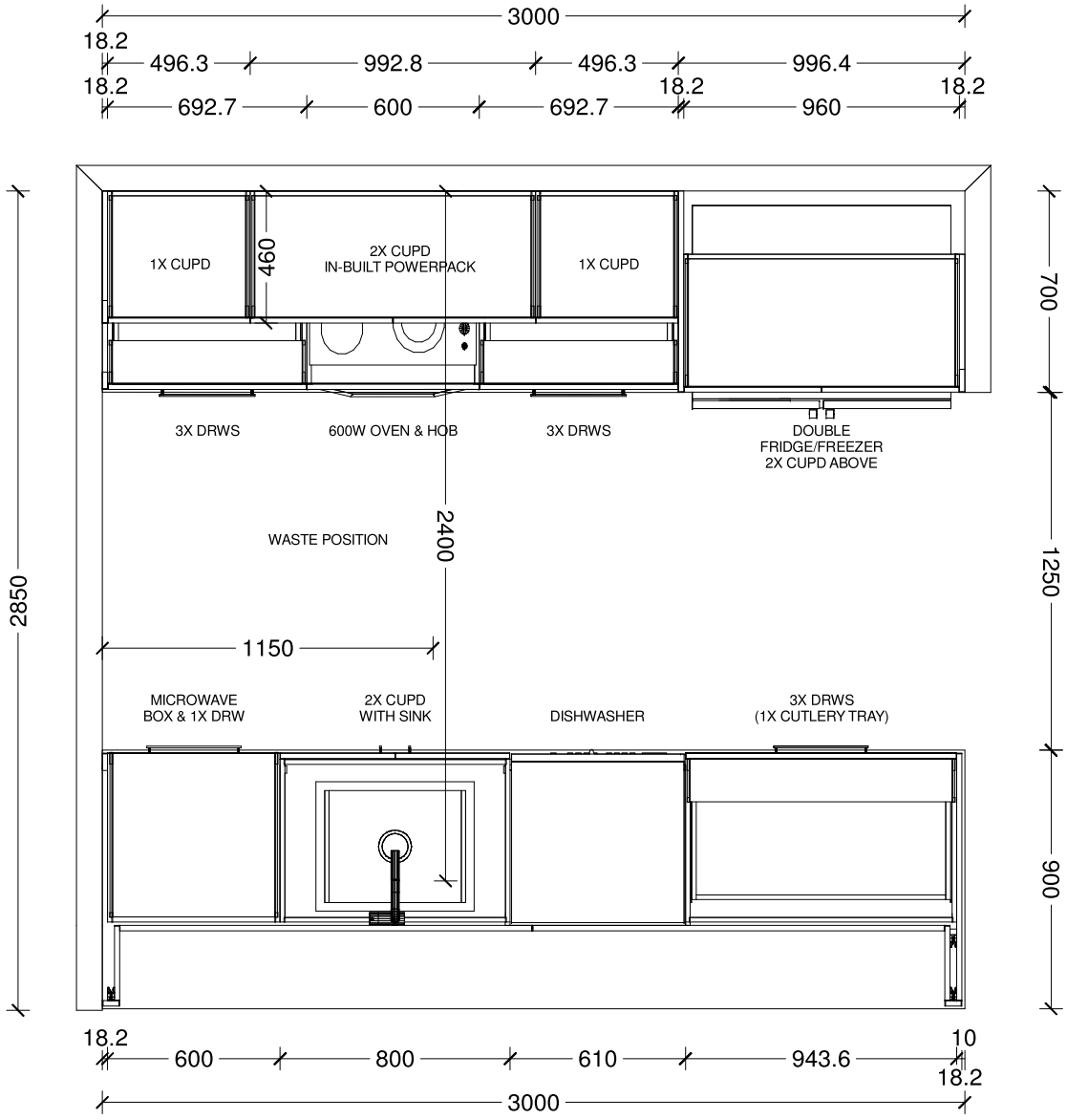
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Landscape Plan

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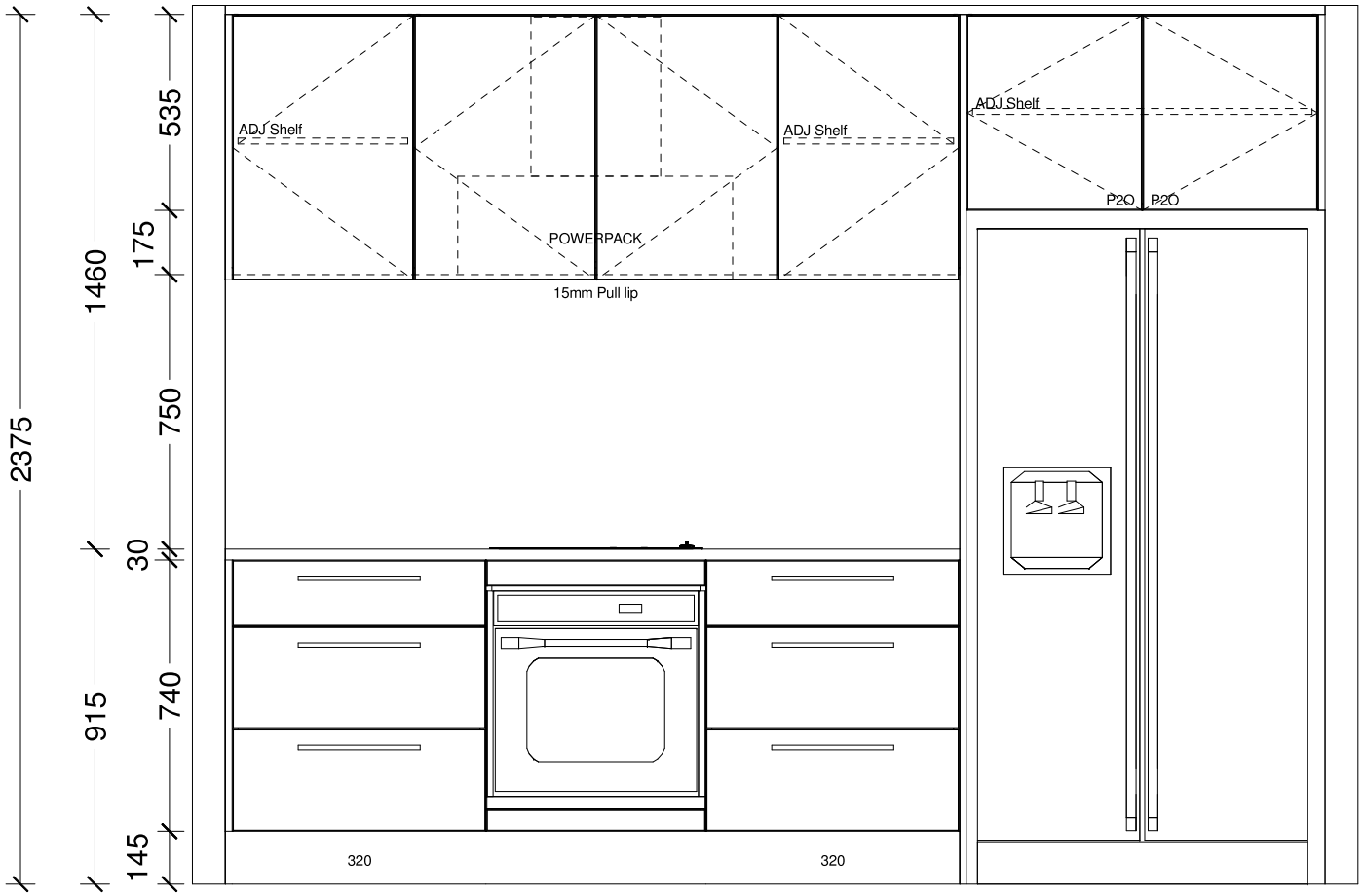
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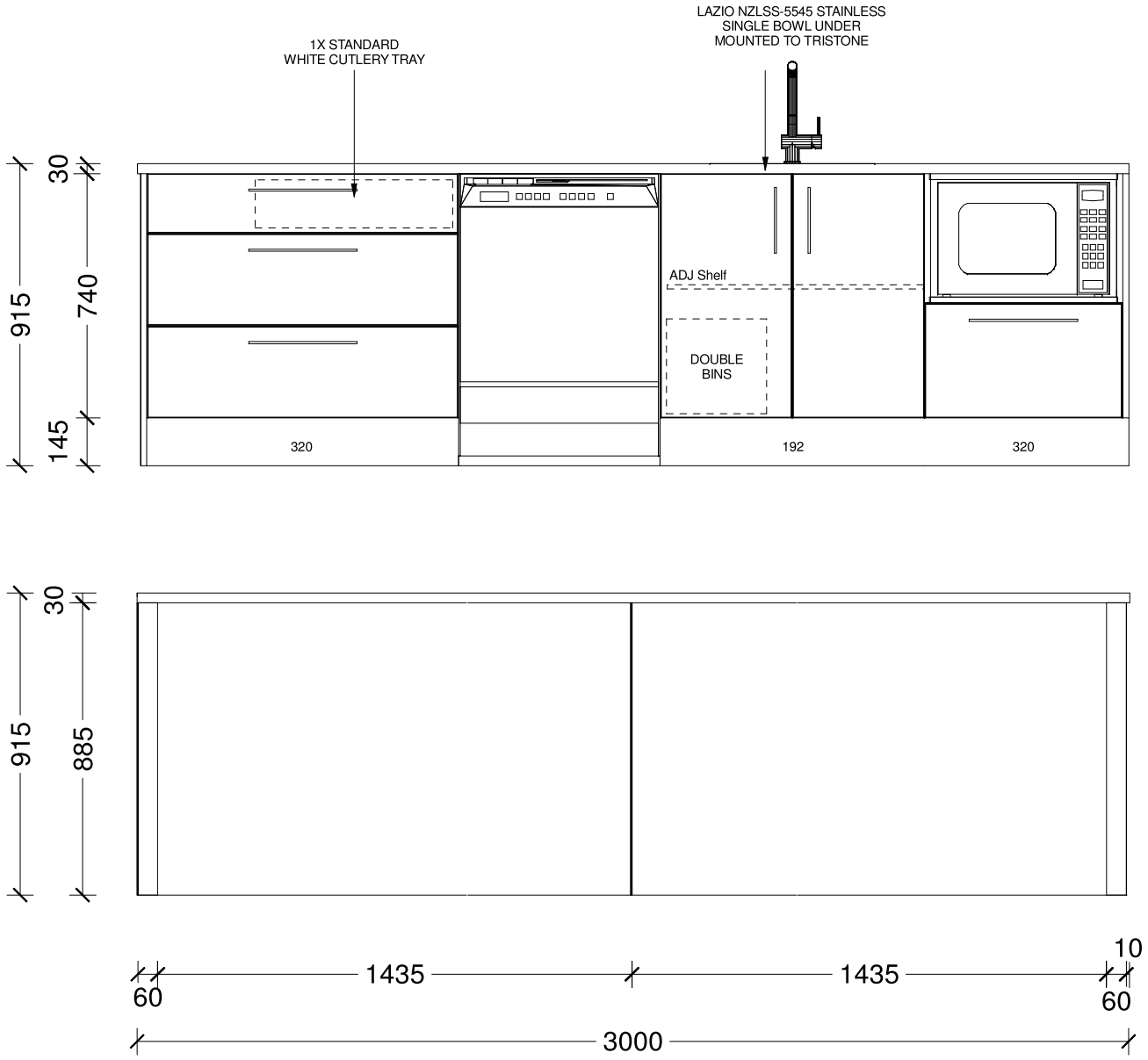
Designer: Sarah Molyneux	Date: 28 Nov 25	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Kitchen Plan	Scale: 1 : 25	Customer: The Beech				

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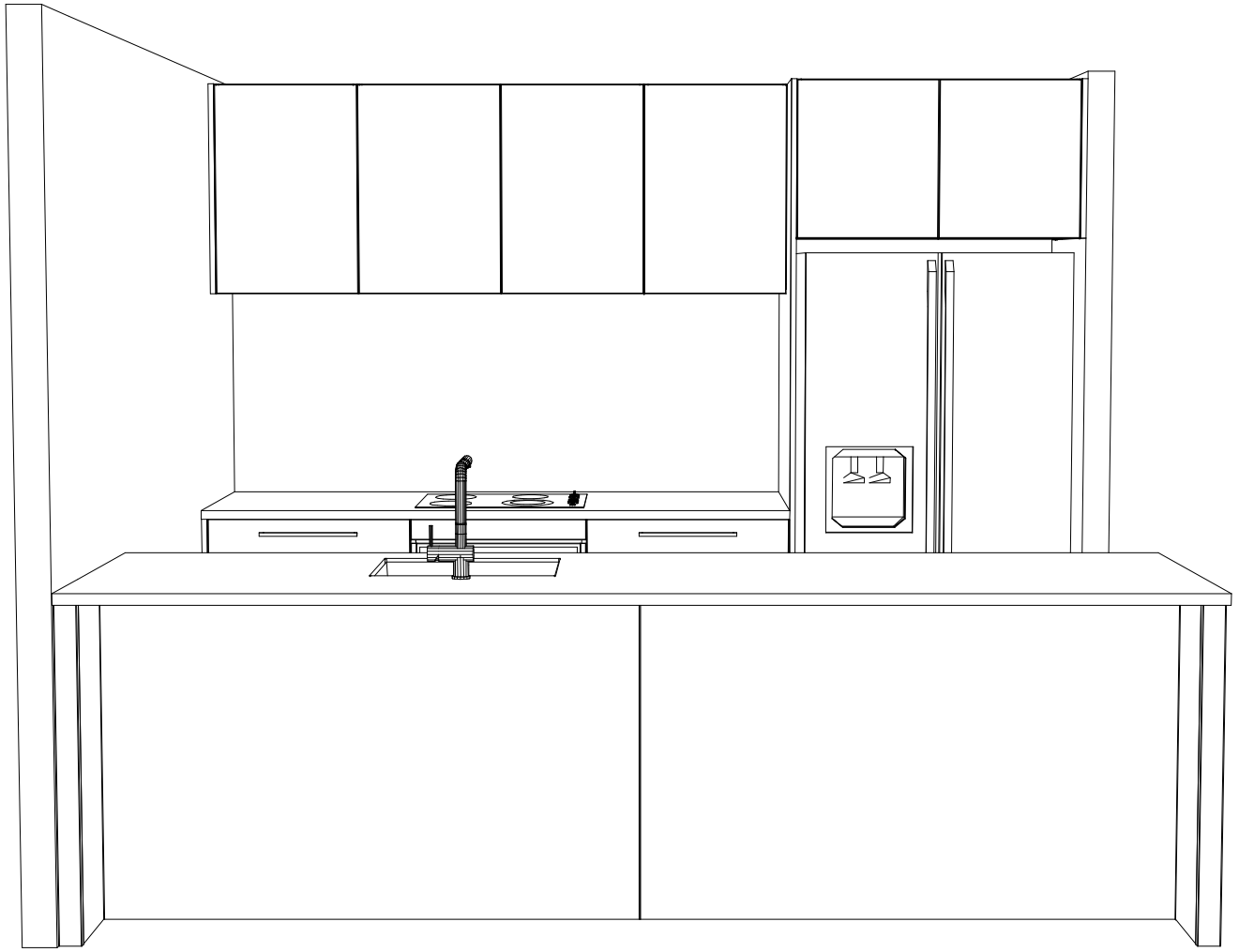
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Dwg: Kitchen Elevation	Scale: 1 : 20	Customer: The Beech				

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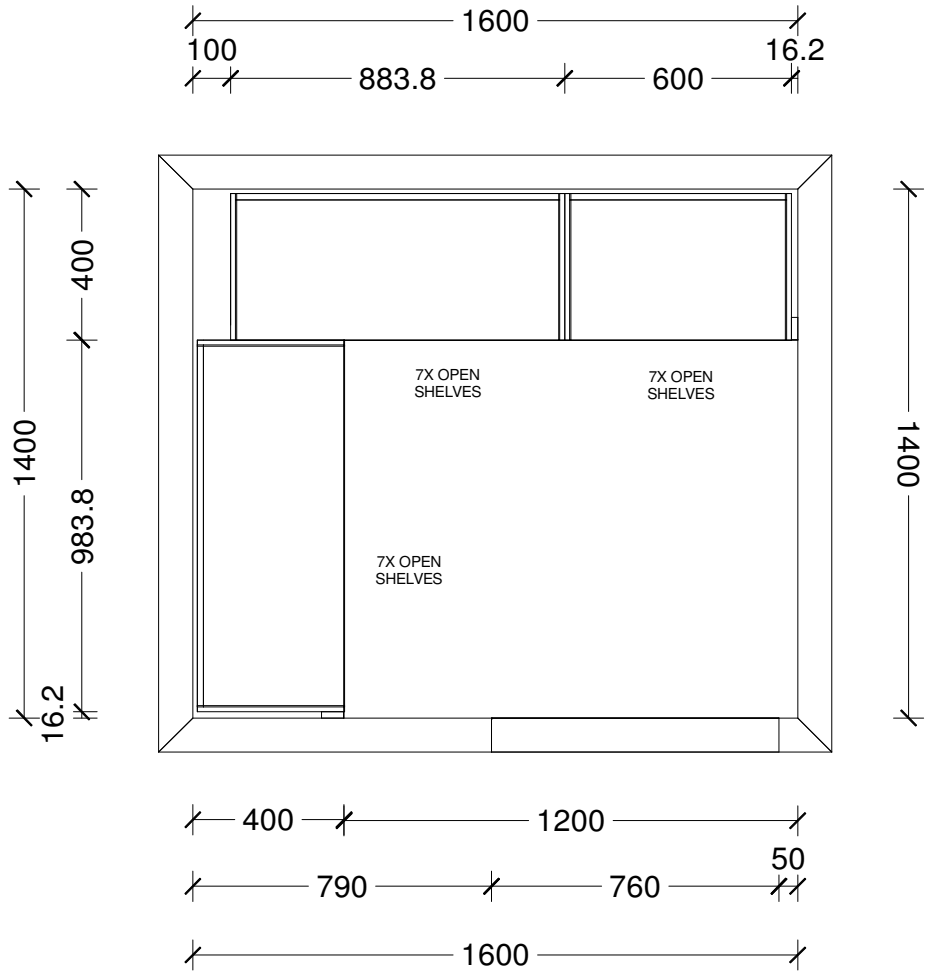
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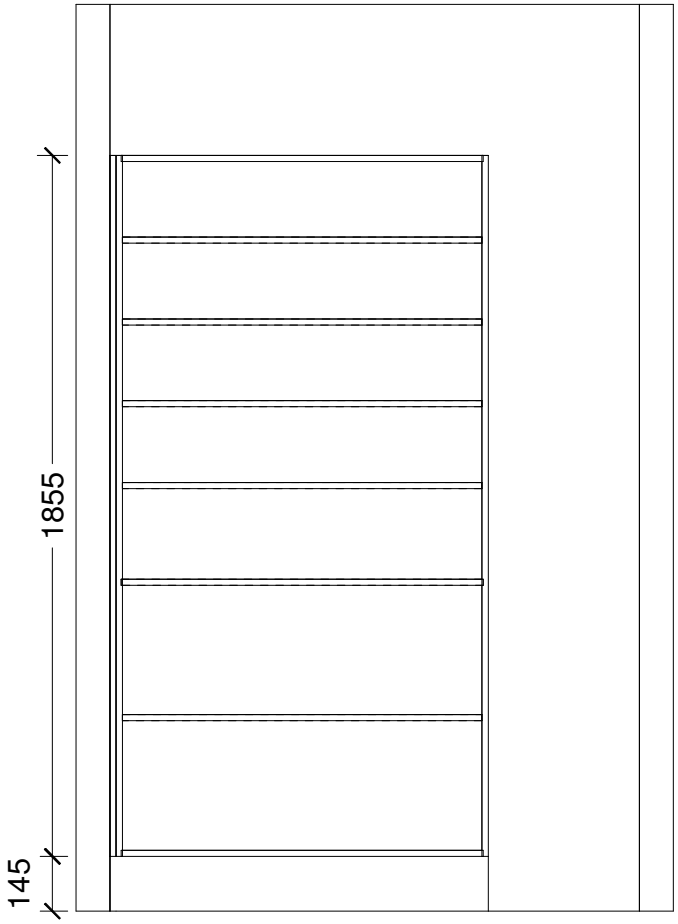
Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:	
Sarah Molyneux	28 Nov 25	Oakridge Homes	Job		Default	TRENDS KITCHENS
Dwg: Kitchen 3D Perspective	Scale:	Customer: The Beech				

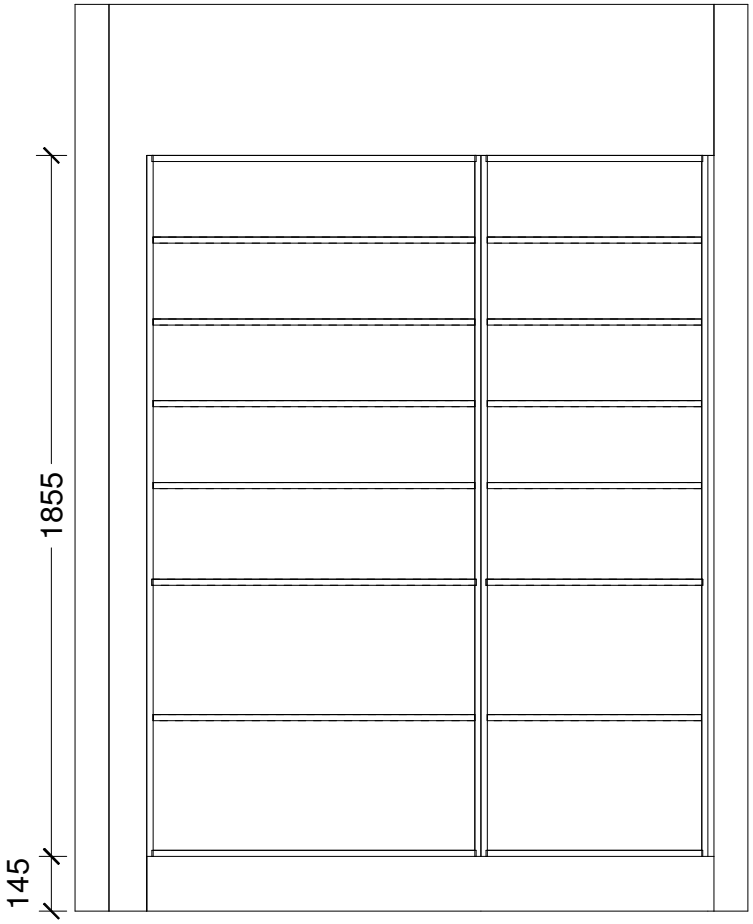
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Designer: Sarah Molyneux	Date: 22 Apr 26	Client: Oakridge Homes	BC Ref:	Site Address:	Job#: Default	TRENDS KITCHENS
Dwg: Pantry Plan - 1600x1400	Scale: 1 : 20	Customer: The Beech				

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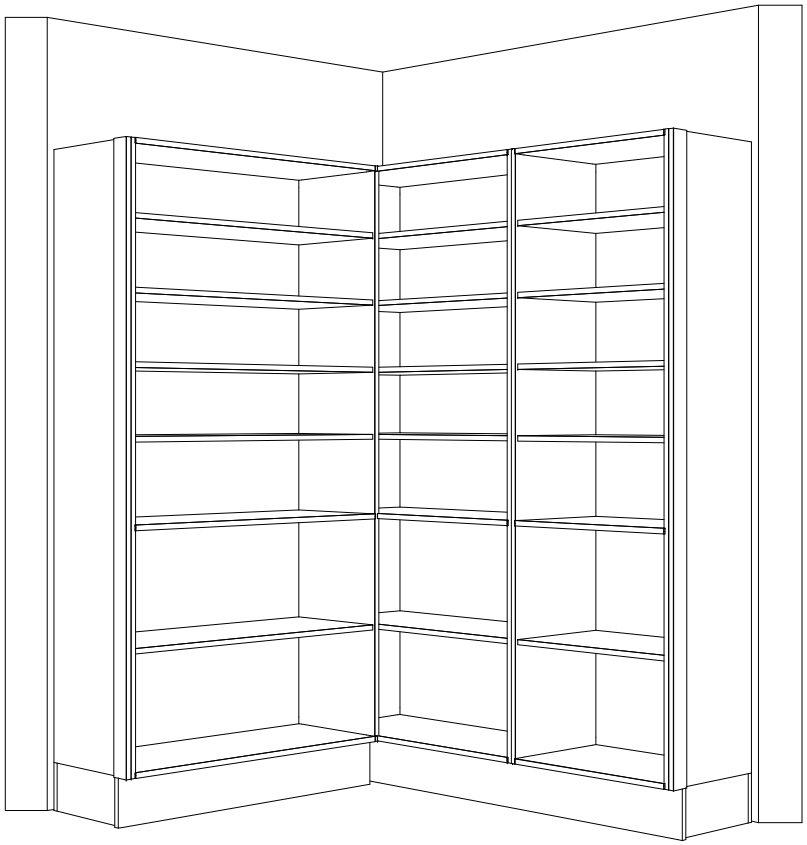




Designer:	Date:	Client:	BC Ref:	Site Address:	Job#:
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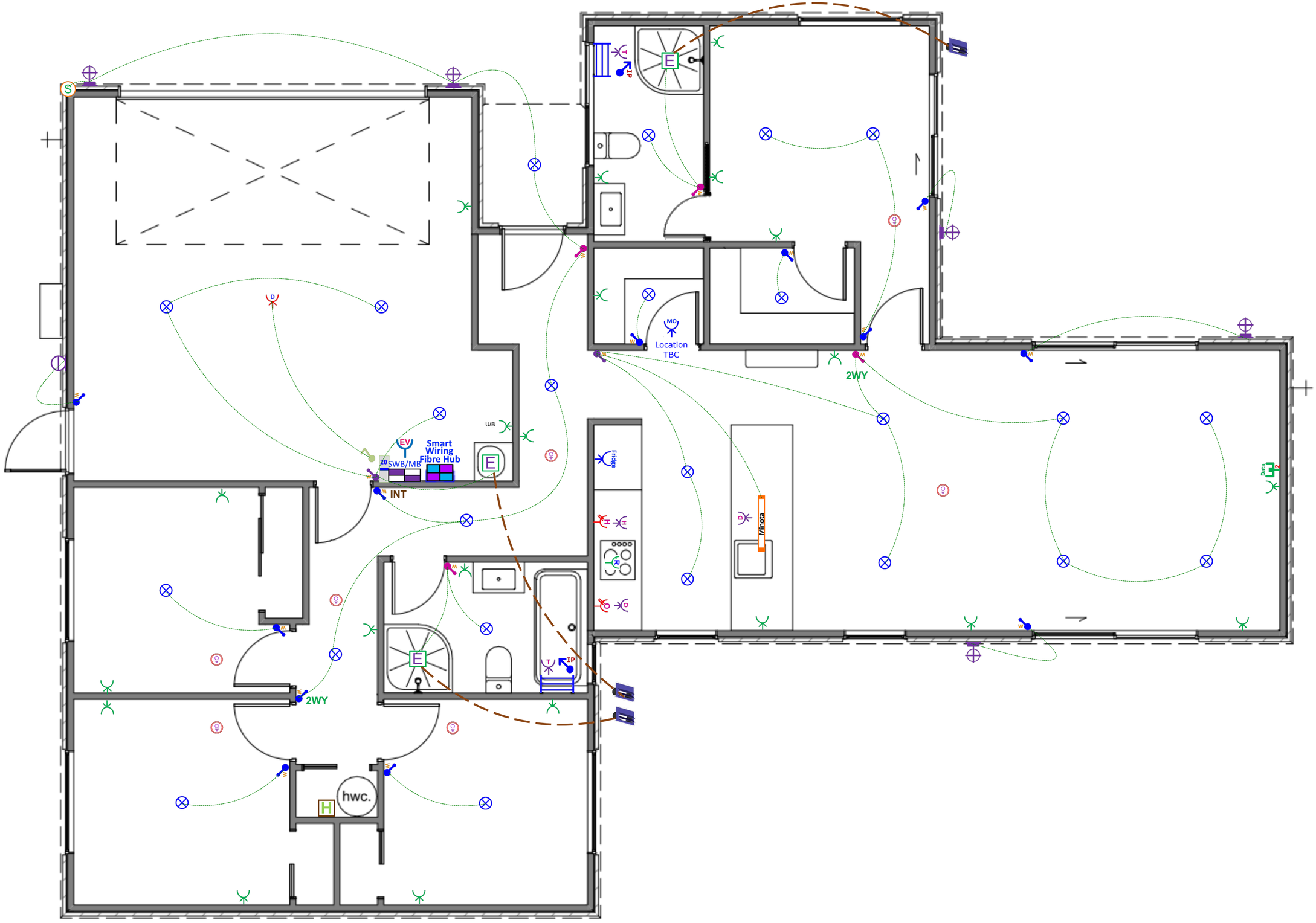
TRENDS™ KITCHENS

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Dwg: Pantry 3D - 1600x1400	Scale:	Customer: The Beech				

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed. All dimensions and size designations given are subject to verification on job site and adjustment to fit job conditions.



SMART SYSTEMS *Electricians for smart, sustainable homes*	**Client Name:** Oakridge Homes **Site Address:** Country View - Lot 178, Halswell **Acceptance Signature & Date:**	**Date:** Revised 22-04-2026 **Plan** Electrical & Lighting	**Designed By:** Mike Lew **Phone:** 03 338 4238 **Email & Web** info@smartsystems.net.nz smartsystems.net.nz

Plan: Country View - Lot 178 - Electrical Design

Electrical

	Item	Total
	Electrical Base with 34-Way Deep Combined Meter Switchboard (Single Phase)	1 EA
	Rangehood Single Power Socket	1 EA
	Tradesave Slim Single Power Socket (White) 10A - Fridge	1 EA
	Tradesave Slim Single Power Socket (White) 10A - Microwave	1 EA
	Tradesave Slim Double Power Socket Horizontal (White) 10A	21 EA
	Tradesave Slim Double Power Socket with Oven Isolator Switch (White) 10A	1 EA
	Tradesave Slim Double Power Socket with Hob Isolator Switch (White) 10A	1 EA
	Tradesave Built-In Oven Hard-Wired Power Connection up to 20A (max)	1 EA
	Tradesave Slim Electric Hob Hard-Wired Power Connection up to 32A (max)	1 EA
	Tradesave Slim Dishwasher Power Socket (White)	1 EA
	Hot Water Cylinder Isolator with Lock-Out Capability & Circuit	1 EA
	Tradesave Slim Garage Door Open/Close Press Switch (White)	1 EA
	Tradesave Slim Garage Door Power Socket (White)	1 EA
	Electric Vehicle Single Phase Future Charging Circuit & Isolator with Blank Wall Plate	1 EA
	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
	Orca OM866S-10RF Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	7 EA
	Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA
	Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA
	Extractor Fan Inline 150mm & up to 6m of duct	3 EA
	Extractor Fan External Fascia Grille (Supplied by Others)	3 EA
	External 180° Infrared Movement Surface Mounted Sensor Up to 12M Range, Adjustable 10sec - 15min time delay (White)	1 EA
	Recessed Downlight Vynco Lopez 8-Watt (Switchable 3K-4K-5.7K) White Fascia & Circuit	24 EA

Electrical

	Item	Total
	Pendant Light "B" - Minota 1.5m Suspension 40-Watt LED, 1400lm down, 800lm up, CCT 3K, 4K, 5K via Wall Switch (Black) & Circuit	1 EA
	External Up/Down Round LED Wall Light Ambius AWLSR316LED 3K (Stainless Steel) & Circuit	5 EA
	Bulkhead LED Wall Light Robus Ohio RHV1230-01, 12W IP54 Oval Bulkhead c/w White & Black Trims & Circuit	1 EA
W	Tradesave Slim Light Switch 1-Gang (White)	12 EA
W	Tradesave Slim Light Switch 2-Gang (White)	4 EA
W	Tradesave Slim Light Switch 3-Gang (White)	2 EA
IP	Excel Life White IP Rated Light Switch 1 Gang	2 EA
2WY	2-Way Light Circuit	2 EA
INT	Tradesave Slim 3-way Intermediate Switching Light Circuit	1 EA
	Smart Wiring Base 20" Hub 12-Port with Fibre Optic Pathway and Power Circuit - Excludes TV cabling	1 EA
Data 2	Tradesave Slim Dual Data Sockets RJ45 Ethernet/Internet (Cat6) - White	1 EA

In the Area

About Country View

Located just 10km from Christchurch Central City, Country View sits in the fast-growing, highly sought-after suburb of Halswell. Residents enjoy easy access to local amenities, quality schooling, and everyday conveniences.

Outdoor living is a highlight, with Halswell Quarry Park close by - offering walking trails, mountain biking, and a dog park. The Christchurch Adventure Park is also nearby, featuring ziplining and scenic Port Hills views.

Neighbouring areas including Wigram, Prebbleton, and Lincoln add to the appeal, making this a well-connected and family-friendly place to call home.





Halswell and Surrounding Areas

Halswell is a vibrant township within Christchurch City, known for its expanse of reserves, playgrounds and dog walking areas.

The Halswell Domain features a miniature train track offering rides making this a family friendly area featuring restaurants, cafes and the Christchurch famous Halswell Butchery.

Multiple shops and amenities including retail, grocers, public swimming pool, recently built public library and within close proximity to the Christchurch Adventure Park makes Halswell a thriving community to be a part of.

A monthly market hosted by long standing community members features food, craft stalls and live music.

With easy access to SH75 to go explore the Banks Peninsula and a tight-knit community feel, Halswell is a highly desired area.



P: (03) 977 2832
E: info@oakridgehomes.co.nz
oakridgehomes.co.nz

OAKRIDGE HOMES

Why Choose an Oakridge Home?

Oakridge Homes is a locally owned Canterbury company with decades of experience. We are Canterbury's second largest residential builder delivering 200 homes per year with a proven track record of completing over 400 homes for happy homeowners in the region. Oakridge is a small team of fifteen, each of us working diligently to achieve the company goal of delivering quality homes as efficiently and stress free as possible.

All Oakridge house and land packages are competitively priced offering true value for money including turnkey funding, meaning you pay a 10% deposit and the balance the day you get your keys. In our experience this is the preferred contract method when securing finance and a service we offer as a standard inclusion. We work closely with our contractors and suppliers to get the best product for the best cost which is reflected in our all-inclusive package pricing.

At Oakridge we are extremely proud of the relationships we have built with local tradesmen and suppliers, ensuring quality is delivered every time. We deal with one longstanding company per element of the build which has helped us achieve our average build time of 17 weeks. We are very thankful to everyone who makes an Oakridge home come to life, many of us working alongside one another for over ten years.

Our team has put immense effort in to streamlining the consenting process by working alongside the local councils and have formed great relationships with the team leaders guaranteeing our consents are handled as efficiently as possible. Oakridge has a reputation for providing quality documentation for our consent applications which helps ensure we receive your building consent in a timely manner.

We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive and move in ready when handover day comes. There are no hidden surprises and nothing for you to do but sit back and trust us to build your home.

Oakridge Homes has taken steps to ensure your home is here to stand the test of time by including:

- Master Build 10-Year Guarantee
- 1 year warranty period
- Exceeds Healthy Homes Standards
- LVL framing (laminated veneer lumber) more durable and less likely to warp
- RibRaft foundation system
- Quality cladding options
- Thermally broken window joinery
- Increased carpet underlay thickness
- Tri-Stone benchtops for easy maintenance
- Full height kitchen joinery to avoid dust collection
- Full length tiled splashback to kitchen
- Bosch appliances
- Exposed aggregate driveways and patios
- Insulated garage and garage door

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The Oakridge Journey

Decide which house and land package is suitable for you and will meet your needs

Sign your contract and enter your due diligence period (usually 10 working days)

Your solicitor will guide you during this time

Go unconditional, congratulations!

In the background we will be preparing your home to be lodged into consent, some time may pass but rest assured everything is going to plan

Consent granted! A milestone achieved

Your new home will be scheduled into our build programme

We instruct the works to commence onsite, let's dig some ground!

You will receive updates throughout the construction of your home

17 weeks pass by – that went quick! Your home is ready for the **final inspection**

We will undertake our quality audits and ensure all works are on track to be completed prior to settlement

Code Compliance has issued, your settlement date is now set

During this time you will have your **pre-settlement inspection** to view your home and raise any questions

All works are confirmed as complete and your handover date is organised where you will receive your keys along with other helpful information – an exciting day!

Thank you for trusting Oakridge Homes it's a privilege to have been chosen as your builder!

If you'd like more information on one of our listings or want to learn more about the process of buying an Oakridge home, get in touch.

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