Lot 2 Pinewood Grange

Stage 2, Pinewood Grange, Rolleston



House & Land Package:

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.

\$772,900

Home area: 159m ²			
Section area:			468m ²
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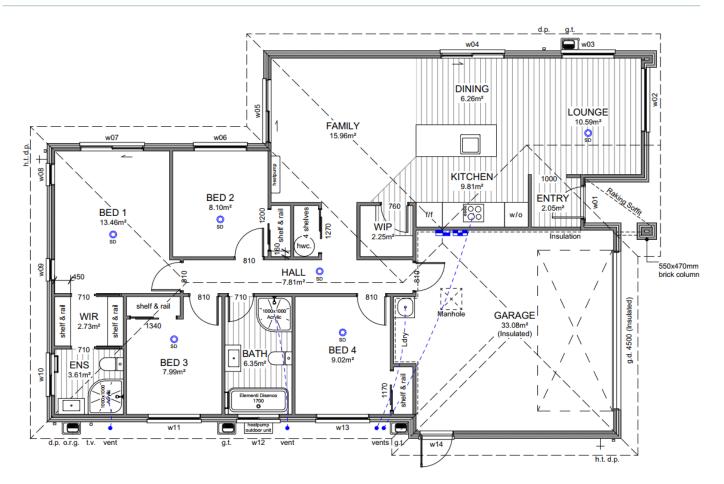
Features:

- 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

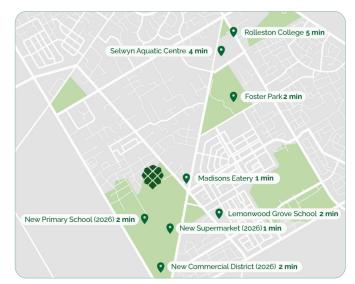


Floor Layout



Site Location







Specification

General			
Guarantee:	Master Build 10-Year	Insurance:	Builders All Risk
Warranty	1 year from settlement	Utilities:	Mains supply including fibre
Dwelling Exterior			
Foundation:	TC1 RibRaft	Framing / trusses:	2.42m LVL
Roofing:	25° metal pressed tile— corona shake – shake satin	Fascia and gutter:	Dimond metal fascia and quad gutter
Downpipes:	Colorsteel 75×55 rectangular	Main cladding:	Monier 70 Series Brick
Feature cladding:	James Hardie Axon	Entry door:	Thermally-Broken APL 860mm Latitude with urbo lever
Window joinery:	Low E Argon filled double glazed win- dows 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	Hot water cylinder:	Rheem 250L
Carpet:	Belgotex Urban Twist	Vinyl plank:	Belgotex Luxury Plank – Province
Splashback tiles:	100×300mm subway tile (Kitchen only)	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
Colour Scheme			
EXTERIOR		INTERIOR	
Roof:	Ebony	Ceilings:	Half black white
Fascia, gutter & downpipes:	Ebony	Walls:	Black white
Window joinery:	Ebony	Interior doors:	Black white
Front door:	Ebony	Skirting:	Black white
Front door frame:	Ebony	Carpet:	Iron
Garage door:	Ebony	Vinyl plank:	Natural
Garage door frame:	Ebony	Kitchen cabinetry:	Simply white
Soffits:	Half black white	Feature kitchen/ negative detail:	Subtle grey velvet
Exterior cladding (Main):	Crevole with white mortar	Kitchen benchtop:	TriStone 12mm – Pure white
Exterior cladding (Feature):	All black	Kitchen splashback:	White gloss with misty grey grout



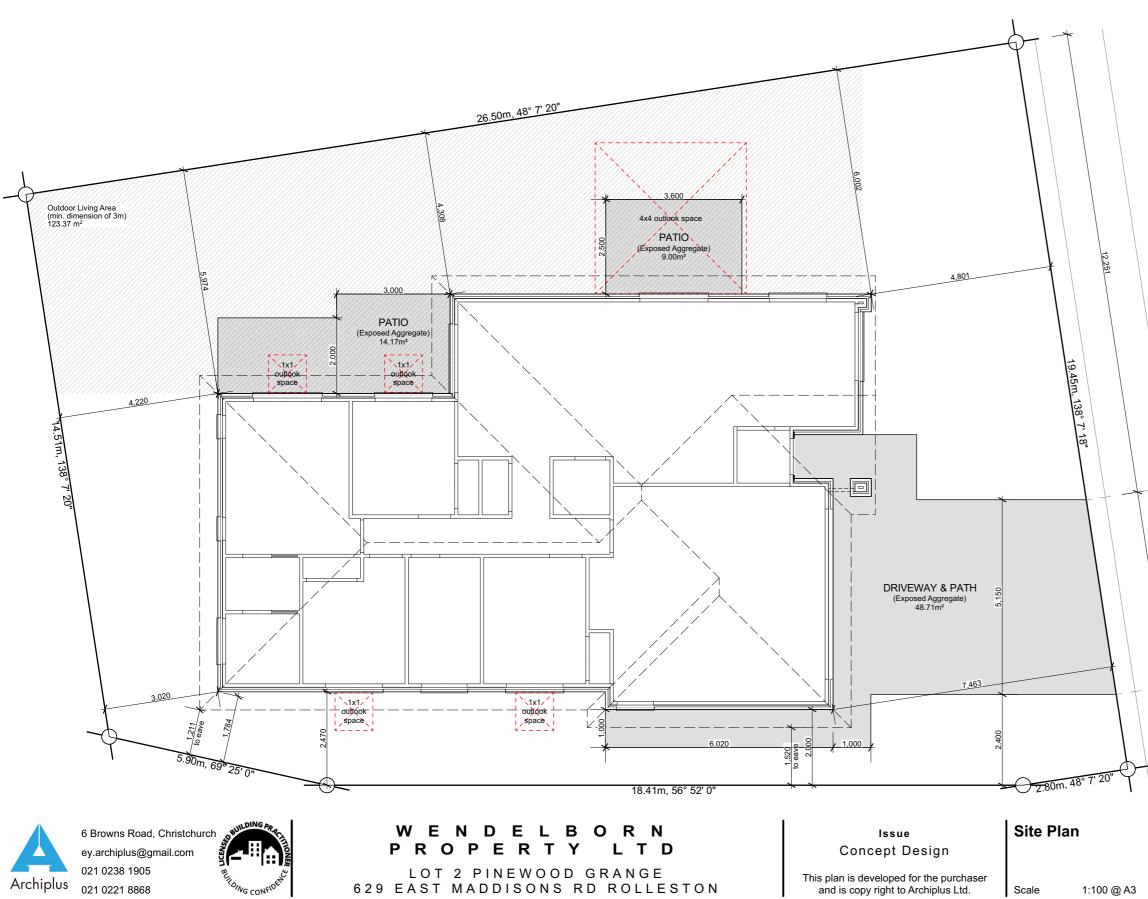
Specification

Kitchen, bench surface and splashback: Kitchen sink: Lazio NZLSS-55.45 single stainless steel sink Image: Comparison on pagative detail. Tiled splashback full ison of the top dank of colour scheme Kitchen tapware: Elementi Uno Gooseneck Image: Colour scheme Kitchen handles: Steef to plans and colour scheme Image: Colour scheme Image: Colour scheme Image: Colour scheme Kitchen tapware: Elementi Uno Gooseneck Image: Colour scheme Image: Colour scheme Image: Colour scheme Oven: Bosch HBET33BSOA Image: Colour scheme Image	Kitchen and Laundry			
12mm benchtop on negative detail. Tiled splasbback full length of back bench/well. *Refer to plans and colour scheme Kitchen tapware: Elementi Uno Gooseneck Oven: Bosch HBF133BSOA Bosch HBF133BSOA Bosch HBF133BSOA Sted and Orlati 4062 Titanium Rangehood: Bosch DWB97DM50A Laundry tub: Aquatica Laundra Studio *dependent on supply, similar fitting to be used if avaitable Besch DWB97DM50A Steveron 1Lblack Janter Studio *dependent on supply, similar fitting to be used if Dishwasher: Besch DWB97DM50A Besch DWB97DM50A Besch DWB97DM50A Staverton 1Lblack Janter Studio *dependent on supply, similar fitting to be used if Dishwasher: Besch DWB97DM50A Besch DWB97DM50A Besch DWB97DM50A Besch DWB97DM50A Staverton 1Lblack Janter Studio *dependent on supply, similar fitting to be used if Dishwasher: Polished edge direct fix1000×750mm Data Besch DWB97DM Data Besch DWB97DM Showers: Arena curved with moulded wall Besch Dusck-to-wall 1700mm Besch Dusck to wall Besch Dusck Besch Dusck-to-wall 1700mm Besch Dusck / bash squareheated Shower / bath mixers: Elementi Cura <td>Kitchen, bench surface and splashback:</td> <td></td> <td>Kitchen sink:</td> <td></td>	Kitchen, bench surface and splashback:		Kitchen sink:	
Elementi Uno Gooseneck Stefano Orlati 4062-Titanium Over: Bosch HBF133BSOA Bosch HBF133BSOA Image Stefano Orlati 4062-Titanium Rangehood: Bosch PKE611K17A Bosch DWB97DM50A Image Stefano Orlati 4062-Titanium Laundry tub: Image Stefano Orlati 4062-Titanium Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium Stefano Orlati 4000 Image Stefano Orlati 4062-Titanium Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium Aquatica Laundra Studio Image Stefano Orlati 4062-Titanium Stefano Orlati 4000 Image Stefano Orlati 4062-Titanium Bathrooms Image Stefano Orlati 4062-Titanium Showers: Toilets: Arena curved with moulded wall Image Stefano Image Stefano Orlati 4000 Image Stefano Orlati 4000×750mm Bath: Image Stefano Orlati 4000 Basin mixers: Image Stefano Orlati 4000×750mm Elementi Cura Image Stefano Orlati 4000×750mm Shower / bath mixers: Image Stefano Orlati 4000×750mm Elementi Cura Image Stefano Orlati 4000×750mm	12mm benchtop on negative detail. Tiled splash back bench/wall.		Lazio NZLSS-5545 single stainless steel sink	Ø
Oven: Bosch HBF133BSOA Bosch HBF133BSOA Image Soch Rangehood: Image Soch PKE611K17A Bosch DWB97DM5OA Image Soch SMU2ITSO1A Image Soch JWB97DM5OA Image Soch So	Kitchen tapware:	\bigcirc	Kitchen handles:	
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Rangehood: Bosch DWB97DM50A Laundry tub: Aquatica Laundra Studio Aquatica Laundra Studio *dependent on supply, similar fitting to be used if unavailable Bathrooms Vanities: Elementi Novara, 2 drawer 750mm, French Oak Mirrors: Polished edge direct fix—1000×750mm Foliets: Elementi Diseno back-to-wall 1700mm Showers: Arena curved with moulded wall Towel rails: Newtech 5 bar square—heated Newtech 5 bar square—heated Shower / bath mixers: Elementi Cura Shower slides: Bath spout:	Oven:		Ceramic cooktop:	
Bosch DWB97DM50A Bosch SMU2ITS01A Laundry tub: Feature pendant: Aquatica Laundra Studio Staverton 1L—black dependent on supply, similar fitting to be used if Staverton 1L—black Bathrooms Mirrors: Polished edge direct fix—1000×750mm Image: Staverton 1D Showers: Toilets: Arena curved with moulded wall Image: Staverton 1D Bath: Image: Staverton 1D Elementi Diseno back-to-wall 1700mm Image: Staverton 1D Basin mixers: Image: Staverton 1D Elementi Cura Image: Staverton 1D Shower slides: Staverton 1D	Bosch HBF133BSOA		Bosch PKE611K17A	
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Oak Showers: Arena curved with moulded wall Image: Disense back-to-wall 1700mm Bath: Elementi Disense back-to-wall 1700mm Image: Disense back-to-wall 1700m	Bathrooms			
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Bath: Elementi Diseno back-to-wall 1700mm Basin mixers: Elementi Cura Shower / bath mixers: Elementi Cura Shower slides: Bath spout:	Vanities: Elementi Novara, 2 drawer 750mm, French			
Elementi Diseno back-to-wall 1700mm Basin mixers: Elementi Cura Shower / bath mixers: Elementi Cura Bath spout: Elementi Cura	Vanities: Elementi Novara, 2 drawer 750mm, French Oak		Polished edge direct fix—1000×750mm	
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Elementi Cura Elementi Cura Shower slides:	Vanities: Elementi Novara, 2 drawer 750mm, French Oak Showers: Arena curved with moulded wall		Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall	
Shower slides: Bath spout:	Vanities: Elementi Novara, 2 drawer 750mm, French Oak Showers: Arena curved with moulded wall Bath:		Polished edge direct fix—1000×750mm Toilets: Elementi Uno back to wall Towel rails:	
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Site Info

Site Address

Site Address	629 East Maddisons Rd Pinewood Grange
_egal Description	Lot 2 DP 611661
Site Area	468m²
Building Area	159.71m²
Roof Area*	197.75m²
Site Coverage	42.25%

Design Basis

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

General Notes

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ROAD

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.

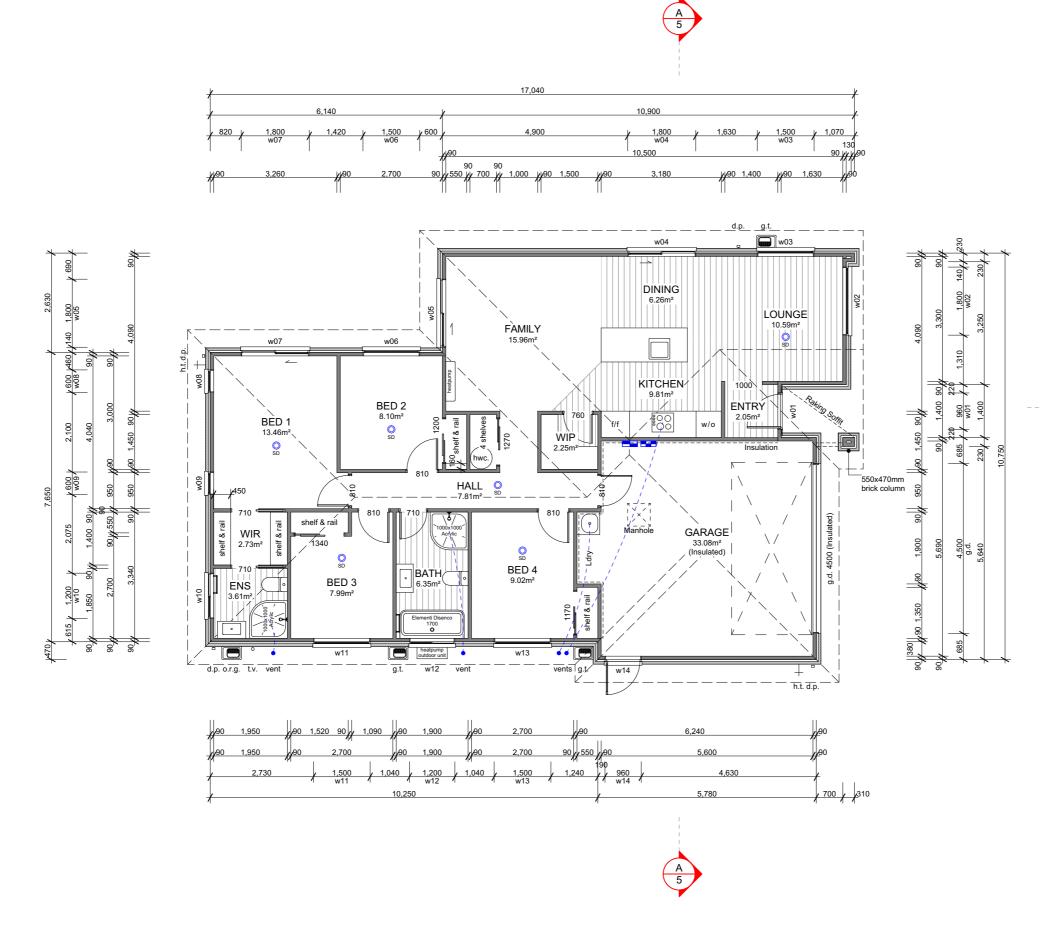
Driveway stormwater runoff to road when it does not flow over a footpath. Otherwise driveway stormwater runoff to be collected and disposed via soak pit located within property.

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

Revision Date File No.

2 29/05/2025 25059 (ORH. 3043)





6 Browns Road, Christchurch ey.archiplus@gmail.com 021 0238 1905 021 0221 8868

W E N D E L B O R N P R O P E R T Y L T D

LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON Issue Concept Design Floor Plan

Scale

This plan is developed for the purchaser and is copy right to Archiplus Ltd.

1:100 @ A3

Building Area

Over Frame	152.85m²
Perimeter	57.44m
Over Cladding	159.71m²
Perimeter	58.56m
Roof Area*	197.75m²
Perimeter	60.66m
*Roof area includes fa	scia & gutter.

<u>General</u>

Main Cladding	70s Clay Bricks
Feature Cladding	JH Axon Panel
Roof Pitch	25°
Roofing	Pressed Metal Tiles
Stud Height	2.42m
Interior Door	1.98m high
Wardrobe Door	2.20m high
Cooktop	Ceramic Cooktop

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

<u>Legend</u>

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

Floor Covering

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Carpet (excl. Garage)

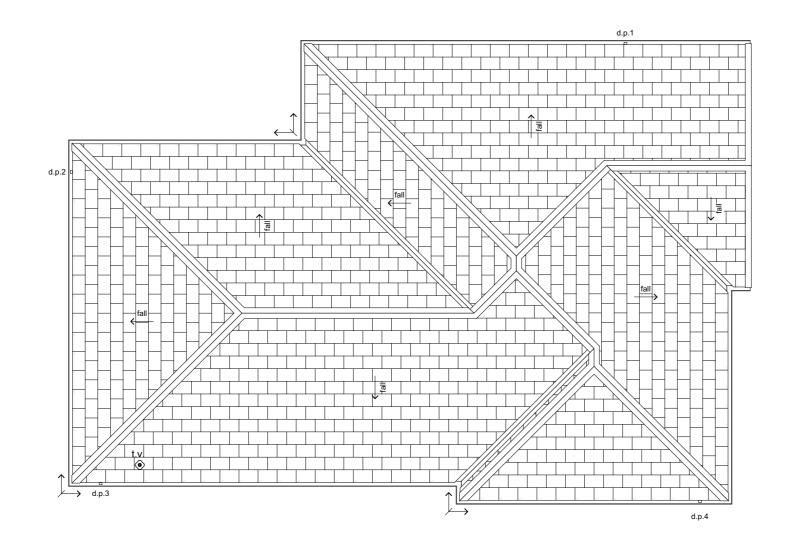
Vinyl Planks

WINDOW SCHEDULE		
ID	Н	W
w01	2,130	960
w02	2,130	1,800
w03	1,400	1,500
w04	2,130	1,800
w05	2,130	1,800
w06	1,400	1,500
w07	2,130	1,800
w08	1,400	600
w09	1,400	600
w10	1,100	1,200
w11	1,400	1,500
w12	1,100	1,200
w13	1,400	1,500
w14	2,130	960

Revision Date File No. 2 29/05/2025 **25059 (ORH. 3043)**











W E N D E L B O R N P R O P E R T Y L T D

LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON

lssue Concept Design

Roof Plan

Scale

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1:100 @ A3

Roof Cladding

25° Pressed metal tiles roofing over Thermakraft 215 roof underlay.

Fascia & Gutter

Colorsteel Quad gutter supported on 185mm Colorsteel fascia.

Downpipes

75x55mm Colorsteel downpipes with wall brackets.

Roof Penetrations

Seal all pipe penetrations with Dektite flashing kit as per specification.

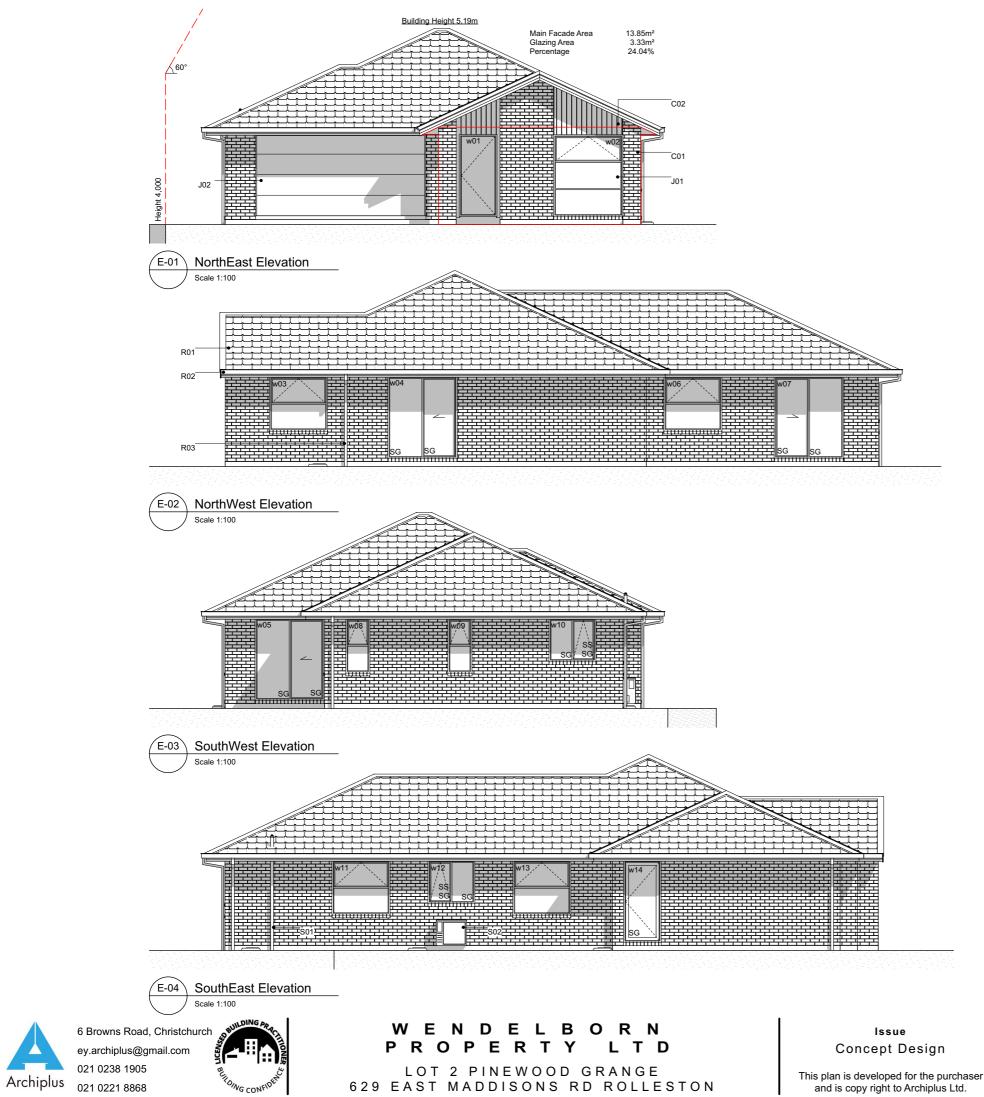
Downpipe Catchment (Plan Area)

d.p.1	51m²
d.p.2	47m²
d.p.3	47m²
d.p.4	44m²

Roof Bracings

Refer to truss design.

Revision 2 29/05/2025 Date File No. 25059 (ORH. 3043)



Elevations

Scale

Elevation Keys

C01	70 series brick veneer over 50mm cavity.
C02	James Hardie Axon panel on 20mm cavity battens.
R01	Pressed metal tiles roofing.
R02	Colorsteel 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 in thermally-broken powder coated aluminium frames.
S01	Drainage vent pipe.
S02	Heatpump outdoor unit on wall bracket.

<u>Legend</u>

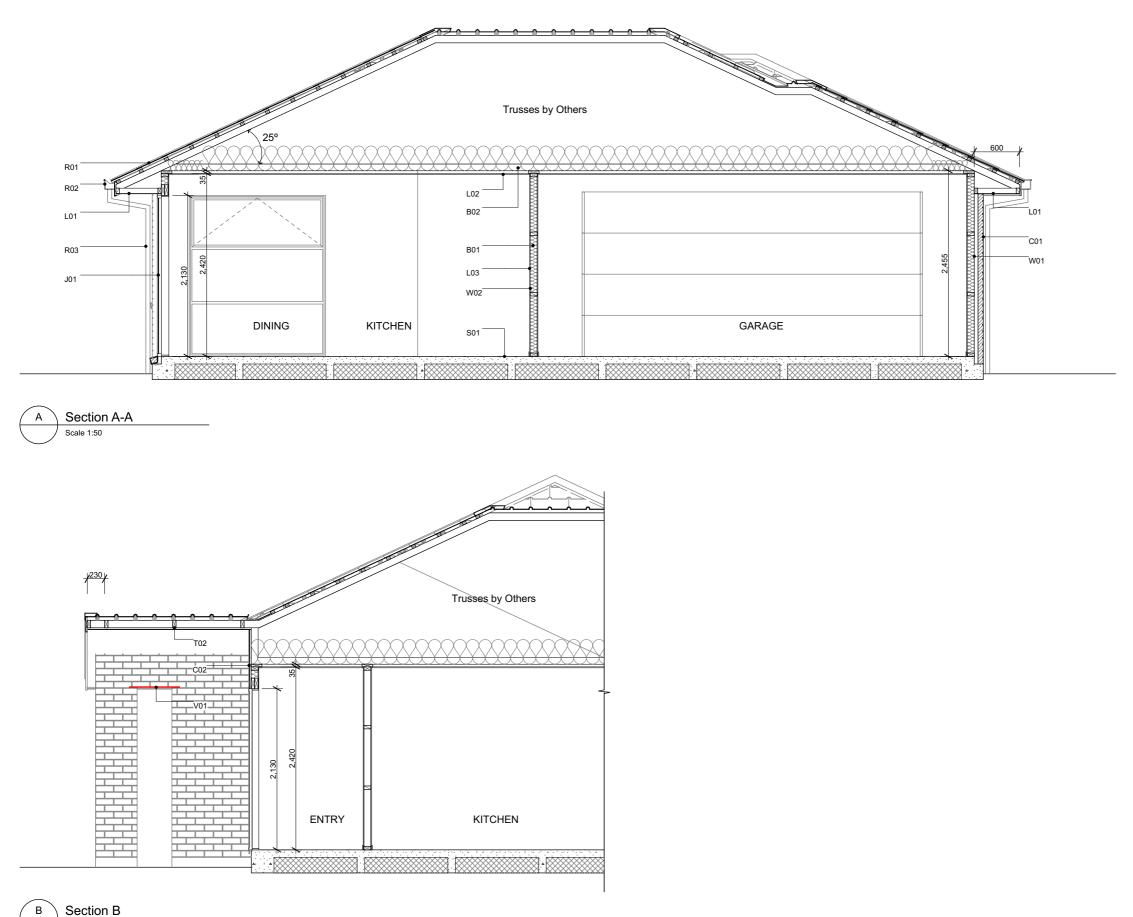
w01	Window ID
SS	Security Stay
SG	Safety Glass

General Notes

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

Revision Date File No.

2 29/05/2025 25059 (ORH. 3043)





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LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON Issue Concept Design **Cross Sections**

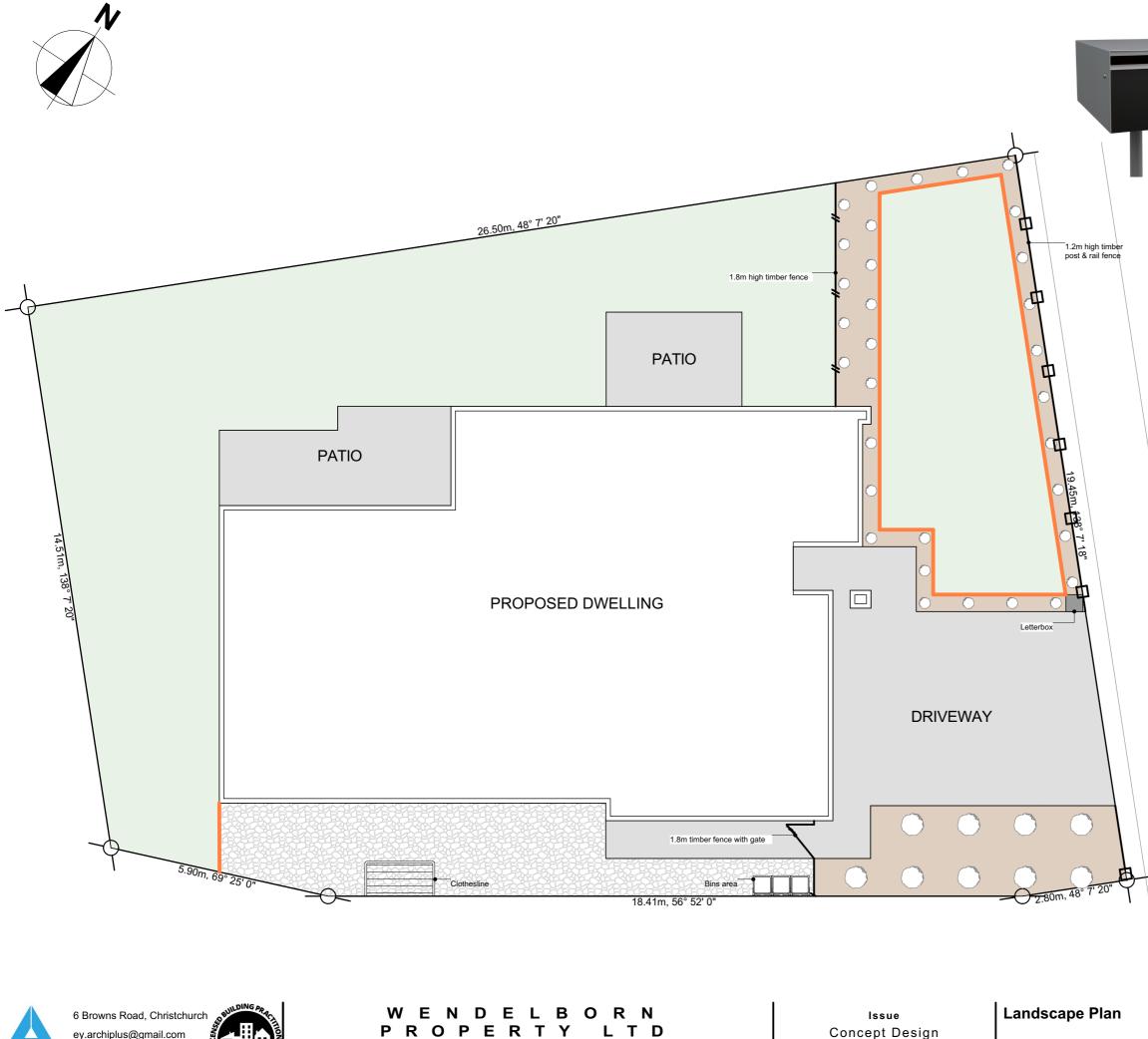
Section Keys

- C01 70 series bricks over 50mm cavity over building wrap on timber framing.
- C02 James Hardie Axon panel on 20mm cavity battens over building wrap on timber framing.
- V01 100x100x6L veneer lintel with 100mm min. seating each side.
- W01 External walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs. Top plates 90x45 + 140x35mm.
- W02 Internal walls 90x45mm studs @ 600mm crs, dwangs @ 800mm crs.
- S01 Ribraft foundation.
- T01 Roof trusses as per Truss Design.
- T02 Extended truss top chords / outriggers to form raking soffit. Refer to Truss Design.
- R01 Pressed metal tiles roofing on 50x40mm timber battens over self-supported roof underlay 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 R2.8 wall insulation batts.
- B02 R7.0 ceiling insulation batts. Compressed insulation to fit at the first 500mm from the top plate as per manufacturer's instruction. Insulation baffle required to allow for the 25mm ventilation clearance.
- 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)

 Revision
 2

 Date
 29/05/2025

 File No.
 25059 (ORH. 3043)



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ey.archiplus@gmail.com 021 0238 1905

LOT 2 PINEWOOD GRANGE 629 EAST MADDISONS RD ROLLESTON

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1:100 @ A3

Scale



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'

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

<u>Legends</u>



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ROAD

Lawn

Exposed Aggregate

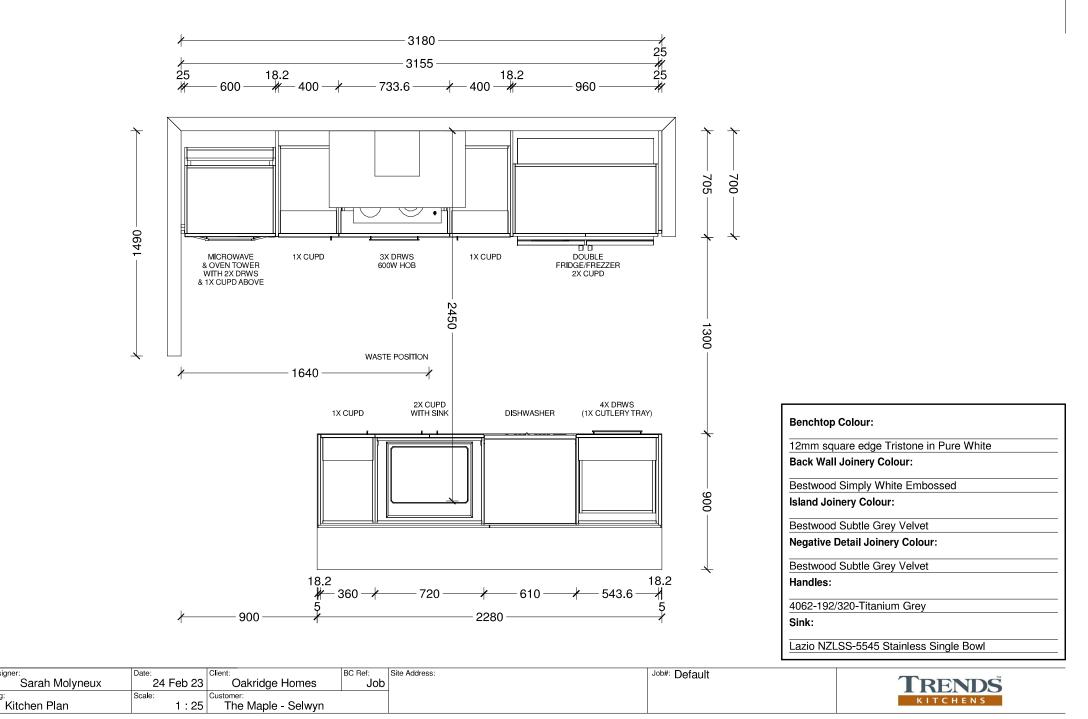
Stonechip

Garden Bed with Bark

Timber Batten Edging between garden bed & lawn/ stonechip

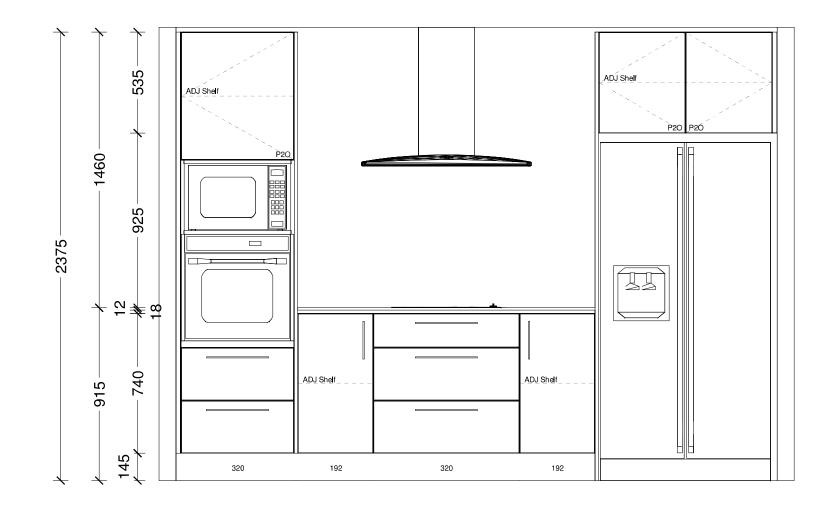
Revision Date File No.

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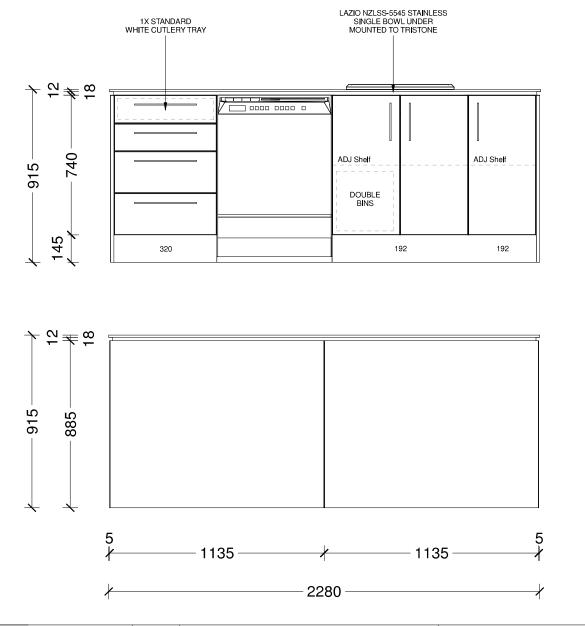


Designer:

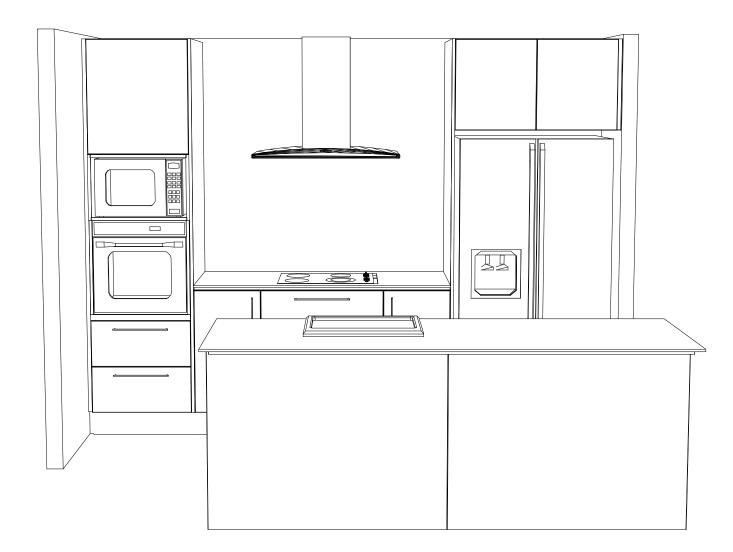
Dwg:



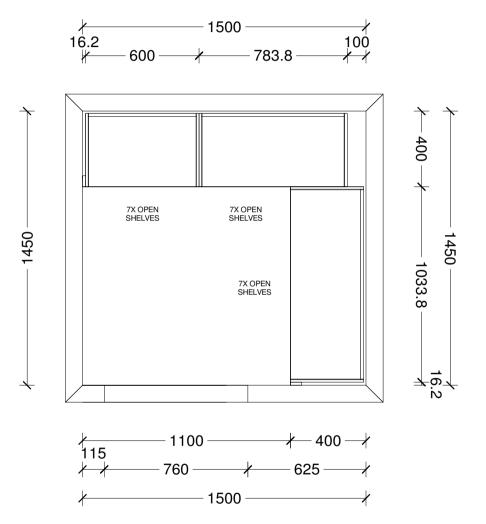
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS
Dwg: Kitchen Elevation	Scale: 1:20	Customer: The Maple - Selwyn				KITCHENS



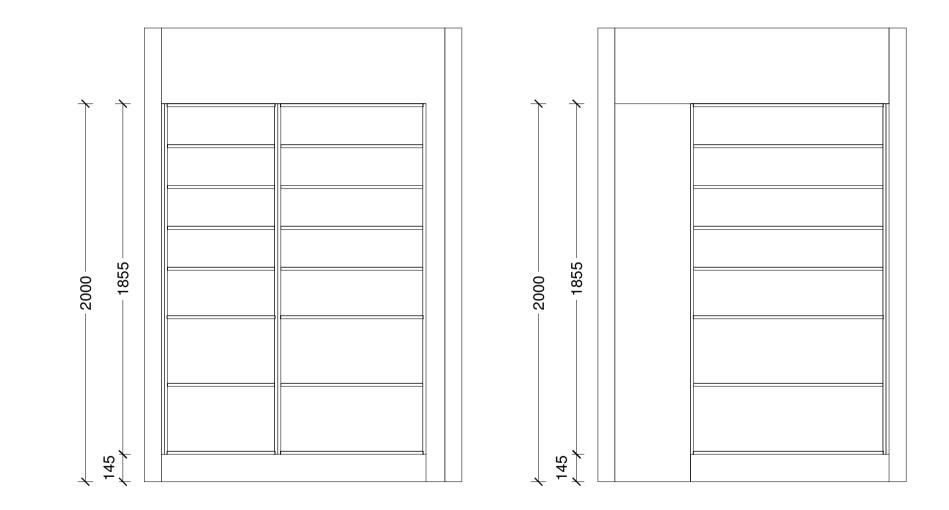
Designer:	Date:	Client:	BC Ref:	Site Address:	Job#: Default	
Sarah Molyneux	24 Feb 23	Oakridge Homes	Job		Doradit	TRENDS
Dwg:	Scale:	Customer:		1		
Kitchen Elevation	1:20	The Maple - Selwyn				KITCHENS



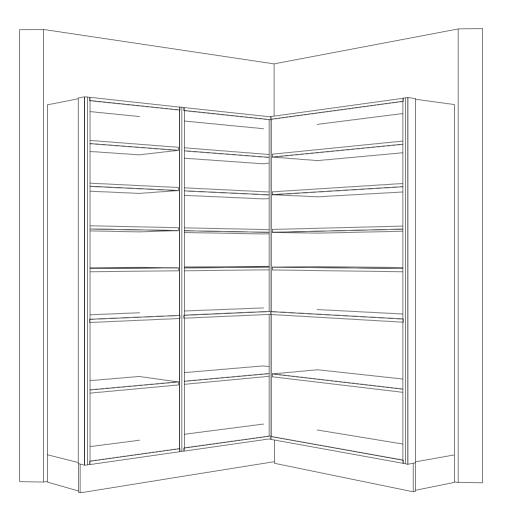
Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS
^{Dwg:} Kitchen 3D Perspective	Scale:	Customer: The Maple - Selwyn				KITCHENS



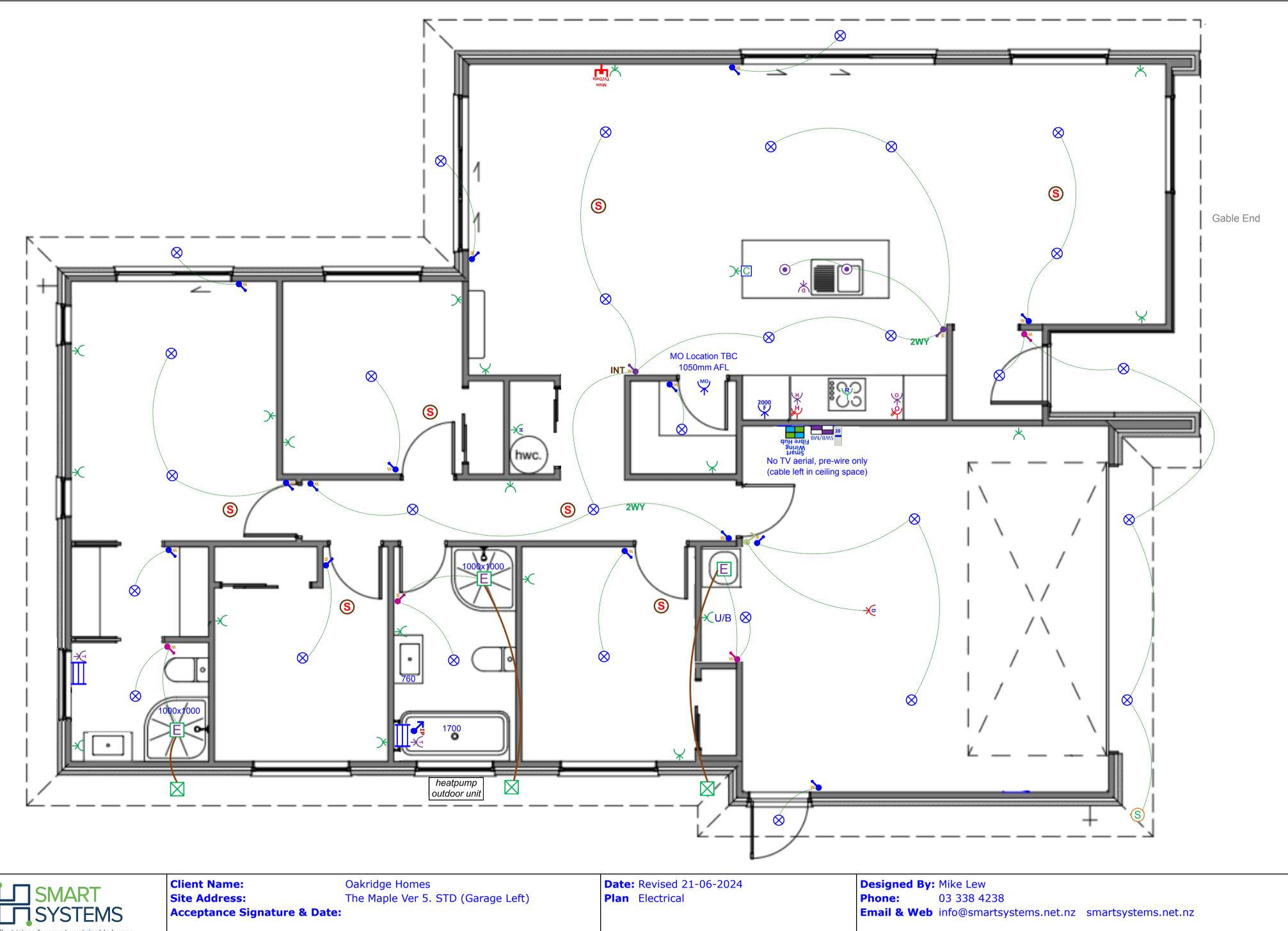
Designer: Sarah Molyneux	Date: 24 Feb 23		BC Ref: Job	Site Address:	Job#: Default	TRENDS
Dwg: Pantry Plan	Scale: 1:20	Customer: The Maple - Pantry V2				KITCHENS



Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS
Dwg: Pantry Elevation	Scale: 1:20	Customer: The Maple - Pantry V2				KITCHENS



Designer: Sarah Molyneux	Date: 24 Feb 23	Client: Oakridge Homes	BC Ref: Job	Site Address:	Job#: Default	TRENDS
Dwg: Pantry 3D Perspective	Scale:	Customer: The Maple - Pantry V2	2			KITCHENS





Plan: The Maple Ver 5. STD (Garage Left) -Electrical Design

Electrical

	Item	Total
SWB/MB	Electrical Base with 34-Way Deep Combined Meter Switchboard	1 EA
R	Tradesave Rangehood Plug	1 EA
2000 F	Tradesave Slim Single Power Socket - Fridge	1 EA
× [™]	Tradesave Slim Single Power Socket - Microwave	1 EA
\mathbf{a}	Tradesave Double Power Socket Horizontal (White) 10A	20 EA
С	Capping for sockets and/or switches in joinery	1 EA
ሦ	Tradesave Slim Double Power Socket With Oven Isolator Slot	1 EA
ж	Tradesave Slim Double Power Socket With Hob Isolator Slot	1 EA
ألأ	Tradesave Slim Built In Oven Connection 20A	1 EA
₩	Tradesave Slim Electric Hob 32A	1 EA
꽞	Tradesave Slim Dishwasher Plug	1 EA
\mathbf{h}	Garage Door Opener Switch (White)	1 EA
꽞	Tradesave Slim Garage Door Socket & Switch	1 EA
#	Tradesave Slim Hot Water Cylinder	1 EA
20	Air Conditioning Circuit 20A MCB Installation For Heat Pump Circuit	1 EA
S	Cavius Wireless Interconnected Smoke Detector - Photoelectric 10-year battery life	7 EA
\mathbb{Y}	Tradesave Slim Heated Towel Rail Circuit & Installation (Excludes supply of Towel Rail)	2 EA
Ħ	Newtech ST65 Towel Rail 5-Bar Square Ladder 530 x 600mm (Chrome) - Excludes Circuit & Installation	2 EA
Ε	Extractor Fan 150mm	3 EA
\square	Extractor Fan External Grill	3 EA
S	External 180 Degree Movement Sensor (White)	1 EA
\otimes	Recessed Downlight DL54 (White) and Circuit	30 EA
۲	Staverton Black 1L 365mm Pendant Light, LED Lamp & Circuit	2 EA

The Maple Ver 5. STD (Garage Left) - ElectricaLDesign

Electrical

	Item	Total
ŵ	Tradesave Slim White Light Switch 1 Gang	14 EA
•	Tradesave Slim White Light Switch 2 Gang	4 EA
w	Tradesave Slim White Light Switch 3 Gang	2 EA
	Excel Life White IP Rated Light Switch 1 Gang	1 EA
2WY	2-Way Light Circuit	2 EA
INT	Tradesave Slim 3-way Switching White	1 EA
Smart Wiring Fibre Hub	Smart Wiring 20" Hub & Fibre Optic Pathway incl Power Circuit	1 EA
Main TV/Data	Tradesave Slim Main TV/Data Socket (Cat6)	1 EA

In the Area

About Pinewood Grange

Pinewood Grange is a new subdivision located in the heart of Rolleston, Canterbury. This vibrant community offers a unique blend of modern living and natural beauty, providing residents with the perfect balance between convenience and tranquility.

With its close proximity to schools, parks, and shopping centres, Pinewood Grange is the ideal place to call home. Our vision for this community is to create a welcoming and inclusive environment where families can thrive and create lasting memories.





Rolleston and Surrounding Areas

Living in Pinewood Grange provides you with an open gateway to everything the Selwyn region has to offer.

Rolleston is Canterbury's second largest urban centre. Home to growing businesses, purposebuilt facilities, high quality schools and a bevy of shops and eateries, life here is vibrant, easy and fun.

You'll be close to all those urban conveniences that make life easy. There are plenty of work and education opportunities nearby and Christchurch is just 20 minutes down the road. Head a little further afield and Canterbury's mountains, lakes and beaches are yours to discover.





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.

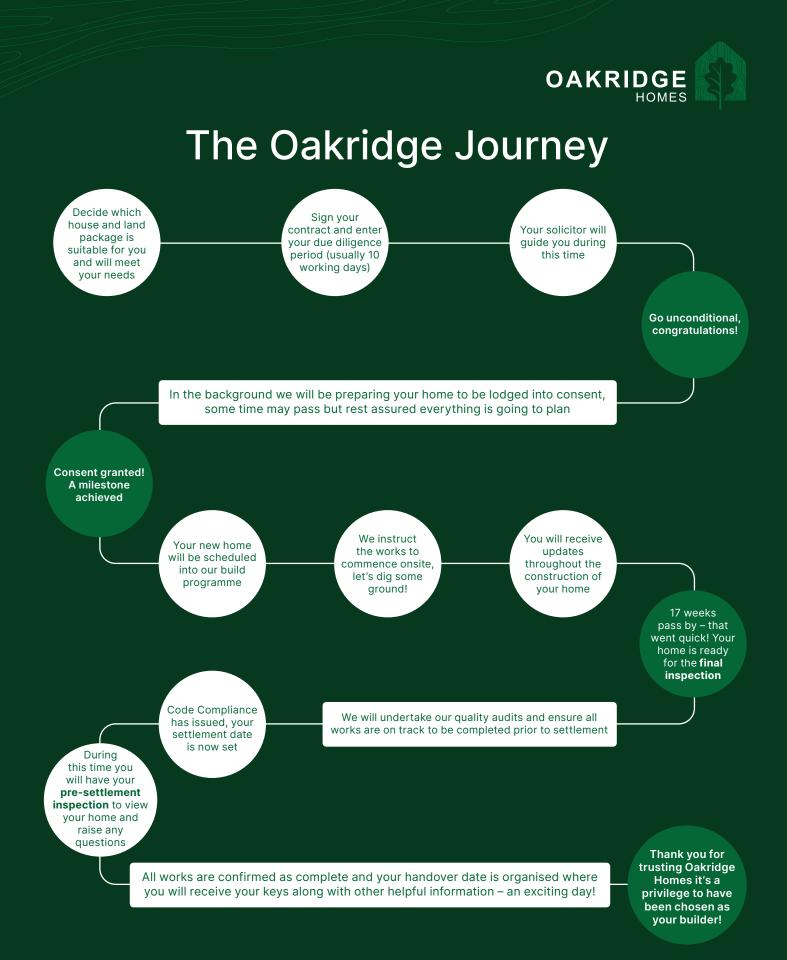
We understand that customers value quality and transparency which has been a major focus for Oakridge Homes, we offer a range of fixed price turnkey house and land packages that suit the majority of homebuyers. From the letterbox numbers to the window coverings – an Oakridge home truly is fully inclusive 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:

- Ø Master Build 10-Year Guarantee
- ✓ 1 year warranty period
- 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
- Sull length tiled splashback to kitchen
- Ø Bosch appliances
- Subscription Exposed aggregate driveways and patios
- Insulated garage and garage door





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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oakridgehomes.co.nz