

# \$511,000

Lot 11 The Link, Rolleston



## For Sale

House and Land Package

Dwelling Size	Section Size				
153m <sup>2</sup>	420m <sup>2</sup>	4	1	2	2

This home features four bedrooms, master with walk-in robe and ensuite, open plan kitchen living and dining, family bathroom and internal access double garaging. Well appointed for the sun on an easy care landscaped section, offering quality fixtures and fittings throughout and finished to a high standard this design is sure to impress.

Just twenty minutes from Christchurch, Rolleston has so much to offer. You are spoilt for choice within New Zealand's fastest growing area. Offering retailers, eateries, parks and reserves along with a newly established primary school and Rolleston college in close proximity. Only for a short drive to central Rolleston with a shopping complex to cater all requirements.

# Lot 11 The Link, Rolleston

## Inclusions:

Quality cladding selections

1.98m internal door height

Bosch appliances

Norman Ellison carpets

Window coverings

Metal pressed tile roof

Windsor door hardware

Italian tapware

8.0kw heatpump

After care service

2.42m ceiling height

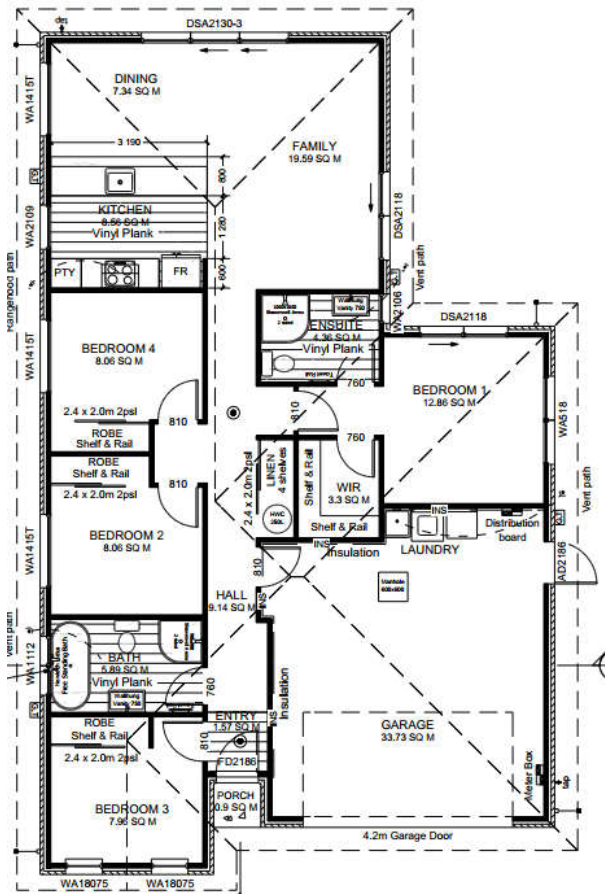
Designer kitchen

LED light fittings

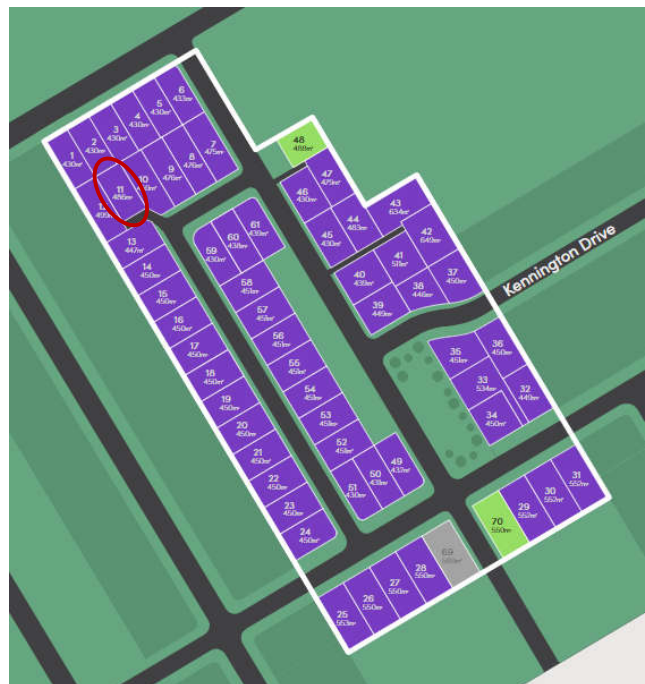
Fully landscaped

10 year Master Build guarantee

## Floor Plan:



## Location:



**Disclaimer:** This material is for the use of illustrative and guidance purposes. All efforts have been made by Stonewood Homes Christchurch to ensure the information correctly illustrates the dwelling however Stonewood Homes accept no responsibility for any variances which may become apparent once the build commences.

# Specification

## Lot 11 The Link, Rolleston

### GENERAL

Guarantee:	10 year Master Build guarantee
Warranty:	365 day warranty period
Insurance:	Builders risk insurance

### STRUCTURE

Foundation/floor slab:	TC1 Ribraft
Framing:	2.42m NZ5S 3602:2003 with building wrap – 90mm kiln dried pine
Trusses:	Kiln dried pine
Cladding (main):	Brick – Canterbury Clay 70 series – Classic range
Cladding (feature):	James Hardie smoothboard

### ROOFING

Roof:	25° Gerard metal pressed tile
Downpipes:	Colorsteel rectangular 75x55mm
Fascia and gutter:	Dimond metal fascia and quad gutter

### WINDOWS AND DOORS

Entry door:	APL 860mm Latitude with urbo lever
Windows:	Vantage aluminium joinery with urbo hardware
Garage door:	Coloursteel flat panel woodgrain 4.5m
Internal doors:	1980mm Everest (vertical V groove polycore)
Wardrobe doors:	MDF flush panel sliders
Window coverings:	Roller blinds excluding garage and bathrooms

### INTERIOR LINING

Insulation:	R2.4 wall batts, R4.0 ceiling batts excluding garage
Plasterboard:	GIB board - 10mm to walls, aqualine to bathrooms and 13mm to ceilings
Gib stopping:	Grade 4 paint finish in accordance with AS/NZ 2311:2009
Gib external corners:	Gib square stop
Painting:	Resene Zylone
Soffit linings:	Hardiflex 4.5mm

### INTERIOR JOINERY

Internal door hardware:	Windsor Futura – Apex brushed nickel
Skirting:	60mm bevel
Wardrobe shelving:	MDF shelf and rail
Cupboard shelving:	MDF shelves x4

# Specification

## Lot 11 The Link, Rolleston

### **KITCHEN AND LAUNDRY**

Kitchen and bench surface:	Kitchen cabinetry and sink with TriStone 12mm on negative detail
Tapware:	Paffoni Blu BLU180 high spout
Oven:	Bosch HBF133BSOA – stainless steel oven
Hob:	Bosch PKE611CA1A – stainless steel cooktop
Dishwasher:	Bosch SMU50E75AU – stainless steel dishwasher
Rangehood:	Bosch DWP96BC50A 600m3 – stainless steel canopy
Laundry tub:	Aquatica Estasi 560x560 LE6200

### **FLOORING**

Carpet:	Norman Ellison
Vinyl planking:	Karndean Knightplank

### **ELECTRICAL**

Plugs / Light Fittings:	As per plan
Heatpump:	Fujitsu 8.0kw ASTG24LFCC

### **BATHROOMS AND PLUMBING**

Vanities:	Raymor Brighton 750mm
Mirrors:	1000 x 750 x 4mm polished edge
Toilets:	Englefield Evora with standard seat
Showers:	Arena curved with moulded wall
Bath:	Newtech Indus back-to-wall freestanding bath
Tapware:	Paffoni Blu BLU071
Shower slides:	Paffoni Brio ZSAL194CR
Towel rails:	Newtech 5 ladder square heated towel rail
Extractors:	Weiss Clearflow FV160
Hot water cylinder:	Rheem 250L
Exterior taps:	2

### **LANDSCAPING**

Driveway and patio:	Exposed aggregate
Vehicle crossing:	Included
Soft landscaping:	Hydroseed and planting to street frontage
Fencing:	1.8m timber paling to rear and side boundaries. 1.8m internal timber fencing to development requirements including gate.
Letterbox and clothesline:	Urban box on post / Sun King folding frame

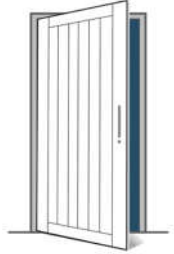
# Pictorial

Lot 11 The Link, Rolleston

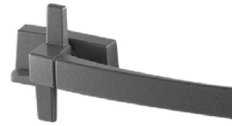
Roof profile



Front door



Window hardware



Garage door profile



Internal doors



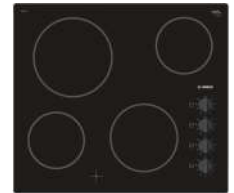
Internal door hardware



Oven



Ceramic cooktop



Rangehood



Dishwasher



Laundry tub



Kitchen tapware



Vanity



Showers



Bath



Basin mixers



Shower slides



Shower / bath mixers



Toilet



Towel rail



# Colour Scheme

## Lot 11 The Link, Rolleston

### EXTERIOR

Roof:	Obsidian
Fascia / Gutter / Downpipes:	Ebony
Window joinery:	Ebony
Front door:	Ebony
Front door frame:	Ebony
Garage door:	Ebony
Garage door frame:	Ebony
Soffits:	Resene half black white
Exterior cladding (main):	Ohoka with natural mortar
Exterior cladding (feature):	Resene All Black

### INTERIOR

Ceilings:	Resene half black white
Walls:	Resene black white
Interior doors:	Resene black white
Skirting:	Resene black white
Carpet:	Dalton - Woodland
Vinyl plank:	Pale limed oak
Kitchen cabinetry:	Melteca - Snow drift
Kitchen benchtop:	TriStone 12mm – Pure white on black pearl negative detail
Tiles (kitchen splashback):	White tile (100x300mm) with mid-night grout
Aluminium wardrobe surrounds:	White

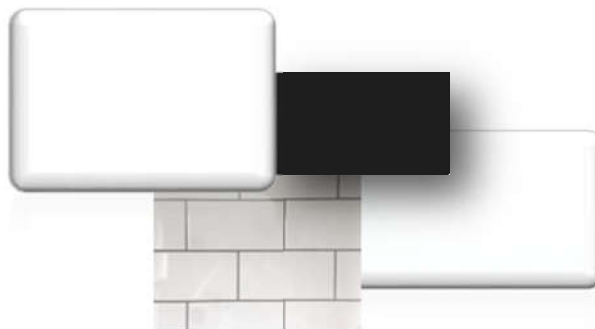
### Exterior:



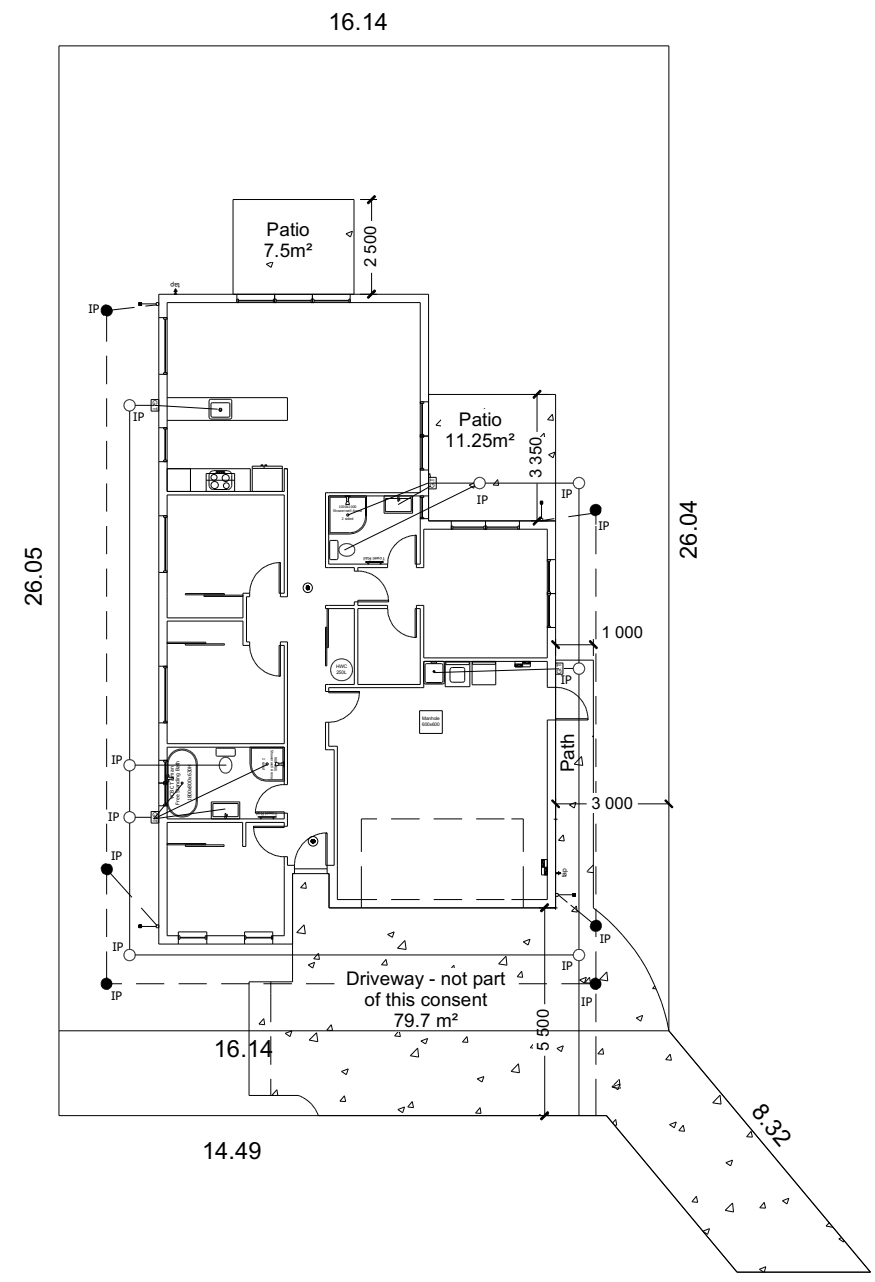
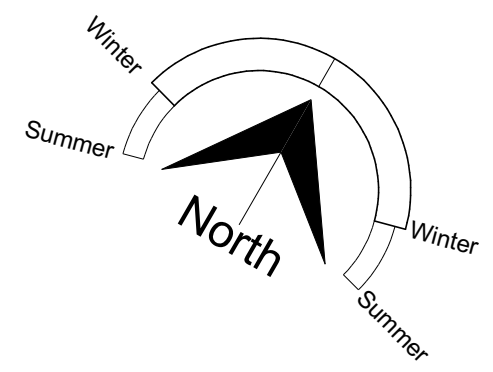
### Interior:



### Kitchen:







LEGEND	
Sewer Pipe	— developed length: (approx) xxm
S/W Pipe	- - - - developed length: (approx) xxm
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

**SITE PLAN NOTES**

Refer to Drainage Plan for specific drainage information

Refer to sediment control plan in specification and implement where required.

Driveway – By Stonewood Homes as shown OR Driveway and Sump not part of this building consent

Convey surface water from sealed drive areas to an appropriate approved outfall.

Dimensions are shown to cladding face

Resource Consent Issues:  
1/ No RC Issues known

SITE INFORMATION	
Zone	xx
Wind	xx
Earthquake	1/2/3/4
Durability	B/C/D
Snow	N x at xxm (up to x kPa)

BUILDING AREA AND SITE COVERAGE	
Net Site Area =	420m <sup>2</sup>
Building Area (O/V) = (Includes covered areas)	153.3 m <sup>2</sup>
Max Site Coverage Allowed:	00%
Actual Site Coverage=	36.5 %

EARTHWORKS	
Proposed F.G.L =	xxm
Proposed F.F.L =	xxm
FMA level:	xxm

**SITE ASSESSMENT & SOIL REPORT**

Site assessment data supplied from:  
TBC (registered surveyor)

Phone: TBC  
Date completed: xx-xx-xxx  
Levels are relative to: TBC

This dwelling has been designed according to the recommendations from:  
Soil Report by: xxxxxx  
Date: xx-xx-xxxx

**STONWOOD HOMES**

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1B, Level 1, 303 Blenheim Rd  
Upper Riccarton, Christchurch 8041,  
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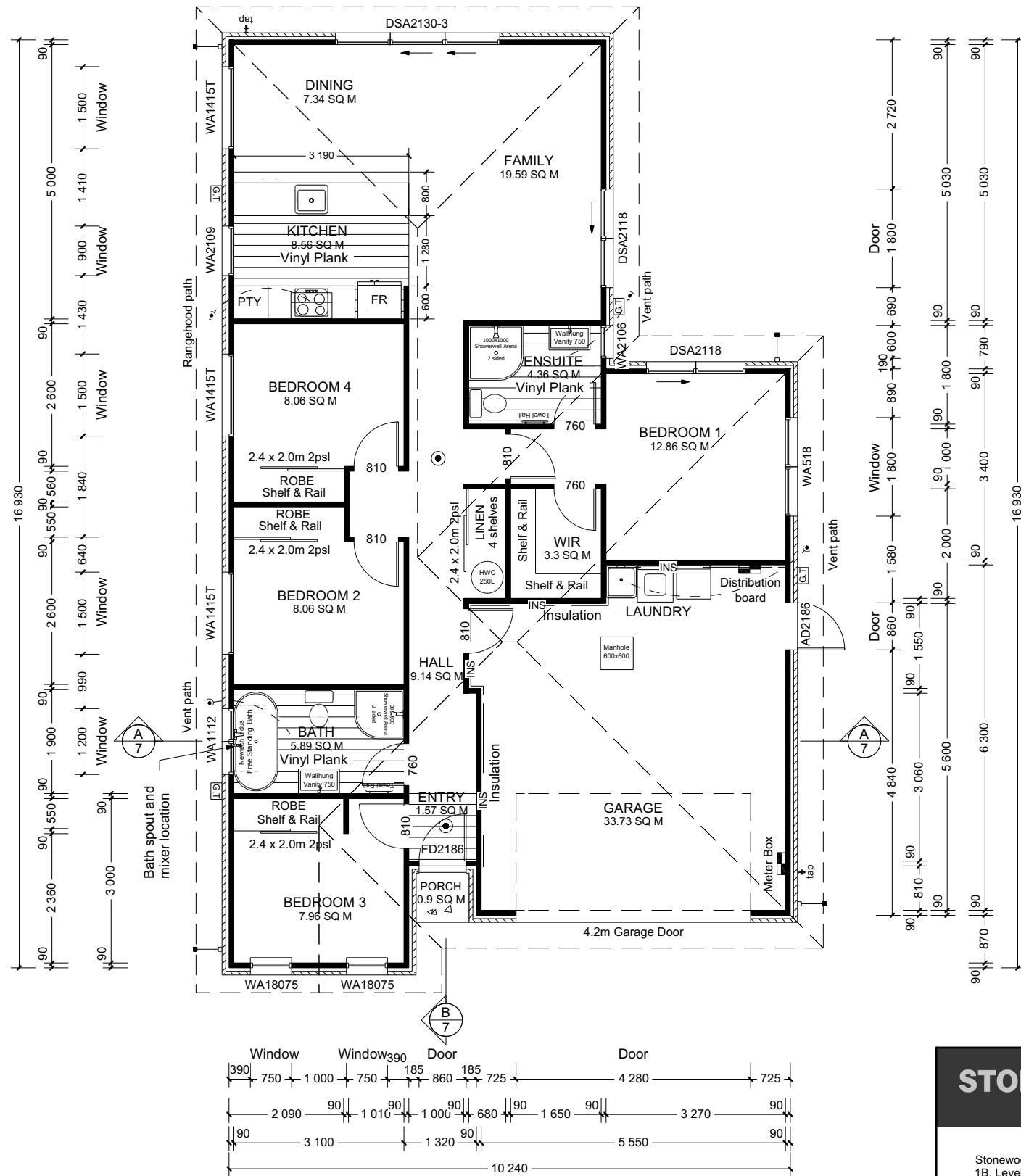
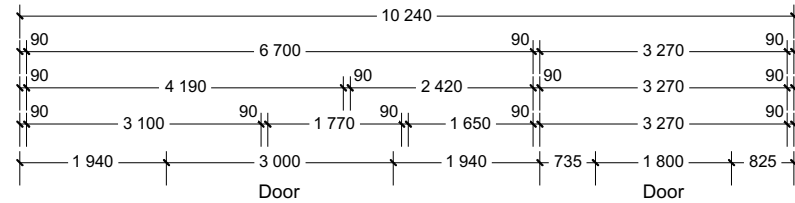
Client :  
Lot 11 The Link, Rolleston  
Proposed Dwelling at:  
Lot 11 The Link, Rolleston

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Signed:	Date:	
<b>SITE PLAN</b>		
Drawn By <b>Abdul Raziq</b>	Checked By <b>XXXX XXXXX</b>	LBP # <b>XXXXXX</b>
Standard Plan	Print Date <b>22/05/2020</b>	Sales <b>SHC</b>
<b>Windmere 147 Gable</b>	Version <b>A</b>	Scale at A3 <b>1:200</b>
Job Number <b>200061</b>	Revision <b>1</b>	Sheet <b>3</b>
Version: <b>CONCEPT</b>	OF <b>XX</b>	



Key To Elevations



ROOF & WALL CLADDING	
Roof -	25° Pressed Metal Tile Profile
Walls -	70 Series Brick Veneer
Feature -	Smoothboard Cladding

BUILDING AREA	
AREA:	145.4 m <sup>2</sup> O/F (Perimeter: 56.1m)
AREA:	152.4 m <sup>2</sup> O/V (Perimeter: 57.3m)
AREA:	153.3 m <sup>2</sup> (incl Covered Area 0.95 m <sup>2</sup> )
AREA:	179.9 m <sup>2</sup> Roof (Perimeter: 58.8m)

**GENERAL FLOOR PLAN NOTES**

**SMOKE ALARMS** (hush type)  
Smoke Alarms to be fitted within 3.0m of sleeping areas and on Escape routes, as indicated on plan. Refer to Construction Schedule (Page 2 & 3) in the Specification for more information.

**MISCELLANEOUS:**  
Dimensions shown are to the frame, GIB thickness not shown.  
Refer to Construction Schedule (Page 2 & 3 of Specification) for additional construction information.  
Entry through external doors  
Mechanical ventilation  
Air Seals to have PEF rod & low expansion foam  
All windows and doors centered in room unless shown otherwise

**GAS**  
Gas Bottles to be installed 1500mm away from any ignition source as per the Gas Cylinder diagram in the Gas section of the main specification.  
(Anything electrical is an ignition source)

**BUILDING WRAP**  
7mm Ecoply Barrier OR Tekton OR Tyvek, refer to manufacturers specifications attached

**WALL FRAMING**  
Stud Height: 2420 mm

**FLOOR FINISHES**  
Carpet  
Vinyl Plank

**WATER HEATING**  
Electric OR Gas

**KITCHEN HOB**  
Gas Hob with Heat resistant splash back  
OR Electric Hob

**DOORS**  
Internal Height: 1980mm  
Type: TBC  
Front Door Type: APL Horizontal Latitude

DOOR SCHEDULE	
LABEL	QTY
2.4 X 2.0M 2PSL	4
4.2M GARAGE DOOR	1
760	3
AD2186	1
FD2186	1
810	5

WINDOW SCHEDULE	
LABEL	QTY
DSA2118	2
WA1112	1
WA1415T	3
WA18075	2
WA518	1
WA2109	1
DSA2130-3	1
WA2106	1

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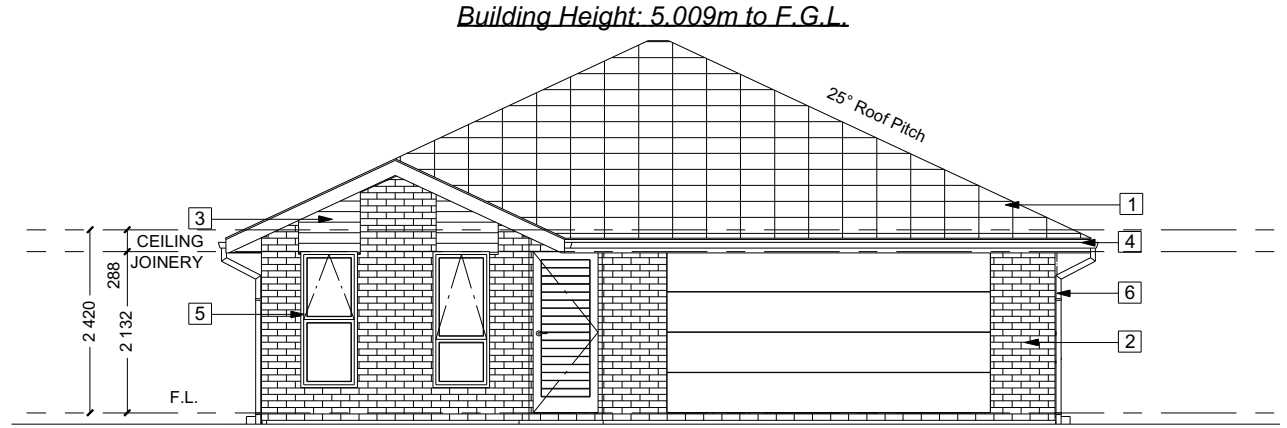
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Signed:		Date:	
<b>FLOOR PLAN</b>			
Drawn By <b>Abdul Raziq</b>	Checked By <b>XXXX XXXXX</b>	LBP # <b>XXXXXX</b>	
Standard Plan <b>Windmere 147 Gable</b>	Print Date <b>22/05/2020</b>	Sales <b>SHC</b>	Scale at A3 <b>1:100</b>
Job Number <b>200061</b>	Version <b>A</b>	Revision <b>1</b>	Sheet <b>4</b>
Version: <b>CONCEPT</b>			OF <b>XX</b>



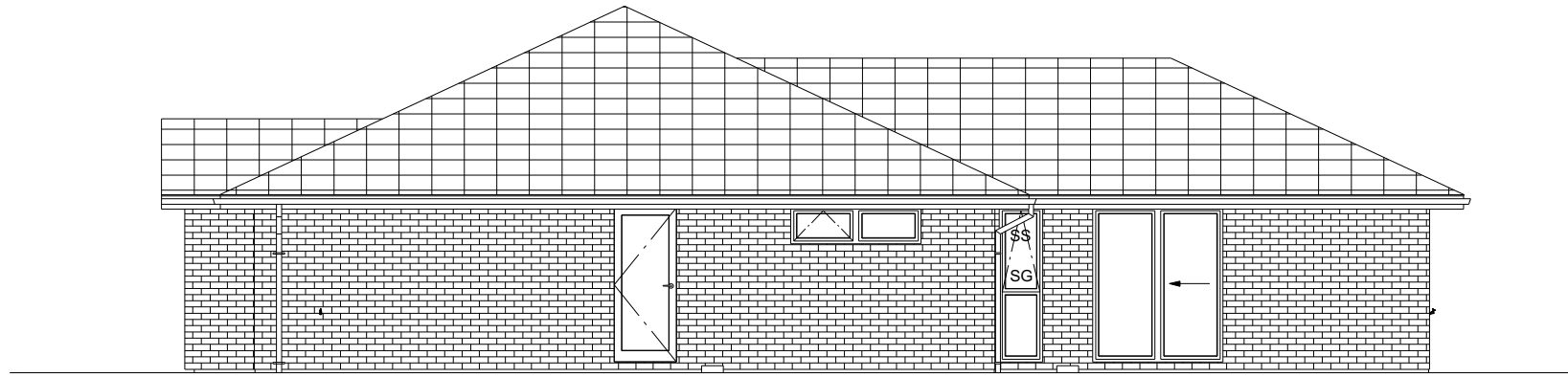
RISK MATRIX ASSESSMENT		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	xxx	0
Number of Stories	xxx	0
Roof Wall Junction	xxx	0
Eaves Width	xxx	0
Building Envelope	xxx	0
Decks & Balconies	xxx	0
Total		XX



**A**  
4 **ELEVATION A**  
1:100

GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.
This sheet to be read in conjunction with the Risk Matrix in specification.
Driveway to fall from 20mm max below garage rebates (By Others).
Key SS: Security Stay SG: Safety Glass

LEGEND
1 - Pressed Metal Tile Profile
2 - 70 Series Brick over 60mm cavity
3 - Smoothboard Cladding
4 - Dimond Fascia and Gutter System
5 - Aluminum Joinery
6 - Colorsteel Downpipe's
7 - Meter Box
8 - Outdoor Heatpump Unit
9 - Terminal Vent



**B**  
4 **ELEVATION B**  
1:100

RISK MATRIX ASSESSMENT		
ELEVATION B		
RISK CRITERIA	RISK	SCORE
Wind Zone	xxx	0
Number of Stories	xxx	0
Roof Wall Junction	xxx	0
Eaves Width	xxx	0
Building Envelope	xxx	0
Decks & Balconies	xxx	0
Total		XX

**STONEWOOD HOMES**

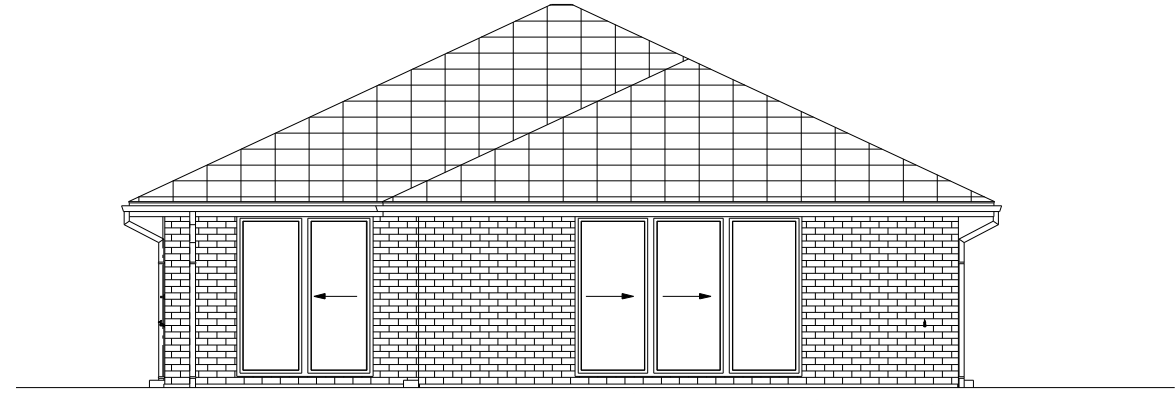
Stonewood Homes  
1B, Level 1, 303 Blenheim Rd  
Upper Riccarton, Christchurch 8041,  
New Zealand  
Phone: +64 3 354 2344  
Fax: +64 3 354 2342  
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ELEVATIONS			
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Standard Plan <b>Windmere 147 Gable</b>	Print Date <b>22/05/2020</b>	Sales <b>SHC</b>	Scale at A3 1:100
Job Number <b>200061</b>	Version <b>A</b>	Revision <b>1</b>	Sheet <b>5</b>
Version: <b>CONCEPT</b>			OF <b>XX</b>

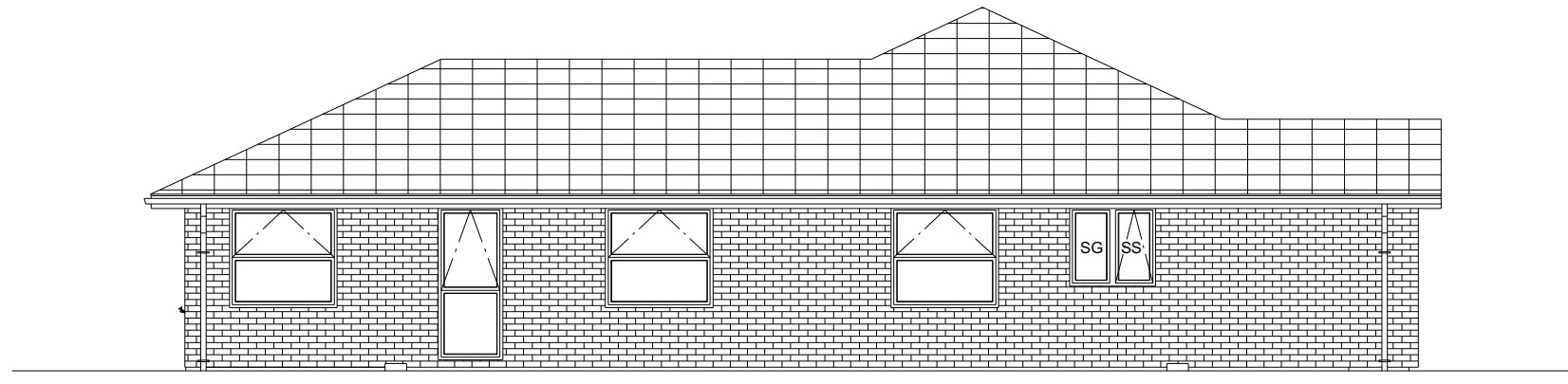
RISK MATRIX ASSESSMENT		
ELEVATION C		
RISK CRITERIA	RISK	SCORE
Wind Zone	xxx	0
Number of Stories	xxx	0
Roof Wall Junction	xxx	0
Eaves Width	xxx	0
Building Envelope	xxx	0
Decks & Balconies	xxx	0
Total		XX



**C**  
4 **ELEVATION C**  
1:100

GENERAL ELEVATION NOTES
Air Barrier to unlined wall and gables, refer to the Construction Schedule in the Specification for type.
This sheet to be read in conjunction with the Risk Matrix in specification.
Driveway to fall from 20mm max below garage rebates (By Others).
Key SS: Security Stay SG: Safety Glass

LEGEND
1 - Pressed Metal Tile Profile
2 - 70 Series Brick over 60mm cavity
3 - Smoothboard Cladding
4 - Dimond Fascia and Gutter System
5 - Aluminum Joinery
6 - Colorsteel Downpipe's
7 - Meter Box
8 - Outdoor Heatpump Unit
9 - Terminal Vent



**D**  
4 **ELEVATION D**  
1:100

RISK MATRIX ASSESSMENT		
ELEVATION D		
RISK CRITERIA	RISK	SCORE
Wind Zone	xxx	0
Number of Stories	xxx	0
Roof Wall Junction	xxx	0
Eaves Width	xxx	0
Building Envelope	xxx	0
Decks & Balconies	xxx	0
Total		XX

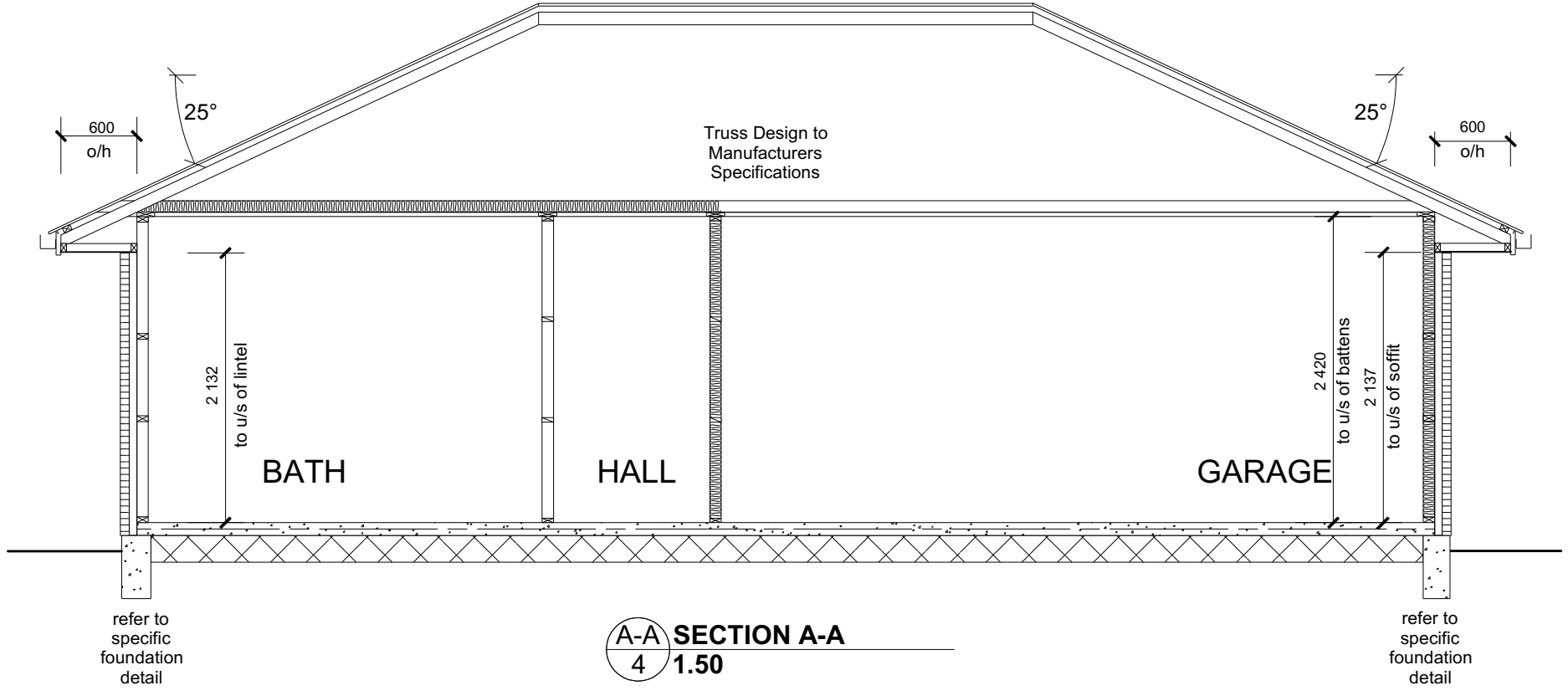
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HOMES

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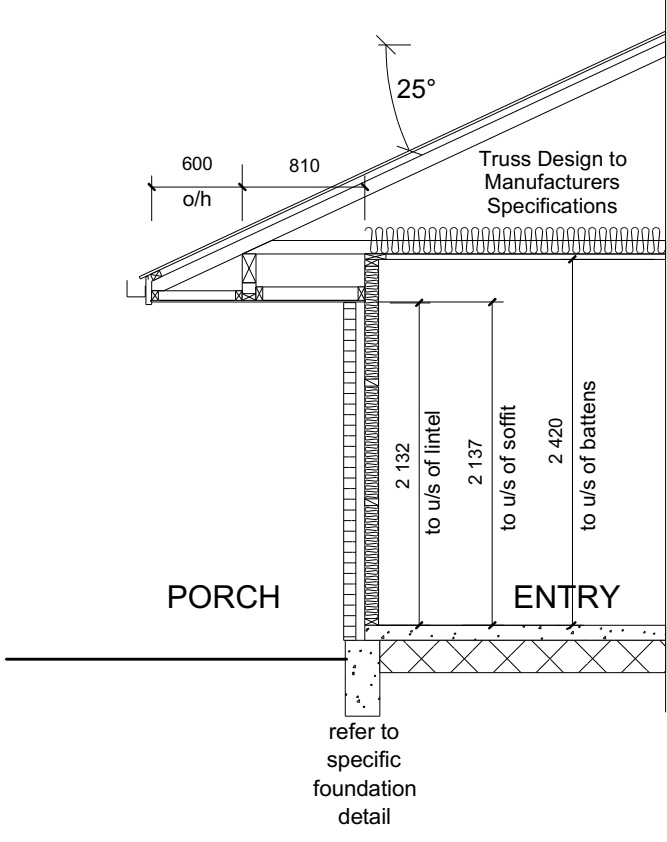
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Standard Plan <b>Windmere 147 Gable</b>	Print Date <b>22/05/2020</b>	Sales <b>SHC</b>	Scale at A3 1:100
Job Number <b>200061</b>	Version <b>A</b>	Revision <b>1</b>	Sheet <b>6</b>
Version: <b>CONCEPT</b>			OF <b>XX</b>



**A-A SECTION A-A**  
4 1.50



**B SECTION B**  
4 1.50

**GENERAL ELEVATION NOTES**  
Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

**INSULATION**  
Wall - Pink Batts R.... Wall Batts  
Ceiling - Pink Batts R.... Ceiling Batts

**LEGEND**

- 1 -
- 2 -
- 3 -
- 4 -
- 5 -
- 6 -
- 7 -
- 8 -
- 9 -
- 10 -
- 11 -
- 12 -
- 13 -
- 14 -
- 15 -

<b>PROTECTION OF FIXINGS</b>
Fixings shall comply with NZS 3604:2011 Section 4 Durability Tables 4.1-4.3
<b>CONCRETE STRENGTH</b>
All concrete to comply with NZS3604:2011 Section 4 Durability Clause 4.5.2
<b>TIMBER GRADE</b>
Timber members specified on these drawings are to be a minimum of SG8 strength graded as per NZS3604:2011

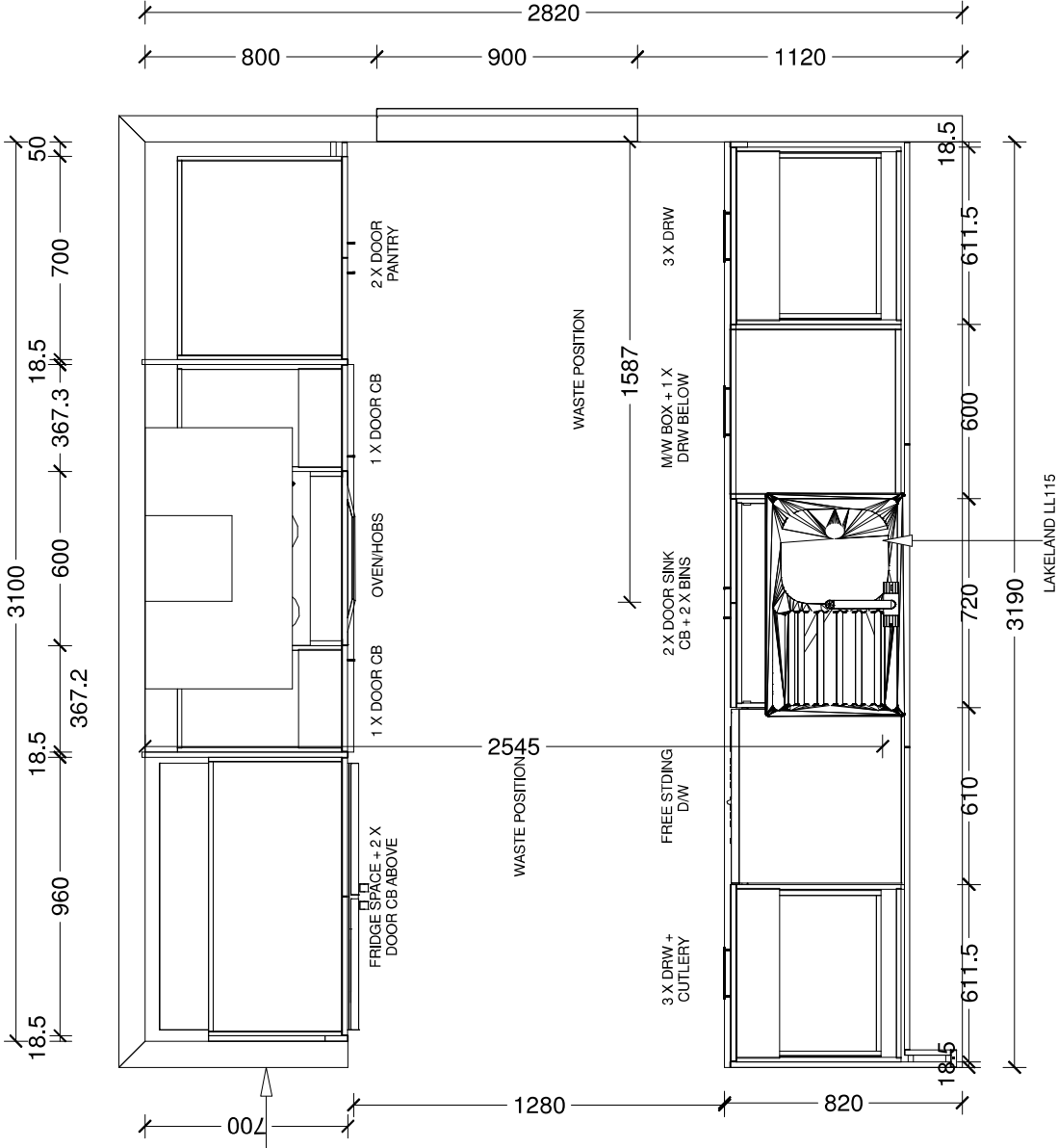
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Signed:	Date:		
<b>CROSS SECTION</b>			
Drawn By <b>Abdul Raziq</b>	Checked By <b>XXXX XXXXX</b>	LBP # <b>XXXXXX</b>	
Standard Plan	Print Date <b>22/05/2020</b>	Sales <b>SHC</b>	Scale at A3 <b>1:50</b>
Job Number <b>200061</b>	Version <b>A</b>	Revision <b>1</b>	Sheet <b>7</b>
Version: <b>CONCEPT</b>			OF <b>XX</b>



<b>Benchtop Colour:</b>	12mm thick Tri Stone Pure White
<b>Main Joinery Colour:</b>	Melteca Snowdrift Natural
<b>Negative Detail Below Bench Colour:</b>	Melteca Black Pearl
<b>Handles:</b>	3064-BN

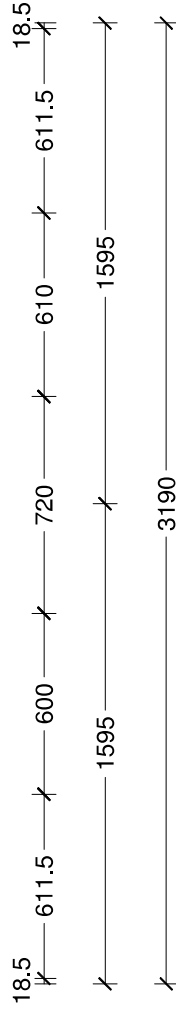
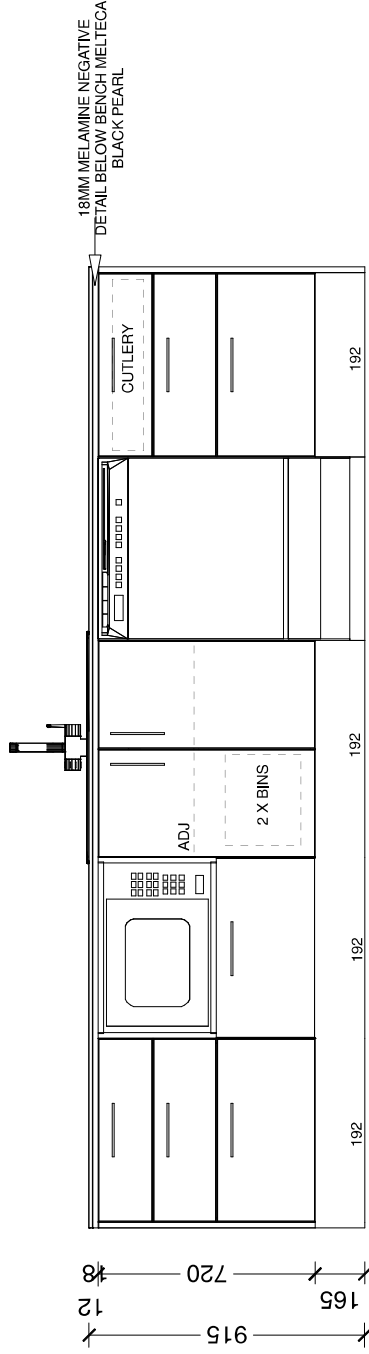
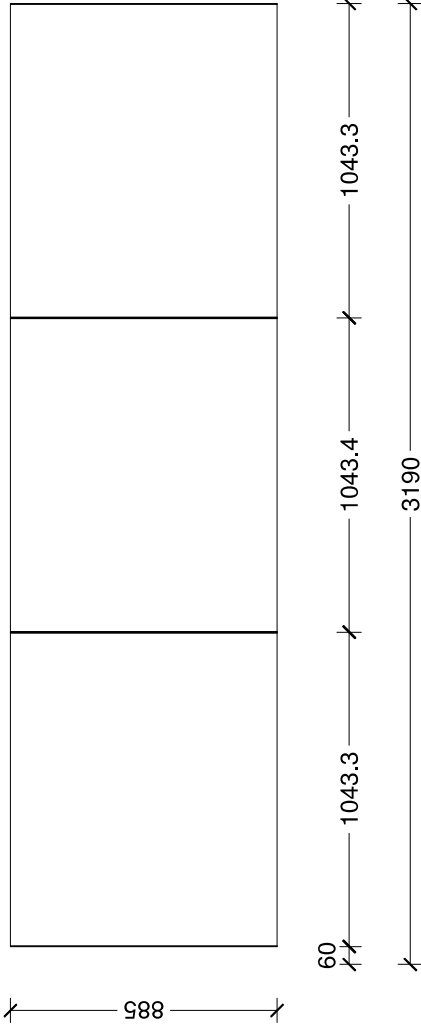
RECOMMEND MAKING WING WALL 700MM DEEP TO ACCOMMODATE FRIDGE

Designer:	Teresa	Date:	22 Aug 19	Client:	Stonewood Homes	BC Ref:		Site Address:	Faringdon Green	Job#:	
Dwg:	XXXXXXXXXX	Rev:	XX	Scale:	1 : 25	Customer:					



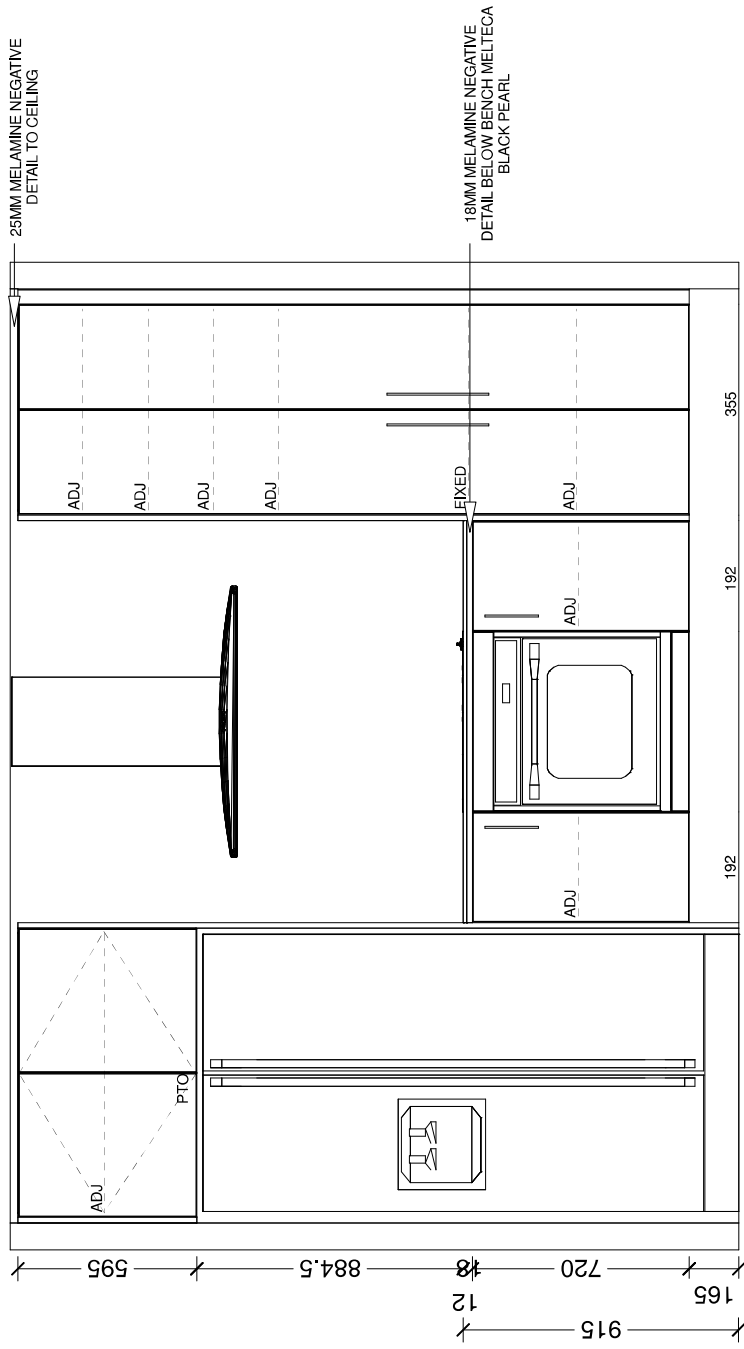
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ISLAND BACK



Designer:	Teresa	Date:	22 Aug 19	Client:	Stonewood Homes	BC Ref:		Site Address:	Faringdon Green	Job#:	
Dwg:	XXXXXXXXXX	Rev:	XX	Scale:	1 : 25	Customer:					

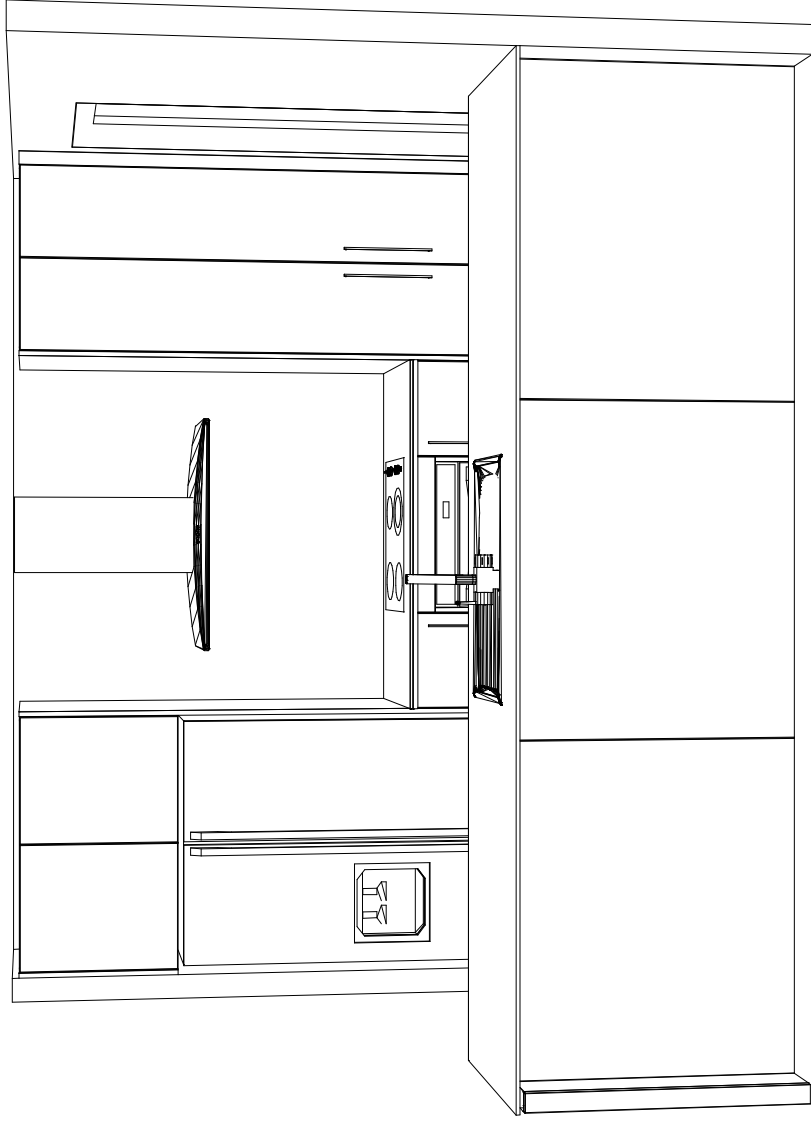




Designer: <b>Teresa</b>	Date: <b>22 Aug 19</b>	Client: <b>Stonewood Homes</b>	BC Ref:	Site Address: <b>Faringdon Green</b>	Job#:
Dwg: XXXXXXXXXX	Rev: XX	Scale: 1 : 25	Customer:		



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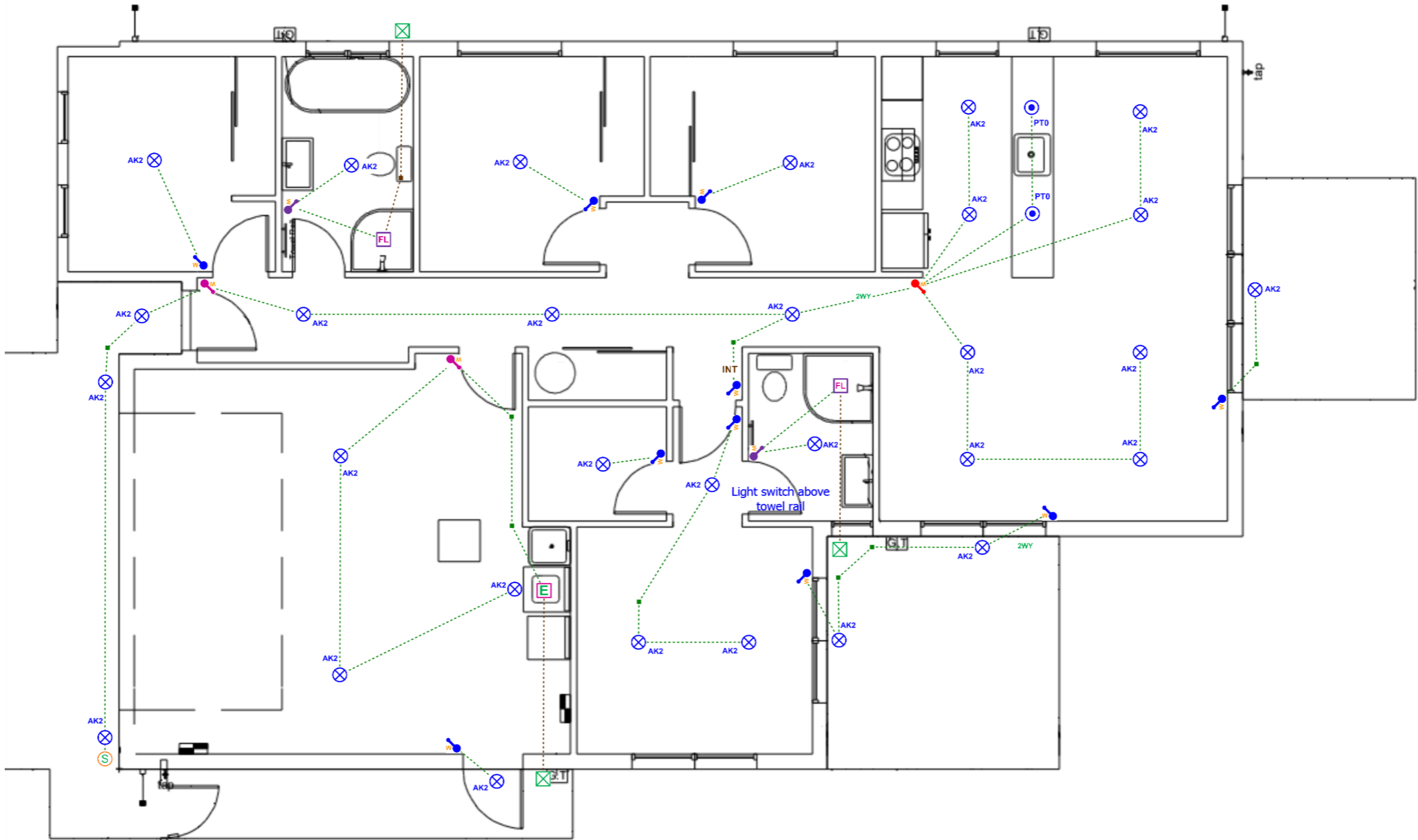
Designer: Teresa	Date: 22 Aug 19	Client: Stonewood Homes	BC Ref:	Site Address: Faringdon Green	Job#:
Dwg: XXXXXXXXXX	Rev: XX	Scale: 1 : 10	Customer:		



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.







Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Lighting Circuits

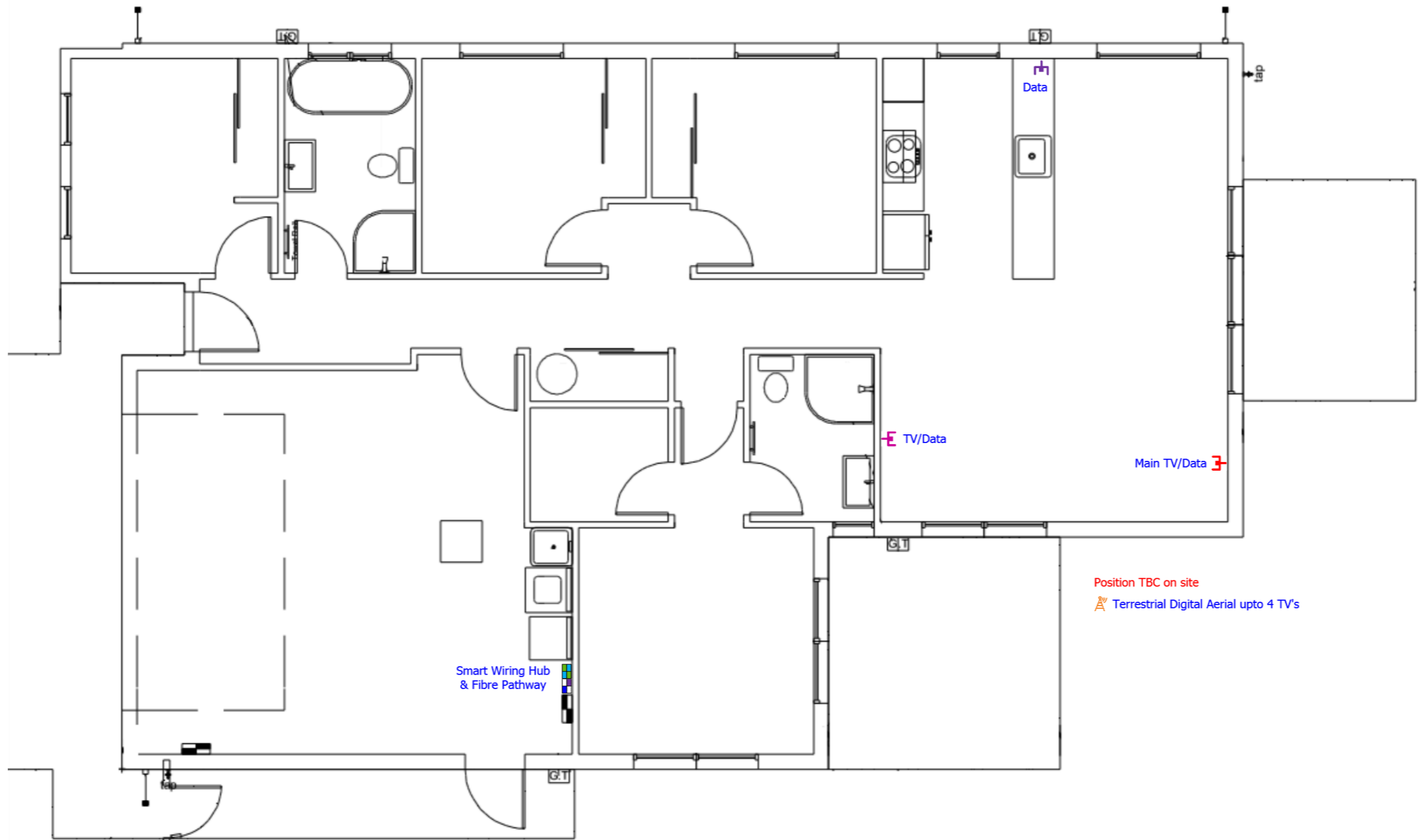
Stonewood Homes - Four Bed  
 Windermere, Christchurch

Christchurch  
 PO Box 9302  
 Tower Junction  
 Christchurch

Phone: 03 338 4238  
 Fax: 03 338 4239  
 Web: smartsystems.net.nz  
 Email: info@smartsystems.net.nz

Designed by: Michael Gilbert

Drawing Not To Scale



Position TBC on site  
 📡 Terrestrial Digital Aerial upto 4 TV's

Smart Wiring Hub  
 & Fibre Pathway

Data

TV/Data

Main TV/Data

tap

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Structured Cabling

Stonewood Homes - Four Bed  
 Windermere, Christchurch  
 Four Bedroom Windermere  
 , Christchurch

Christchurch  
 PO Box 9302  
 Tower Junction  
 Christchurch

Phone: 03 338 4238  
 Fax: 03 338 4239  
 Web: smartsystems.net.nz  
 Email: info@smartsystems.net.nz

Designed by: Michael Gilbert

Drawing Not To Scale

## Key & Specification
















Date 20/05/2020

### To Site Address









Olivia Stonewood Homes - Four Bed Windermere  
PO Box 16499  
Hornby  
Christchurch 8441


Four Bedroom Windermere

**Job No** 2077      **Customer ID** 106416      **Building Co Order**      **Sales Person** Michael Gilbert







Class	Job Description	Quantity
<b>Electrical Power:</b>		
 EP011001	Electrical Base for 30 way switchboard	1
 EP025121	Internal flush mounted meter box Please Note: meter box mounted directly above the ducts for the mains cable on the internal side of the wall. No allowance to move meter box for bracing.	1
 EP100082	Rangehood plug socket (no switch) white	1
 EP100110	Smart wiring power sockets for hub white	1
 EP141001	Voltex classis single power socket 10A white	2
 EP141021	Voltex classic double power socket horizontal white 10A	21
 EP141071	Voltex classic garage door single power socket and press switch 10A white	1
 EP141111	Voltex classic single power socket for dishwasher 10A white	1
 EP141151	Voltex classic built in oven connection & isolation switch max 20m from switchboard & up to 20A max	1
 EP141161	Voltex classic electric hob connection & isolation switch up to 20m from switchboard & 32A max	1
 EP141221	Voltex classic hot water cylinder connection standard tariff white	1
 EP210001	Air conditioning outside unit power and isolation switch 16A max single phase	1
 EP220001	Smoke detector mains powered with 9V battery backup	2
 EP222501	Capping for sockets and/or switches in joinery	2
 EP901521	Voltex classic heated towel rail power connection & installation Please note: no towel rail included in this costing	2

### Lighting Circuits:

 EL006001	External 180 degree movement sensor	1
 EL110034	Recessed light circuit	30
 EL110035	Pendant light circuit	2
 EL110151	Extractor fan circuit and installation only Please Note: extractor fan not included in costing	1
 EL110201	2 way light circuit	2
 EL130501	Voltex classic 1-gang light switch white	10
 EL130505	Voltex classic 2-gang light switch white	2
 EL130510	Voltex classic 3-gang light switch white	2

	EL130520	Voltex classic 5-gang light switch white	1
<b>INT</b>	EL130701	Voltex classic 3-way intermediate switch white	1
<b>FL</b>	EL180008	Extractor fan/light circuit & install only Please note: fan/light not included	2
<b>AK2</b>	EL202330	Prolux LED downlight DL54 10W 3K 850 lumen white	30
<b>PT0</b>	EL297941	Newtown black 1/L 160mm pendant light with 40W carbon filament lamp	2

### Structured Cabling:

	SC001111	Smart wiring base 12 data sockets 20" hub	1
	SC050005	Fibre optic ducted pathway to external demarcation point	1
	SC120151	Voltex classic Cat6 data socket 1Gb/s white	1
	SC240701	Voltex classic TV/data socket cat6 1Gb/s white	1
	SC240801	Voltex classic main TV & data socket cat6 1Gb/s white	1
	SC402001	Digital terrestrial aerial suitable for Freeview HD up to 4 TV outlets Please note: Freeview HD reception requires line of sight to the transmitter and signal levels and quality can not be confirmed until a site visit is completed. Any further hardware or upgrade of aerial materials not included in quote.	1