

\$504,500

Lot 32 The Link, Rolleston

STONEWOOD
HOMES



For Sale

House and Land Package

Dwelling Size	Section Size				
157m ²	449m ²	4	1	2	2

This home features four bedrooms, master with ensuite and walk-in robe, 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 fast 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.

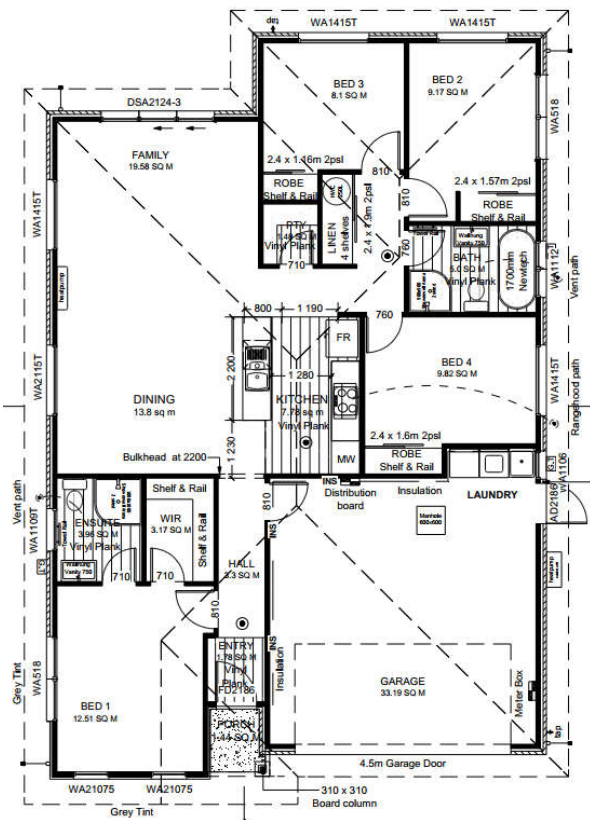
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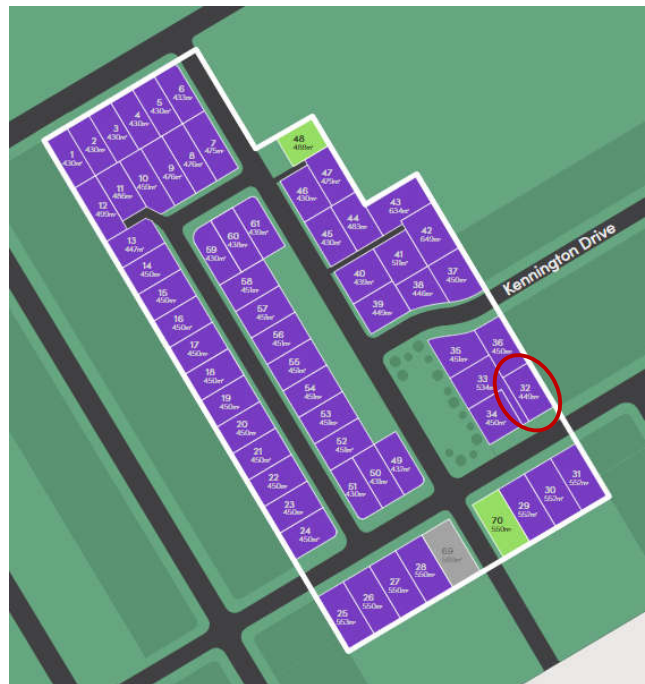
Inclusions:

Quality cladding selections	Metal pressed tile roof	2.42m ceiling height
1.98m internal door height	Windsor door hardware	Designer kitchen
Bosch appliances	Italian tapware	LED light fittings
Norman Ellison carpets	8.0kw heatpump	Driveway, paths and patio
Progressive payment contract	After care service	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.

GENERAL

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

STRUCTURE

Foundation/floor slab:	TC1 foundation with 300mm excavation depth
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:	Excluded

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

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:	Toshiba 8.0kw

BATHROOMS AND PLUMBING

Vanities:	Raymor Brighton 750mm
Mirrors:	1000 x 750 x 4mm polished edge
Toilets:	Adesso Mila classic suite
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

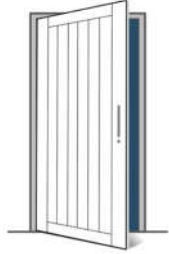
LANDSCAPING

Driveway and patio:	Exposed aggregate
Vehicle crossing:	Included
Soft landscaping:	Excluded
Fencing:	Boundary fencing only
Letterbox and clothesline:	Excluded

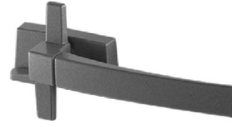
Roof profile



Front door



Window hardware



Garage door profile



Internal doors



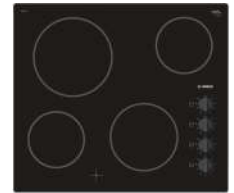
Internal door hardware



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 32 The Link, Rolleston

STONEWOOD
H O M E S

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

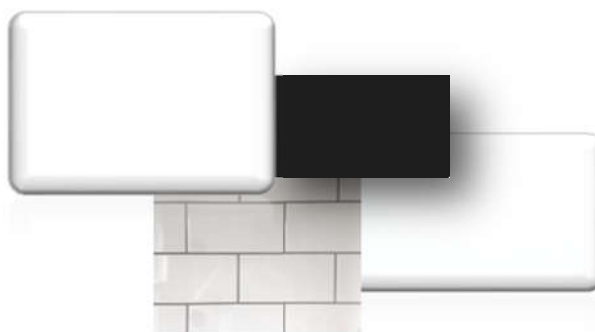
Exterior:



Interior:

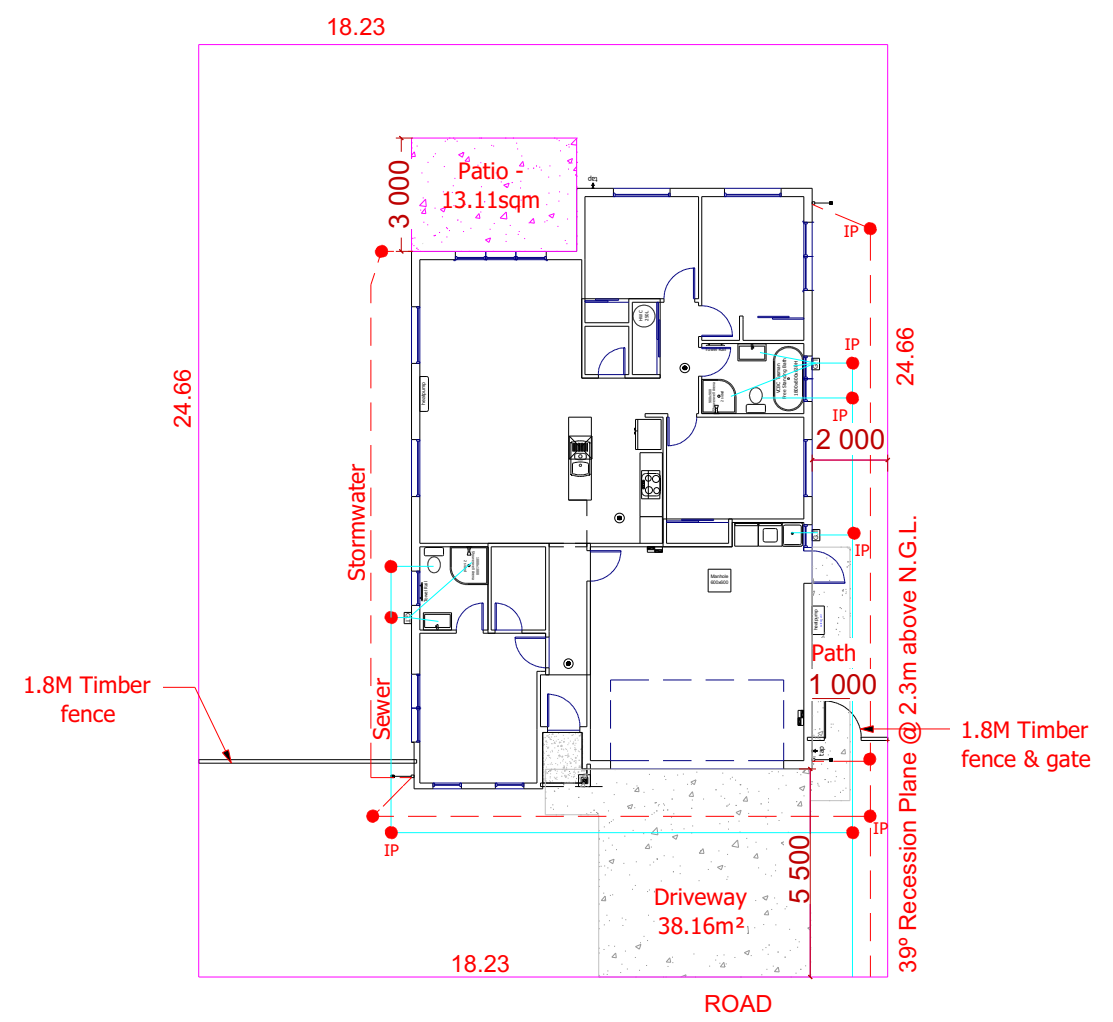
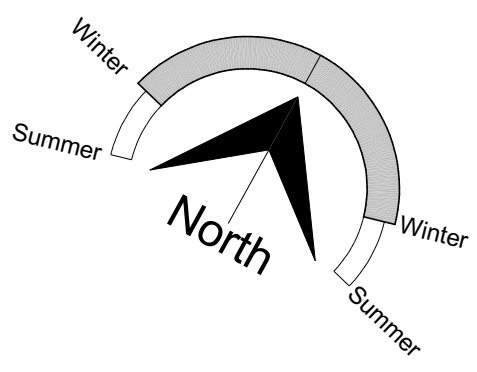


Kitchen:



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LEGEND	
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 =449m²	
Building Area (O/V) =157.67m² (Includes covered areas)	
Max Site Coverage Allowed:00%	
Actual Site Coverage=35.11%	

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

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1B, Level 1, 303 Blenheim Rd
Upper Riccarton, Christchurch 8041,
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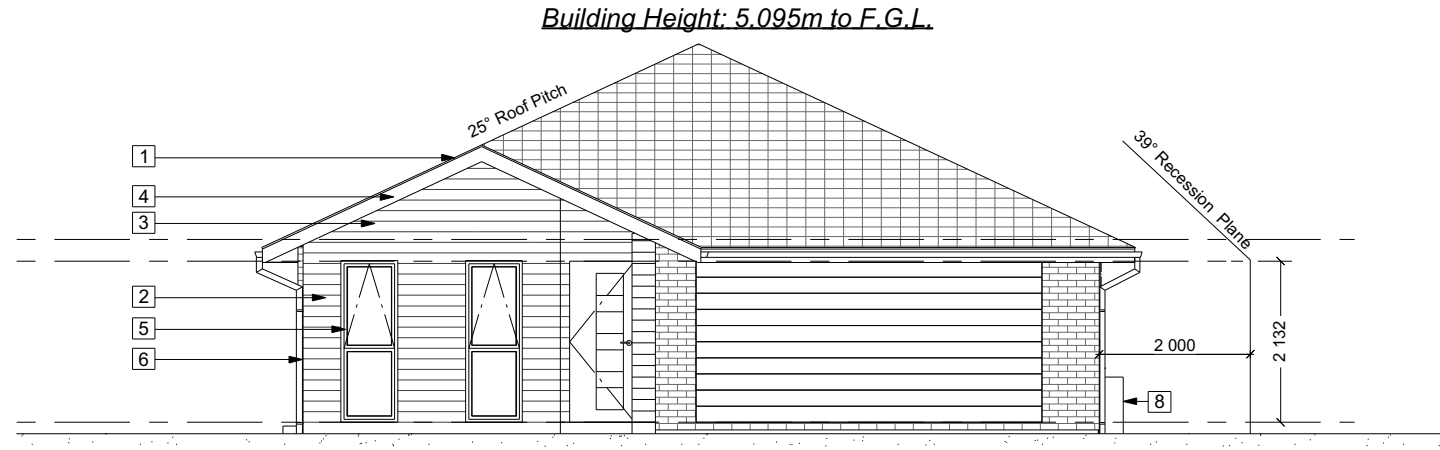
Client :Lot 32 The Link
Proposed Dwelling at:
Lot 32 The Link, Rolleston

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Signed:	Date:		
SITE PLAN			
Drawn By Isha	Checked By XXXX XXXXX	LBP # XXXXXX	
Standard Plan Avon 157 Gable	Print Date 19/03/2020	Sales SHC	Scale at A3 1:200
Job Number 200028	Version A	Revision 1	Sheet 3
Version: CONCEPT			OF XX

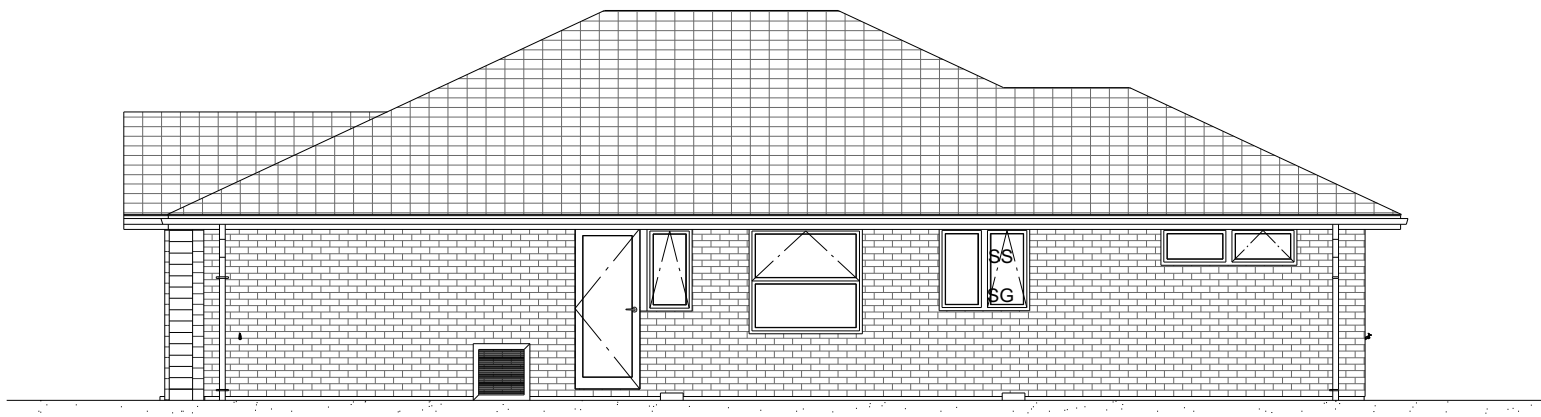
RISK MATRIX ASSESSMENT		
ELEVATION A		
RISK CRITERIA	RISK	SCORE
Wind Zone	xxx	0
Number of Stories	xxx	0
Roof Wall Junction	xxx	0
Eaves Width	xxx	0
Building Envelope	xxx	0
Decks & Balconies	xxx	0
Total		XX

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



A
4 **ELEVATION A**
1:100

LEGEND
1 - 25° Pressed Tile
2 - 70 Series Brick over 60mm cavity
3 - Smoothboard
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

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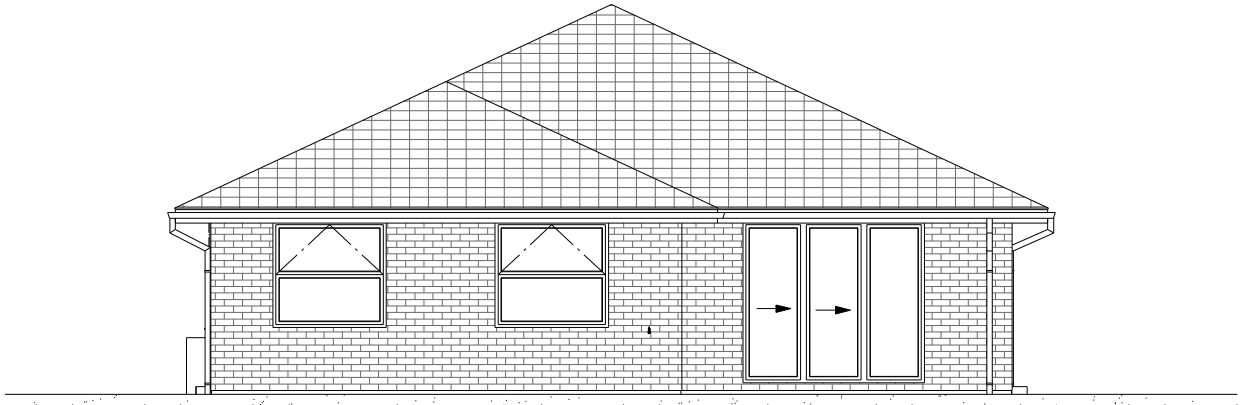
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Signed:	Date:		
ELEVATIONS			
Drawn By Isha	Checked By XXXX XXXXX	LBP # XXXXXX	
Standard Plan Avon 157 Gable	Print Date 19/03/2020	Sales SHC	Scale at A3 1:100
Job Number 200028	Version A	Revision 1	Sheet 5
Version: CONCEPT			OF XX

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

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



C
4
ELEVATION C
1:100

LEGEND
1 - 25° Pressed Tile
2 - 70 Series Brick over 60mm cavity
3 - Smoothboard
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

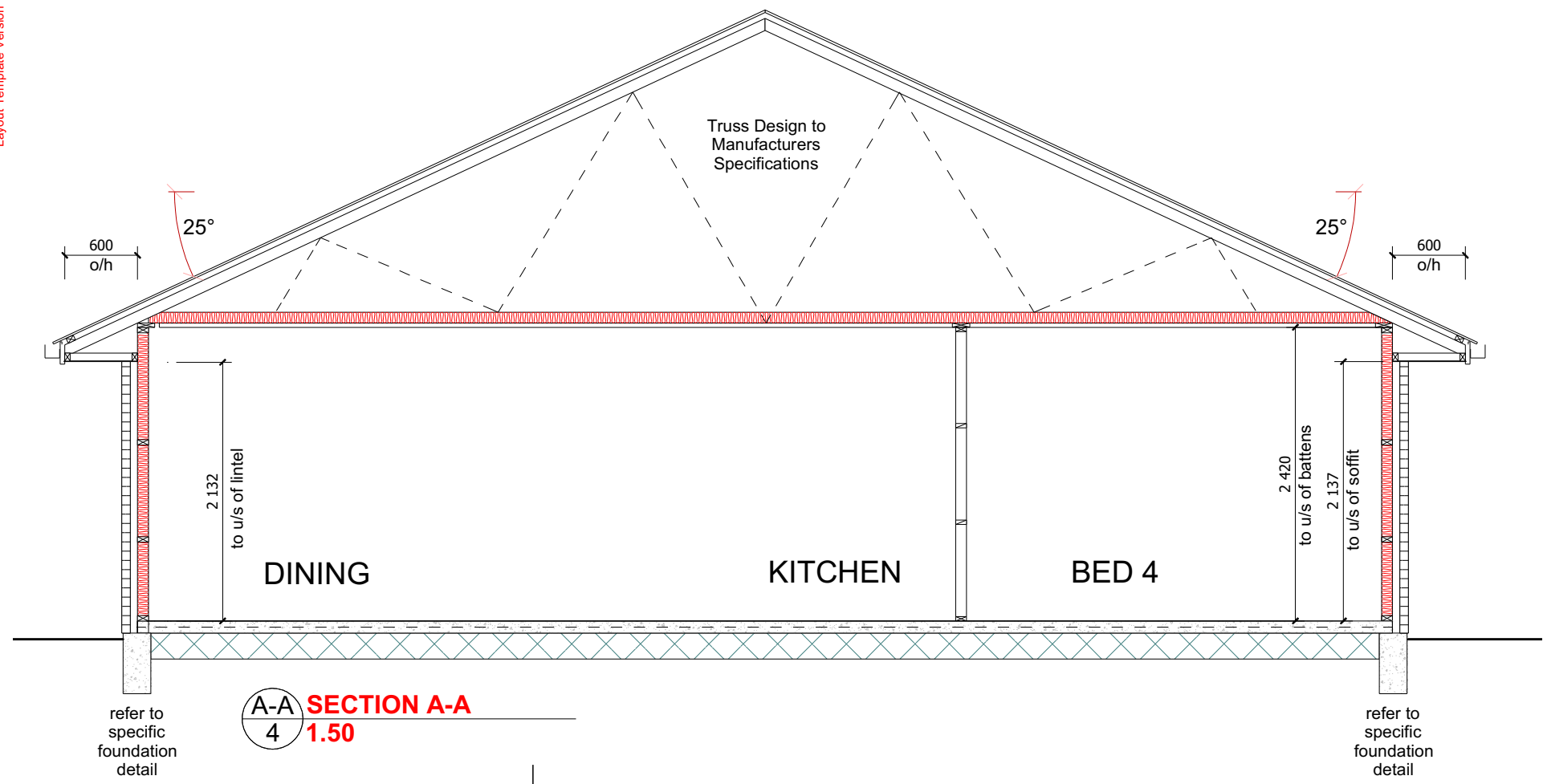
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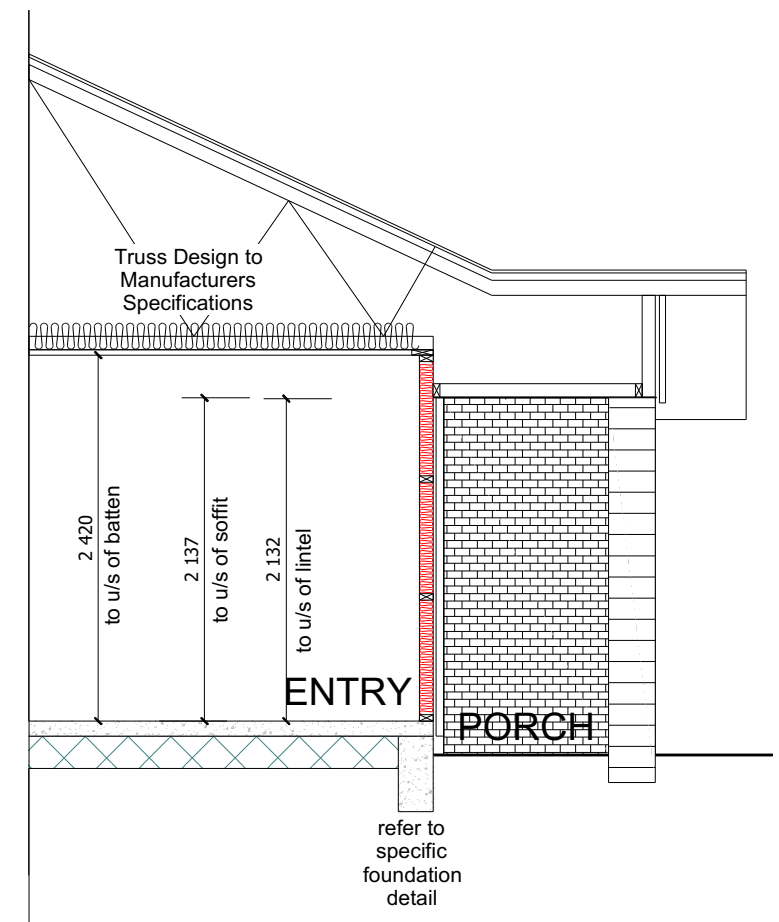
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ELEVATIONS			
Drawn By Isha	Checked By XXXX XXXXX	LBP # XXXXXX	
Standard Plan	Print Date 19/03/2020	Sales SHC	Scale at A3 1:100
Job Number 200028	Version A	Revision 1	Sheet 6
Version: CONCEPT			OF XX



A-A SECTION A-A
4 1.50



B-B SECTION B-B
4 1.50

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

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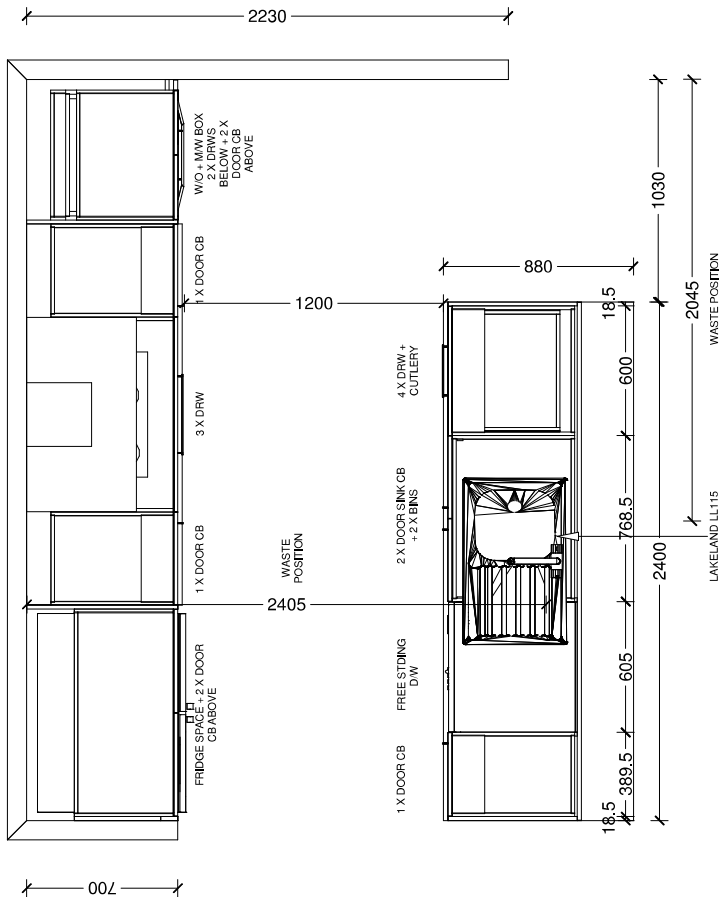
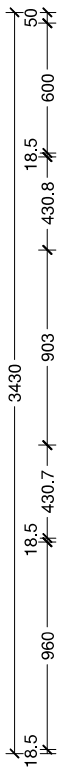
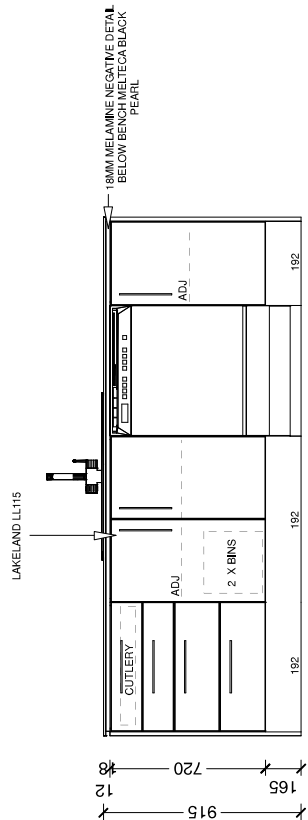
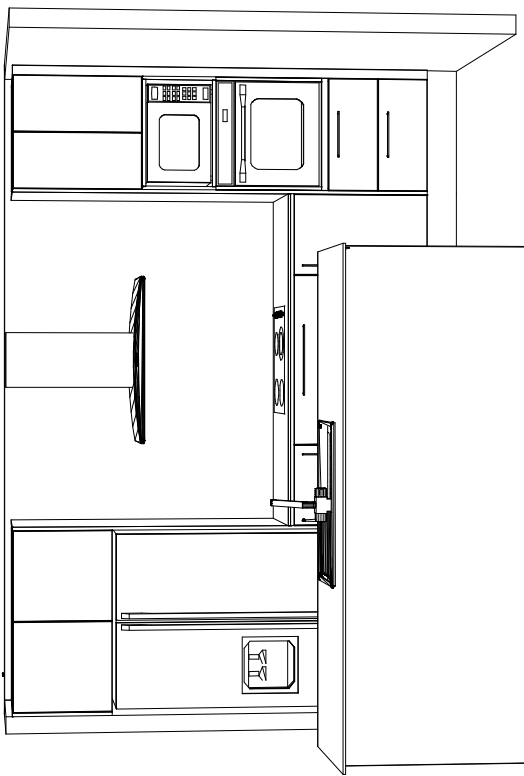
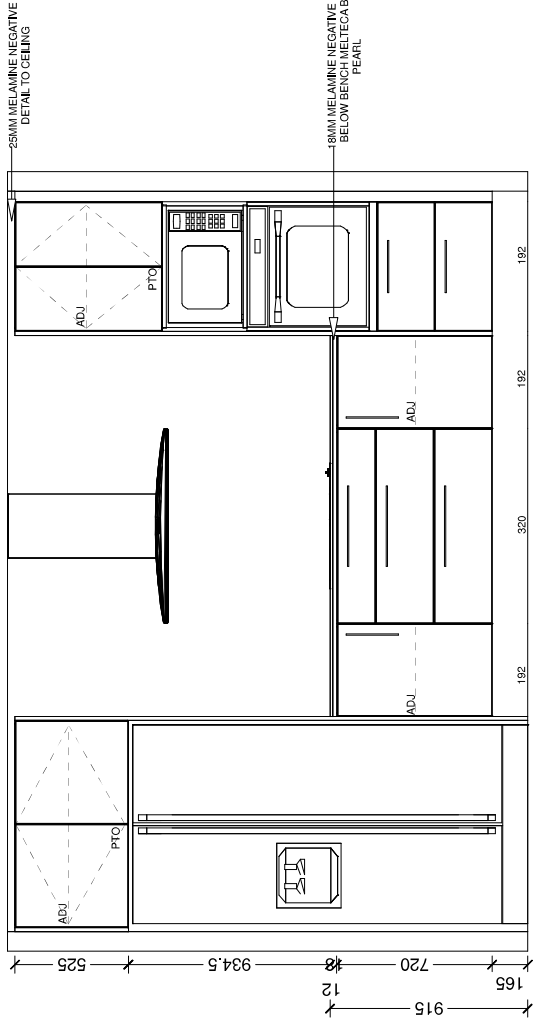
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GENERAL ELEVATION NOTES
Refer to the Construction Schedule (Page 2 & 3) in the Specification for further information.

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 -	

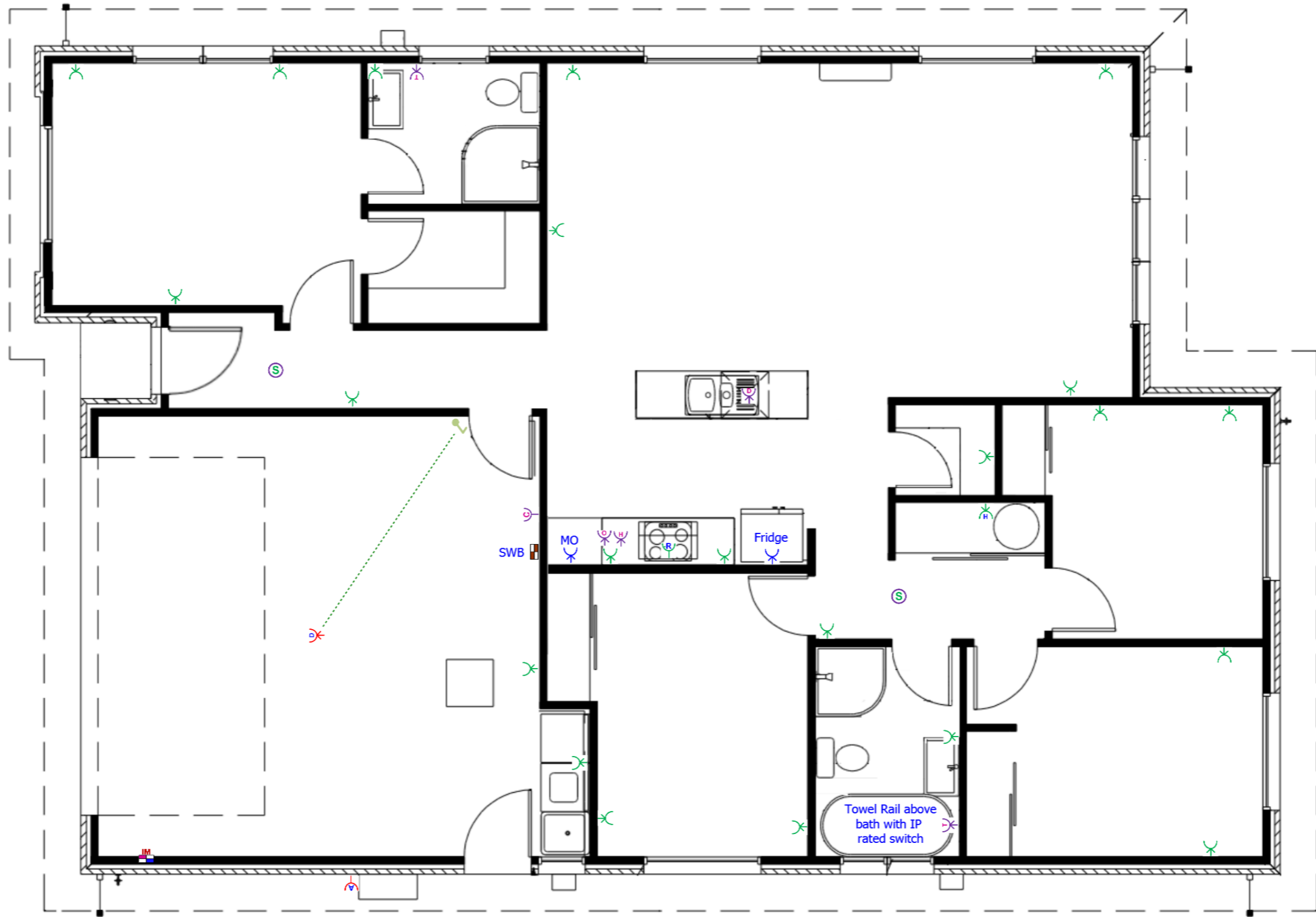
Signed:	Date:		
CROSS SECTION			
Drawn By Isha	Checked By XXXX XXXXX	LBP # XXXXXX	
Standard Plan Avon 157 Gable	Print Date 19/03/2020	Sales SHC	Scale at A3 1:50
Job Number 200028	Version A	Revision 1	Sheet 7
Version: CONCEPT			OF XX



Designer: Teresa	Date: 22 Aug 19	Client: Stonewood Homes	BC Ref: Job	Site Address:
Dwg: XXXXXXXXXX	Rev: XX	Customer: The Avon Kitchen	Job#:	Default



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Signature: _____ Date: _____



Electrical Power

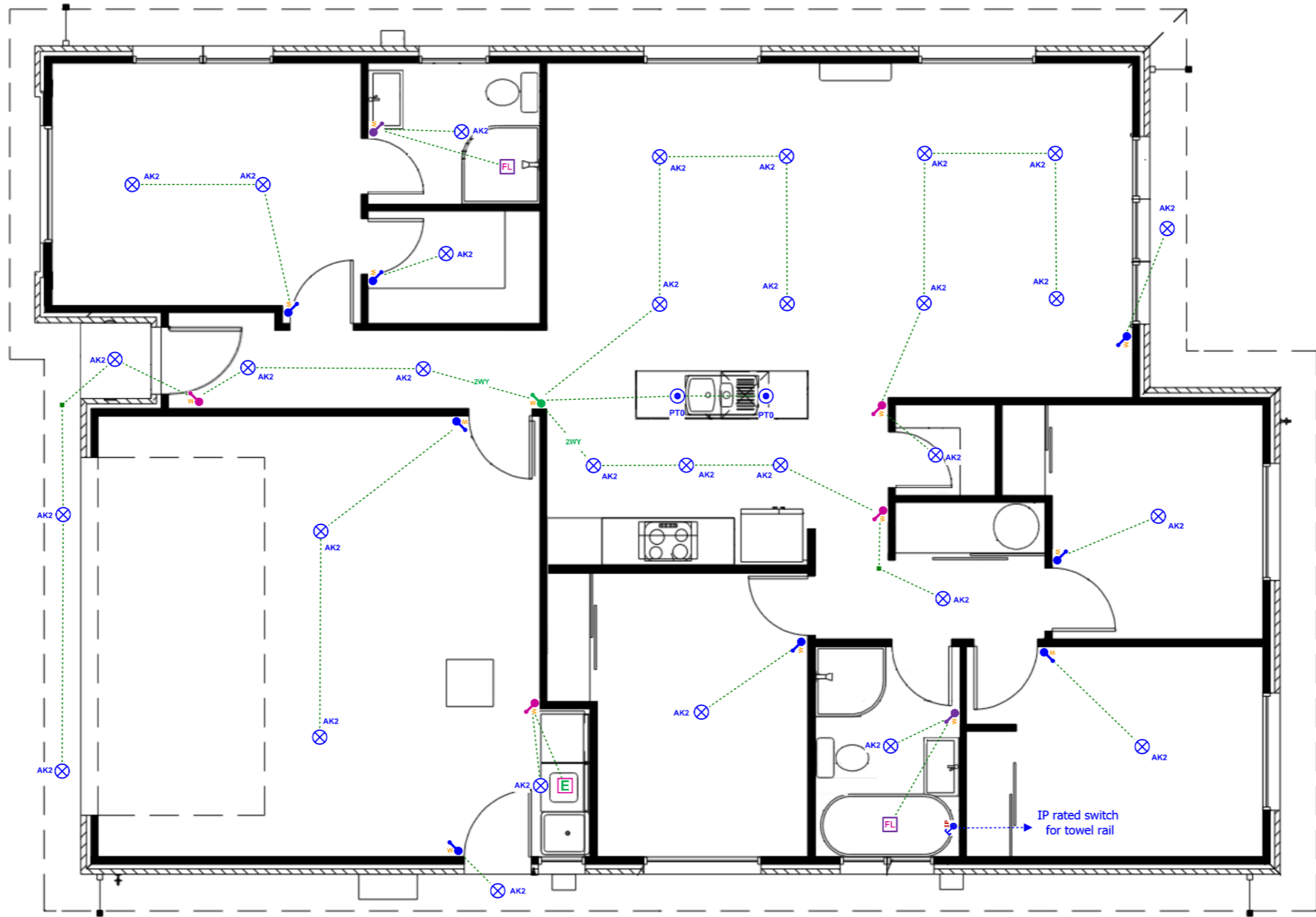
Stonewood Homes WPL - The Avon,
 Lot 28 Ridgway Ave
 Rolleston, Rolleston

Christchurch
 PO Box 9302
 Tower Junction
 Christchurch

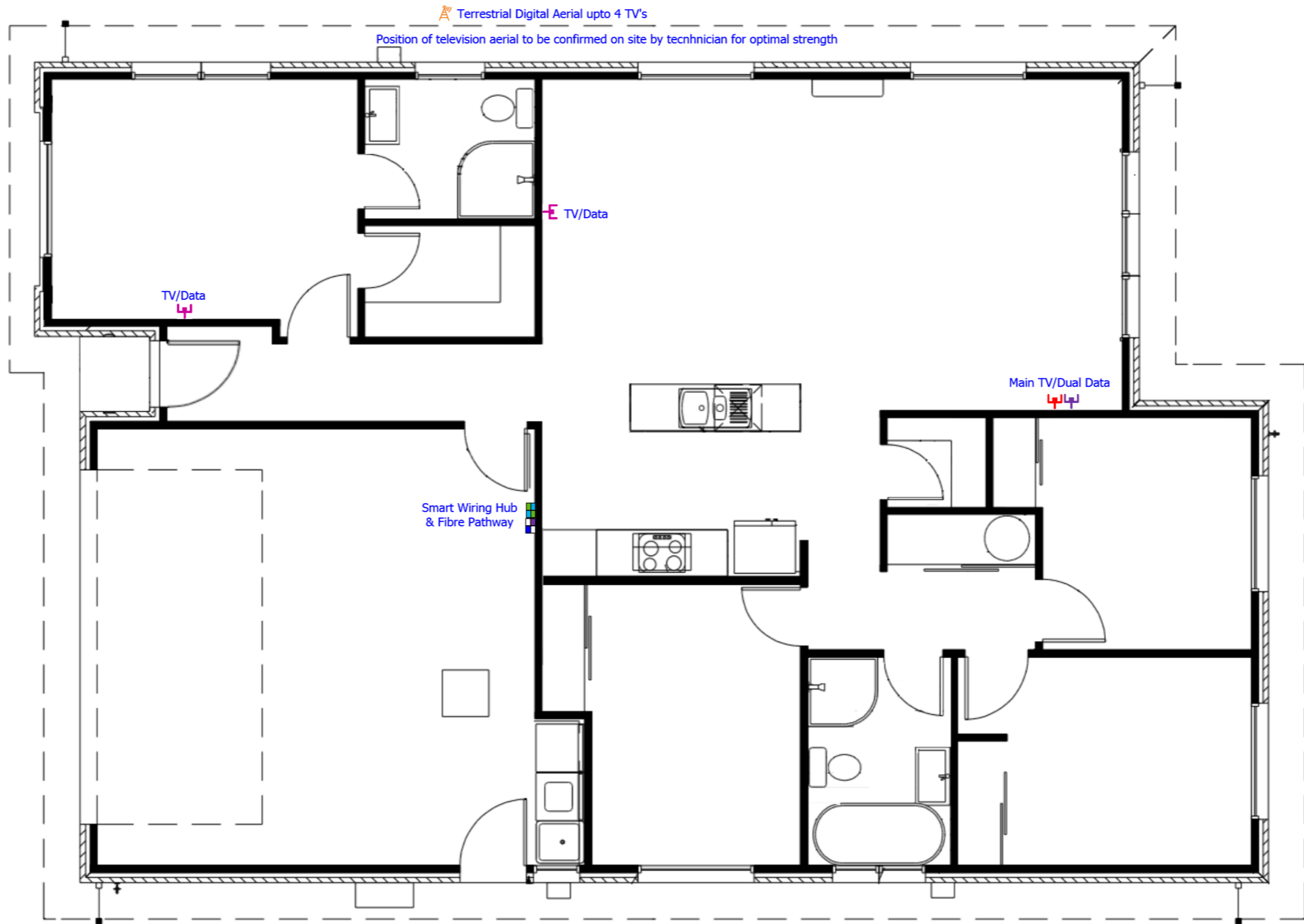
Phone: 03 338 4238
 Fax: 03 338 4239
 Web: smartsystems.net.nz
 Email: info@smartsystems.net.nz

Designed by: Michael Gilbert

Drawing Not To Scale



Signature: _____ Date: _____



Signature: _____ Date: _____