

Fletcher Living
Love your new home

Totara Heights

Surrounded by nature

02. A Growing Community & Everglade Primary School

03. We have two brand-new homes for sale!

04. Our Location & the Fletcher Living Advantage

Autumn 2018

fletcherliving.co.nz



A growing community!

SINCE OUR FIRST HOMES

We have had completed homes ready and selling in Totara Heights since late November, 2017, and it is definitely taking shape with our first residents settled in and enjoying their new lifestyle. Our homes offer modern comfort and plenty of space for the family to run around in. All of our homes have designer kitchens and stylish bathrooms and are designed to be lived in with a real focus on outdoor entertaining.

THERE IS MORE TO COME

Our neighbourhood is not complete yet, however! We currently have a stunning new children's playground under construction that will be ready for our homeowners and the wider community to enjoy from June 2018! The proposed playground will be a fun space for our families to enjoy at the entrance of our new development.

"I'm very impressed with the design of my new home - it was exactly what I was looking for! The kitchen is amazing and the sales team were fantastic. I'd definitely recommend Fletcher Living to my friends and family!"

Raewyn, Homeowner.



Everglade Primary School

Our Totara Heights Development is built within an already established wider community, with great schooling options available. Our residents will be in zone for Everglade Primary School which provides quality education for children from Years 1 to 6 and has been doing so for 30 years, since its opening year in 1988.

The vision & values of the school are outlined on the school charter. They have the vision that their pupils will become capable learners, effective communicators and responsible citizens. The school values are linked to attitudes such as curiosity, open-mindedness, perseverance and empathy, with a strong focus on developing skills, diversity, fairness and sustainability.

The school has a very diverse school roll of around 500 pupils, a long serving principal, school leadership team and stable staffing. For more information about this school, visit their website: www.everglade.school.nz or phone 09 262 0244.

Everglade School's ERO Reports can also be found at www.ero.govt.nz/review-reports/everglade-school-26-09-2016

"They have the vision that their pupils will become capable learners, effective communicators and responsible citizens."



NEW HOME FOR SALE

Lot 89
59 Matairangi Avenue
\$795,000

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168m² of relaxing living awaits you inside this fabulous terrace home. Enjoy the views to the Manukau Heads from the master bedroom and the upstairs living. The 221m² easy care site offers low maintenance gardening, allowing you to claim back your weekends!

Featuring open spaces and connecting indoors to outdoors seamlessly, this home is perfect for entertaining friends or enjoying some quiet family time. Equipped with quality appliances and built to last, this home won't last long.

Home features include:

- 2 living areas, one upstairs and one downstairs
- Tandem 2-car garage
- Tiles floors to kitchen and dining areas
- Quality fixtures and fittings throughout
- Floor to ceiling tiles to bathrooms
- Mechanical ventilation system
- Patio areas
- LED lighting
- Security alarm system
- Fenced rear yard
- Landscaped front and rear yards
- 10 Year Master Build Guarantee

This home will be available for sale from 10am to 4pm, Saturday 5th May 2018 on terms & conditions acceptable to the vendor.



Minor changes may occur.

Enjoy the views to the Manukau Heads from the master bedroom and the upstairs living.



Minor changes may occur.



Image is of similar home, not of home for sale.

Minor changes may occur.

NEW HOME FOR SALE

Lot 35
76 Matairangi Avenue
\$819,000

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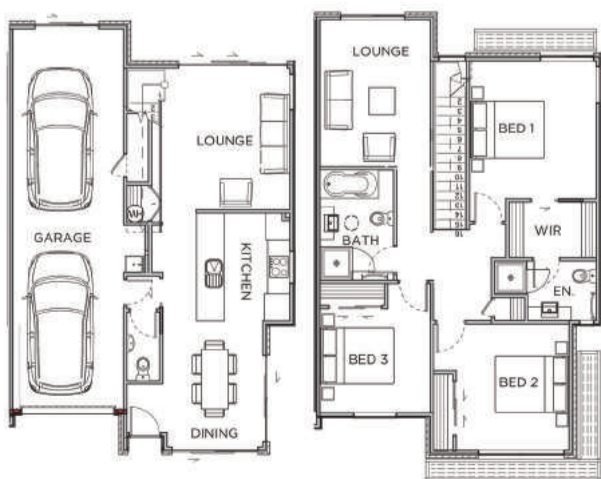
Offering unobstructed, sweeping views to the Manukau Heads and the distant hills from the upper level, this 168m², light and airy duplex home will be a delight to come home to. The 299m² easy care site has adequate space for indoor outdoor entertaining, along with enough land to design your own landscaping creation.

Spread across two levels are 3 bedrooms, 2 living areas, an open-plan dining and kitchen area and a stunning outdoor patio. This home has a neutral colour palette making it easy for you to move in and add your personal touch.

Home features include:

- 2 living areas, one upstairs and one downstairs
- Tandem 2-car garage
- Tiled floors to the kitchen and dining areas
- Quality fixtures and fittings throughout
- Floor to ceiling tiles to bathrooms
- Mechanical ventilation system
- Patio areas
- LED lighting
- Security alarm system
- Fenced rear yard
- Landscaped front and rear yards
- 10 Year Master Build Guarantee

This home will be available for sale from 10am to 4pm, Saturday 12th May 2018 on terms & conditions acceptable to the vendor.



Minor changes may occur.

Offering unobstructed, sweeping views to the Manukau Heads and the distant hills from the upper level.

Our Location



Auckland Botanic Gardens



Totara Heights

Only a few minutes' walk from our development you can enjoy picturesque walking tracks at both Totara Park and the Auckland Botanic Gardens.



The Fletcher Living Advantage

EXPERIENCE

We've been building homes in New Zealand for over 100 years - we direct all that experience into creating quality homes that Kiwis love.

NO NEED FOR PROGRESS PAYMENTS

We sell 'completed' homes so there's a deposit on purchase, with a balance on settlement - one of the simplest ways to buy a brand new home.

DETAIL IS KEY

Our homes are built with real care and attention - and you'll find plenty of standard items in our homes that other builders might call 'extras'.

TRUST

We have a trusted reputation for designing and building low maintenance, high quality, reliable homes - ensuring genuine peace of mind for our homeowners. We're also backed by Fletcher Building, one of New Zealand's largest companies.

WE MAKE IT PERSONAL

Our team manages the total construction process to ensure every detail is completed to the highest standard.

QUALITY

We use high quality, low maintenance, build materials and top quality fixtures throughout your new home. We consider longevity and suitability for the New Zealand market, when selecting products we use in our homes.

10 YEAR GUARANTEE

We're only prepared to sell what we build ourselves. Our standalone, terrace and duplex homes all come with a 10 Year Master Build Guarantee.

SHOWHOMES

Plans and specs for homes can be confusing. We sell finished homes that you can actually walk through and get a real feel for the space, the flow and the look.

Contact our New Home Consultants

Ph: 09 950 4562 | totaraheights@frl.co.nz

Visit our Showhome

8 Matairangi Avenue
Corner of Eugenia Rise and Calluna Crescent
Open 7 Days, 10am-6pm. Closed public holidays.



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