

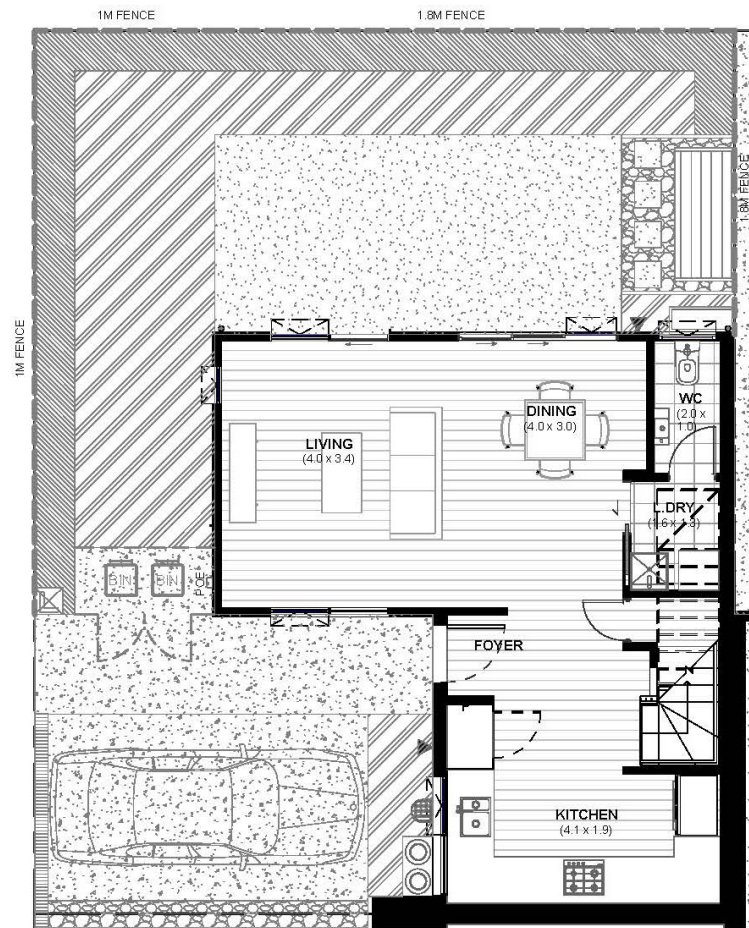
Waiata Shores

Conifer Grove

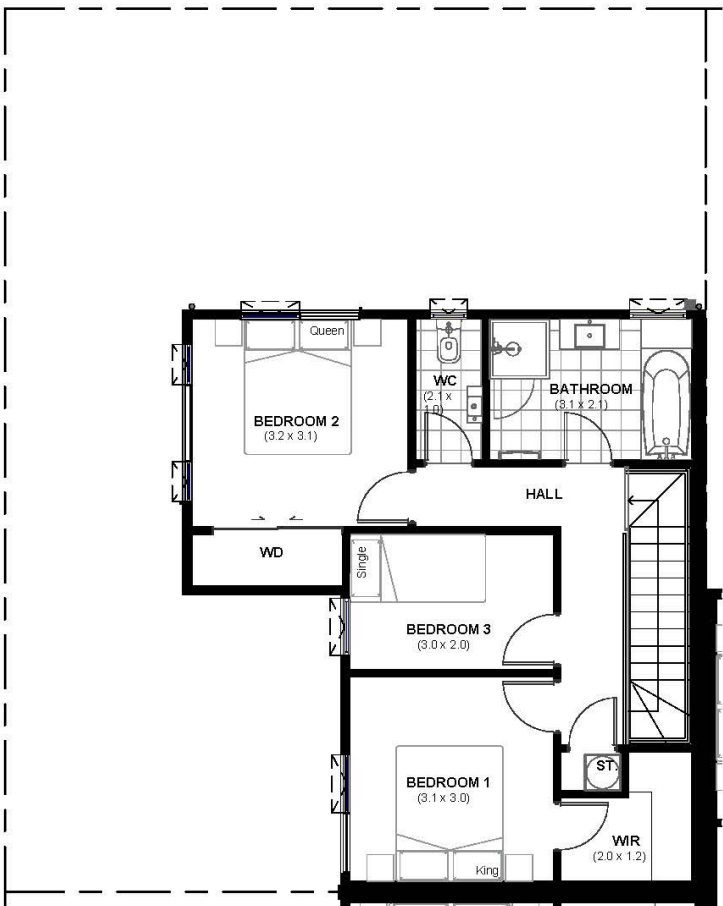


102 Te Napi Drive

Address	Lot Number	House Type	No. of Bedrooms	No. of Bathrooms	Parking	Floor Area (m ²)	Land Area (m ²)	Price
102 Te Napi Drive	13	Terrace	3	1.5	1 Car pad	110	139	\$845,000



Ground Floor



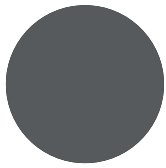
First Floor

The specifications, details and information is indicative only and subject to change.

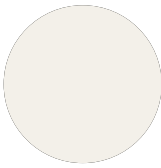
Specifications

EXTERIOR

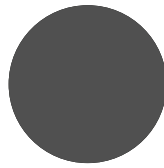
Roof	Metal Longrun: Grey Friars
Main Exterior Cladding	Linea Weatherboard: Dulux Cardrona Half
Secondary Exterior Cladding	Linea Weatherboard: Dulux Castlecliff
Third Exterior Cladding	Linea Oblique board: Dulux Cardrona Half
Fourth Exterior Cladding	Birck: Euro Modus Toro
Aluminium joinery	Grey Friars
Front Door	Matt Appliance White



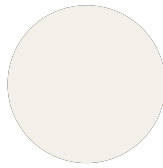
Roof Paint



Main Exterior Cladding



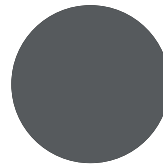
Secondary Exterior Cladding



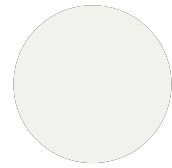
Third Exterior Cladding



Fourth Exterior Cladding



Joinery



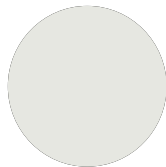
Front Door

INTERIOR

Wall Paint	Dulux Mt Aspiring
Carpet	Feltex: Misty River Smoke Stipple
Flooring	Godfrey Hirst Timber Laminate: Astoria Harper
Tiles	Tiles: Newstone Grigio Lappato

Kitchen

Benchtop	Caesarstone Intense White
Splashback	Tiles: 100x300mm City White
Base Cabinetry	Melteca- Malibu Naturale
Wall Cabinetry	Melteca- Mist Naturale
Tall Cabinetry	Melteca- Malibu Naturale



Wall Paint



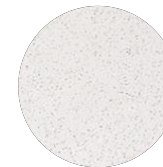
Carpet



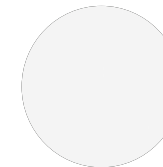
Flooring



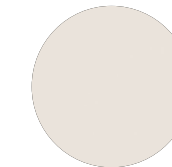
Tiles



Benchtop



Base & Tall Cabinetry



Wall Cabinetry

FEATURES

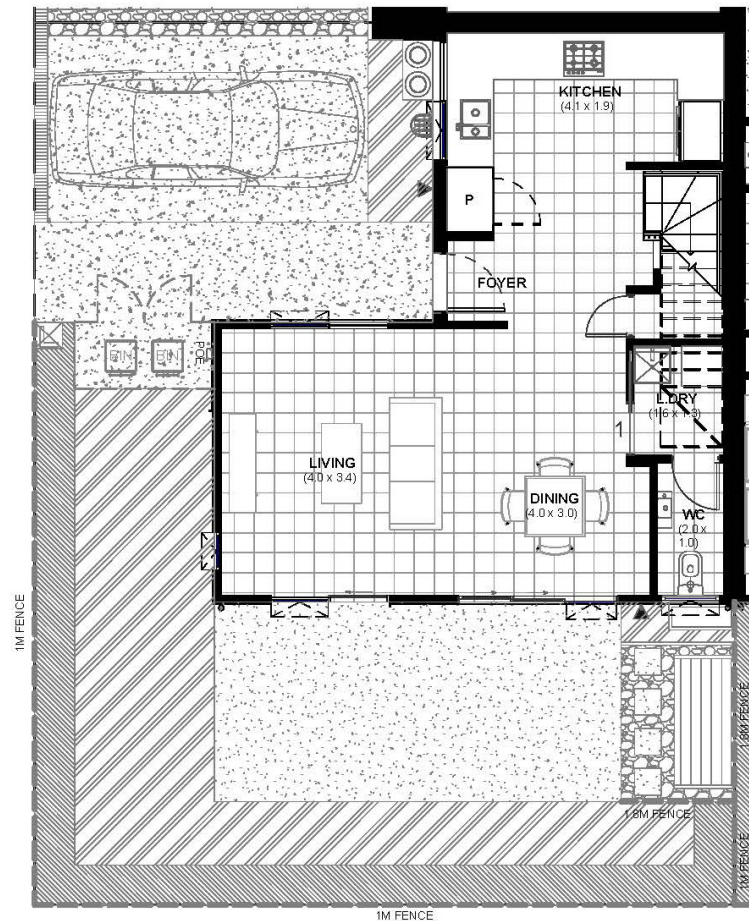
- Open plan kitchen, living and dining
- Two double bedrooms, one single bedroom
- Master includes walk in wardrobe
- Bathroom includes bath
- Fully landscaped garden
- Roller blinds installed

Kitchen Appliances

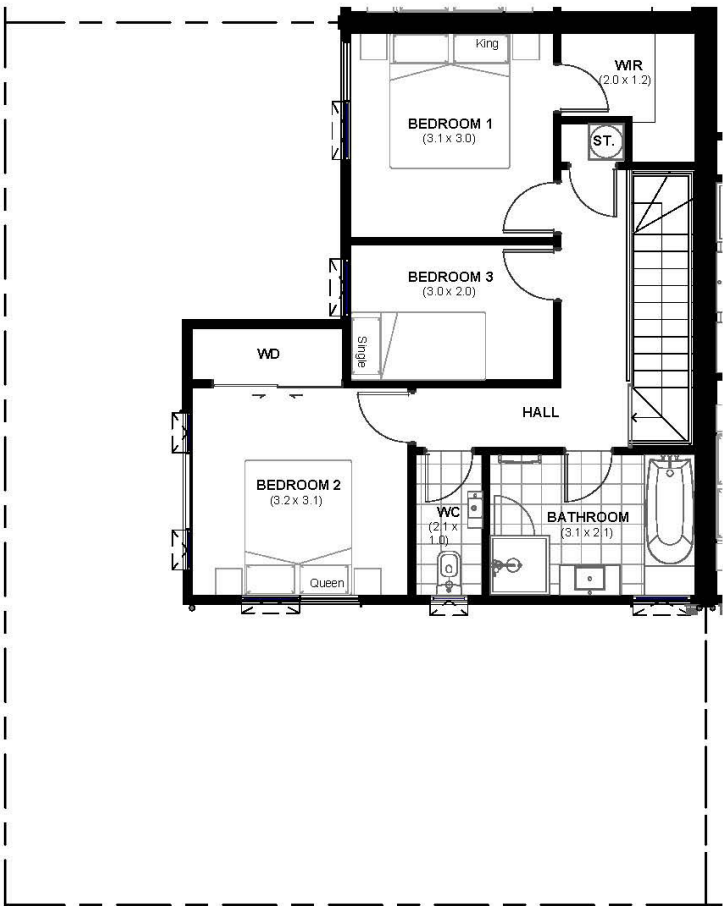
- SMEG Oven - SFA6500TVX
- SMEG Gas Cook Top - CIR66XS3
- SMEG Dishwasher - DWA6214X2
- SMEG Rangehood - STB90LEDSS
- Waste Disposal

104 Te Napi Drive

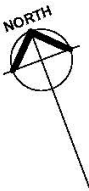
Address	Lot Number	House Type	No. of Bedrooms	No. of Bathrooms	Parking	Floor Area (m ²)	Land Area (m ²)	Price
104 Te Napi Drive	14	Terrace	3	1.5	1 Car pad	110	139	\$855,000



Ground Floor



First Floor

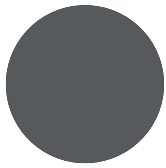


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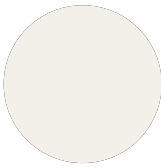
Specifications

EXTERIOR

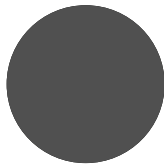
Roof	Metal Longrun: Grey Friars
Main Exterior Cladding	Linea Weatherboard: Dulux Cardrona Half
Secondary Exterior Cladding	Linea Weatherboard: Dulux Castlecliff
Third Exterior Cladding	Linea Oblique board: Dulux Castlecliff
Fourth Exterior Cladding	Birck: Euro Modus Toro
Aluminium joinery	Grey Friars
Front Door	Matt Appliance White



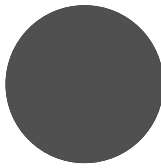
Roof Paint



Main Exterior Cladding



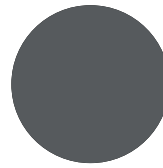
Secondary Exterior Cladding



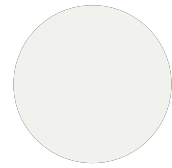
Third Exterior Cladding



Fourth Exterior Cladding



Joinery



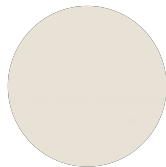
Front Door

INTERIOR

Wall Paint	Dulux Mason Bay Quarter
Carpet	Feltex: Misty River Natural Stone
Tiles	Tiles: Terramix White

Kitchen

Benchtop	Caesarstone Ice Snow
Splashback	Tiles: 100x300mm City White
Base Cabinetry	Melteca- Malibu Naturale
Wall Cabinetry	Melteca- Rural Oak Puregrain
Tall Cabinetry	Melteca- Malibu Naturale



Wall Paint



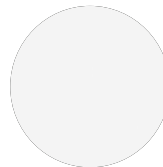
Carpet



Tiles



Benchtop



Base & Tall Cabinetry



Wall Cabinetry

FEATURES

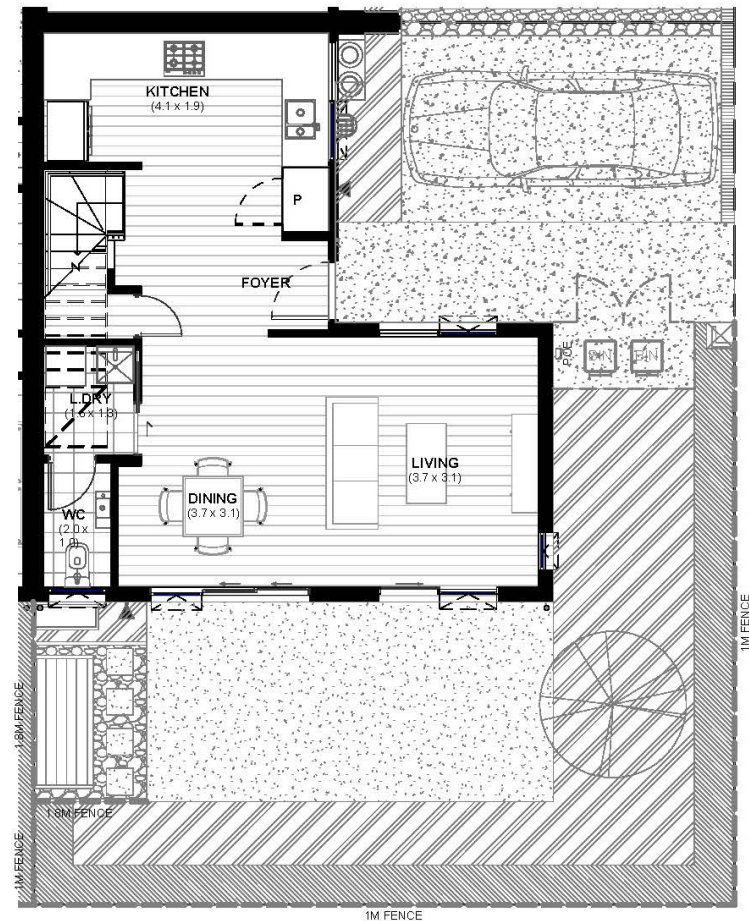
- Open plan kitchen, living and dining
- Two double bedrooms, one single bedroom
- Master includes walk in wardrobe
- Bathroom includes bath
- Fully landscaped garden
- Roller blinds installed

Kitchen Appliances

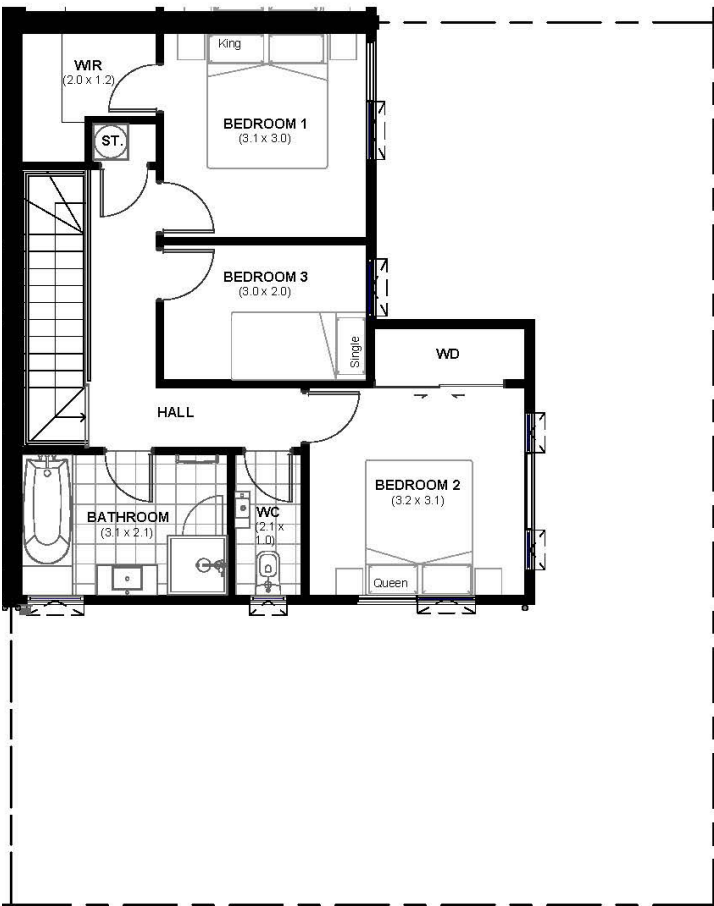
- SMEG Oven - SFA6500TVX
- SMEG Gas Cook Top - CIR66XS3
- SMEG Dishwasher - DWA6214X2
- SMEG Rangehood - STB90LEDSS
- Waste Disposal

81 Nganui Avenue

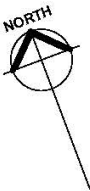
Address	Lot Number	House Type	No. of Bedrooms	No. of Bathrooms	Parking	Floor Area (m ²)	Land Area (m ²)	Price
81 Nganui Avenue	21	Terrace	3	1.5	1 Car pad	110	139	\$835,000



Ground Floor



First Floor



The specifications, details and information is indicative only and subject to change.

Specifications

EXTERIOR

Roof**Main Exterior Cladding****Secondary Exterior Cladding****Third Exterior Cladding****Aluminium joinery****Front Door**

Metal Longrun: Grey Friars

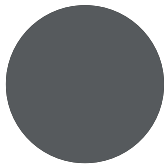
Linea Weatherboard: Dulux Cardrona Half

Linea Weatherboard: Dulux Castlecliff

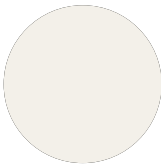
Birck: Euro Modus Toro

Grey Friars

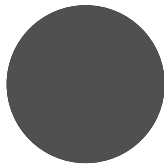
Matt Grey Friars



Roof Paint



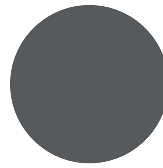
Main Exterior
Cladding



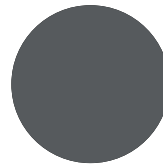
Secondary
Exterior Cladding



Third Exterior
Cladding



Joinery



Front Door

INTERIOR

Wall Paint**Carpet****Flooring****Tiles**

Dulux Mason Bay Quarter

Feltex: Cable Bay Cockle

Godfrey Hirst Timber Laminate: BelleXL Husk Oak

Tiles: Terramix White

Kitchen

Benchtop**Splashback****Base Cabinetry****Wall Cabinetry****Tall Cabinetry**

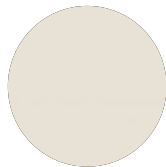
Caesarstone Osprey

Tiles: 100x300mm City White

Melteca- Warm White Naturale

Melteca- Classic Oak Puregrain

Melteca- Warm White Naturale



Wall Paint



Carpet



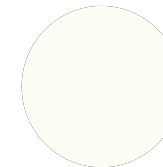
Flooring



Tiles



Benchtop



Base & Tall
Cabinetry



Wall Cabinetry

FEATURES

- Open plan kitchen, living and dining
- Two double bedrooms, one single bedroom
- Master includes walk in wardrobe
- Bathroom includes bath
- Fully landscaped garden
- Roller blinds installed

Kitchen Appliances

- SMEG Oven - SFA6500TVX
- SMEG Gas Cook Top - CIR66XS3
- SMEG Dishwasher - DWA6214X2
- SMEG Rangehood - STB90LEDSS
- Waste Disposal

Standard Home Inclusions

All our homes come with a 10 year Master Build Guarantee to bring you peace of mind.

Build Features

- Exteriors are completed in modern materials that are easy care and long lasting
- Treated timber framing and brick cavity system
- Insulated ceiling and external walls
- Double glazed aluminium joinery to all living areas

Kitchen Features

- Quality appliances to kitchen including hob, extraction unit, electric oven, dishwasher & waste disposal
- Gas hobs
- Gas bottle for cooking
- Water feed to fridge
- Soft close drawers to kitchen cabinets
- Tiling or timber laminate flooring to kitchen/dining

Home Features

- Quality carpets
- Wall mounted heat pump
- Recessed LED light fittings
- Communication hub system
- Mains hot water cylinder system
- Freeview TV aerial installed

Bathroom / Laundry Features

- Floor to ceiling tiling in bathrooms
- Shower fitted with clear safety glass door and easy-clean trap
- Vitreous China toilet suites
- Bathroom vanities with drawers
- Heater and ducted ventilation fans to bathrooms
- Quality tapware throughout home
- Fitted mirror to bathrooms
- Heated towel rail
- Supertub in laundry

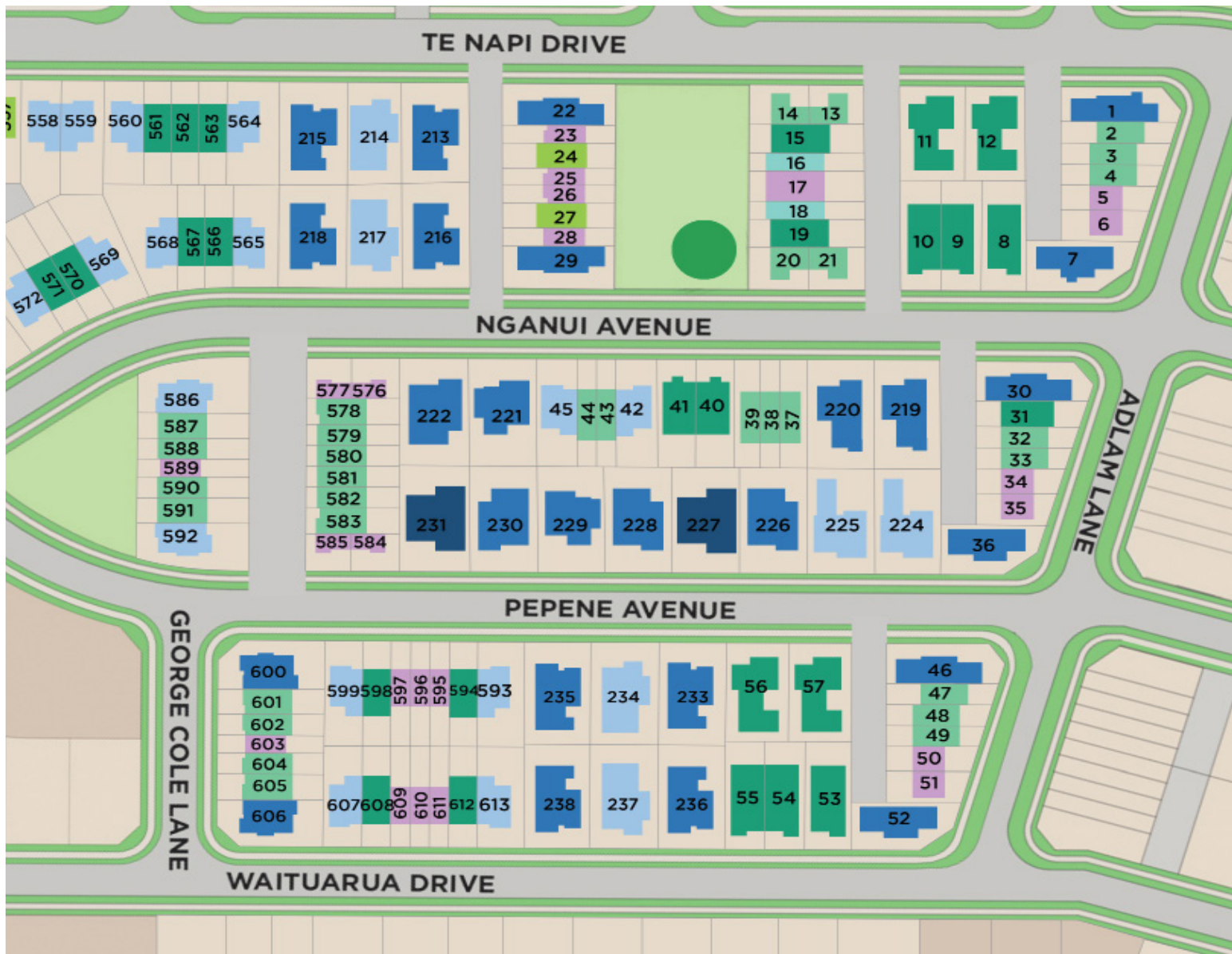
Garage & Outdoor

- Clothesline
- Outdoor patio area
- Fenced rear yard
- Landscaped front and rear yard
- Exposed aggregate driveway
- Letterbox
- Auto-opening garage door with remotes (applicable to homes with garage)

Technology

- Touchscreen security alarm system
- Keyless entry
- Pre wired for security cameras
- Exterior sensor lighting
- Upgradable switchgear to create your own “smart home”
- Future EV flush box in garage (or external if no garage in home)

Location



FOR SALES ENQUIRIES



Neville Garda

ngarda@frl.co.nz

027 584 0348



Sheryl Pohl

spohl@frl.co.nz

027 216 1739

Location



Terms & Conditions

Customers interested in purchasing a Fletcher Living home prior to completion should familiarise themselves with information available at our Showhome. Information may include floorplans, colour boards, and landscape plans.

Homes being sold prior to completion by Fletcher Living are subject to the following considerations:

- **No Variations** - Our homes are thoughtfully designed with neutral colour tones and quality fixtures and fittings. You can rest assured that our experienced design team has selected the best colour schemes for your home. Please note that unfortunately we are unable to accommodate any variations to the specification or colour scheme of your home.
- **Landscaping** - Our homes are fully landscaped to enjoy from the moment you move in. When driving around the development you can see the thought that has gone into ensuring our streetscapes look great. Your home will have a similar landscaping theme to those homes already completed but please note that the landscaping plan provided may change slightly due to the availability of plants or logistical considerations.
- **Minor changes may occur** - Our homes will be constructed as per the plans provided to you however at times it may be necessary for our construction team to make minor changes to the homes on site. This may be to accommodate design or aesthetic improvements.
- **Access to homes during construction and first home viewing** - At Fletcher Living we are serious about the Health and Safety of our customers and contractors and take all steps necessary to ensure everyone is safe. It is for this reason that we have processes in place that restrict access to our customers until homes are completed. Once the home is fully completed you will be invited to come and view your new home.
- **Covenants** - Any Land Covenants will be discussed in detail when you complete the Sale and Purchase Agreement. If you would like to understand the covenants for this location and for your home prior to this our sales team are more than happy to discuss this with you.
- **Settlement date and risk of delays** - Settlement date will be as stated in the Sale & Purchase Agreement. An earlier settlement date may be possible but only in the event that we have received the Code of Compliance Certificate (CCC) and will be subject to mutual agreement between Fletcher Living and the Purchaser. Please note that although we have specified a settlement date, this is our 'best calculated guess' at this point in time. The construction industry are and will continue to experience challenges such as material supply shortages and labor shortages due to Covid 19. This could impact our ability to deliver your home as per the date specified in your agreement, however we will keep you well informed through this process.
- **Home demonstration** - 5 to 7 days prior to your settlement date our sales team will conduct a full demonstration of the features of your new home. At the end of the demonstration you will be asked to sign a Completion Certificate confirming that your home has been completed as per the contract.