

FREEHOLD TITLES | FREESTANDING TOWNHOUSES



▲ NORTH ELEVATION



▲ EAST ELEVATION



▲ SOUTH ELEVATION



▲ WEST ELEVATION

FEATURES

- Three bedrooms and study
- Large master bedroom with ensuite and great views
- Large open kitchen & family with great views and sun
- Large dining
- Garaging with internal access
- Two decks one with great views
- Seven year new home guarantee
- All deposits safe in lawyer's trust account
- Freehold titles to be created

Refer to the latest Woodridge Developments new homes specifications for details

FOR MORE INFO CONTACT

0800 WOODRIDGE

Leanne Wright
mbl 021 72 82 85
43 Woodridge Drive,
Woodridge
PO Box 26 017,
Newlands,
Wellington 6442
www.woodridge.co.nz



WOODRIDGE
DEVELOPMENTS

above all



< GROUND FLOOR



^ FIRST FLOOR



DIMENSIONS

- Ground Floor Area 77.1m²
- First Floor Area 81.6m²
- Total Living Area 158.7m²
- Two Decks Total 17m²
- Licensed Building Practitioners
- As we have been building quality homes for more than 40 years, you have our security and experience on your side.

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KITCHEN

Joinery

Thermoformed Kitchens.

Appliances

Fisher & Paykel Oven, Gas Hob, Rangehood and DishDrawer. Finished in EZKleen stainless steel.

Accessories

Paini Cox swan neck kitchen mixer, wastemaster.

Splashback

Glass with Resene metallic paint finish.

Floor Coverings

Ceramic tiles

BATHROOMS

Showers

Fully tiled shower to ensuite with safety glass screen.
Clearlite to main bathroom

Baths

Clearlite Gauguin.

Basins

Athena Laufen Living 680 single draw standard colour finish

Toilets

Envy.

Tapware

Paini Cox

Mirror Cabinets

Athena Soji 500mm Mirror Cabinet standard colour finish

Floor Coverings

Ceramic tiles

Exhaust Fans

Ceiling or wall mounted type.

HEATING & HOT WATER SYSTEM

Heating

Mitsubishi 6 KW Heat Pump.

Hot Water System

Rinnai Infinity 26 gas system.

ELECTRICAL & SECURITY

Electrical

17 recessed down lights complete with compact fluorescent lamp, 1x pendant light above stairs, 4x recessed waterproof down lights complete with compact fluorescent lamp, 8x ceiling mounted light fittings in bedrooms, study, hallway, and entry, 2x batten holders in garage, 2x exterior twin sensor lights, 3x exterior Prisma bulkheads, 18x light switches (PDL 600 series), 2x heated towel rail outlets and white heated towel rails, 20x double socket outlets (PDL 600 series), single sockets for fridge, dishwasher, gas hobs, rangehood, waste disposal, microwave and garage door opener, electrical connections to electric wall oven, gas water heater, 3x phone outlets, 3x TV outlets, 2x 150mm exhaust fans ducted to exterior for bathroom, 1x power supply to single high wall air conditioning unit.

Security

One Elite S Lite alarm system complete with: Control panel, Keypad, Internal and external siren, 2x smoke detectors, Panic switch in master bedroom, 2x PIR detectors, 2x key ring remotes, Phone link and dialer for future alarm monitoring.



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INTERIOR

Insulation

R2.2 Pink Batts to external walls and R3.2 Pink Batts to ceilings.

Linings

Plaster board throughout with Aqua board to bathrooms.

Trim

60mm bevelled architraves and skirtings, square stop trim to ceilings.

Doors

Plyco Flush interior doors with lever style hardware.

Door Hardware

Satin chrome lever style hardware

Shelving

Wardrobe World shelf and rod starter systems to wardrobes and linen cupboards.

Floor Coverings

Carpets to all living and bedroom area's. Ceramic tiling to entry, kitchen and bathrooms.

Laundry Tub

SuperTub ST7000.

EXTERIOR

Roofing

Colorsteel corrugate.

Spouting

Colorsteel spouting and downpipes.

Cladding

Painted timber weatherboard & Shadowclad ply.

Joinery

Double glazed domestic series aluminium joinery with clear glass. Single glazing to garage.

Entry Door

Aluminium entrance door with lever door lock.

Garage Door

Coloured aluminium sectional door with automatic opener.

LANDSCAPING

Driveway

Exposed aggregate or coloured imprinted concrete including patios and paths.

Lawn

Hydro mulched lawn to all flat areas.

COLOUR SELECTION AVAILABLE

Interior wall colours, floor tiles and carpet colours

All colour and product selections are from Woodridge Developments' current range and are subject to change. Specific specifications for these properties are confirmed at the building proposal stage.



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WOODRIDGE DEVELOPMENT Show Homes

Our current range of premium homes are designed by our designers and architects. If you are serious about owning one of these stunning, high spec homes then watch this space - they usually sell well before completion.

GUARANTEES & Payment Plan

- FIXED PRICE GUARANTEE.**
- SEVEN YEAR NEW HOME GUARANTEE.**
- DEPOSITS SAFE IN LAWYERS TRUST ACCOUNT.**

To secure the show home of your choice, a \$2,000 securing deposit is required.

From here we prepare an obligation free building proposal. This proposal covers your chosen home and land package in specific detail and includes schemed floor plans, street front elevations, site plan and a copy of title.

If after receiving the building proposal you decide not to proceed the entire \$2,000 deposit is refunded.

On acceptance of the building proposal a further deposit of \$5,000 is required. From here we organise the main building agreement, construction plans, specifications and obtain an independent valuation.

On signing and confirmation of the above documents a further 7.5% deposit is required.

BUILDING PAYMENT PLAN	LOT 460, 105 WOODRIDGE DRIVE	
Securing deposit	\$2,000	
Proposal acceptance deposit	\$5,000	
7.5% confirmation deposit	\$44,775	Payable on confirmation of building agreement
Balance on completion	\$545,225	Balance including any variations payable on completion.
Total	\$597,000	

All deposits are payable to and held in Gibson Sheats Lawyers trust account until completion.



*For no obligation answers to your finance questions cal our finance specialist
Stephanie Murray – Mobile Mortgage Manager @ The National Bank on 382 6814 or 027 454 8171*



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D E V E L O P M E N T S
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