



## Argyll Model

Thoughtfully designed with space, comfort and flexibility in mind, this modern three-bedroom home is perfect for growing families, professionals working from home or as quality farm manager accommodation.

The spacious open plan kitchen, dining and living area creates the heart of the home, offering plenty of room to gather, entertain and enjoy everyday life. A dedicated office provides the ideal space to work from home, study or manage the day-to-day running of your business.

The master suite is a private retreat, complete with a walk-in wardrobe and ensuite, while two additional bedrooms are serviced by a well-appointed family bathroom. A separate laundry adds everyday practicality, keeping the main living spaces organised and clutter free.

|              |                                                               |
|--------------|---------------------------------------------------------------|
| BEDROOMS     | 3                                                             |
| BATHROOMS    | 2                                                             |
| FLOOR SIZE   | 123m <sup>2</sup>                                             |
| LENGTH       | 17.2m                                                         |
| WIDTH        | 7.4m                                                          |
| ROOF OPTIONS | gable roof                                                    |
| SUITABLE FOR | families home, rural, first-home buyers, farm manager, rental |

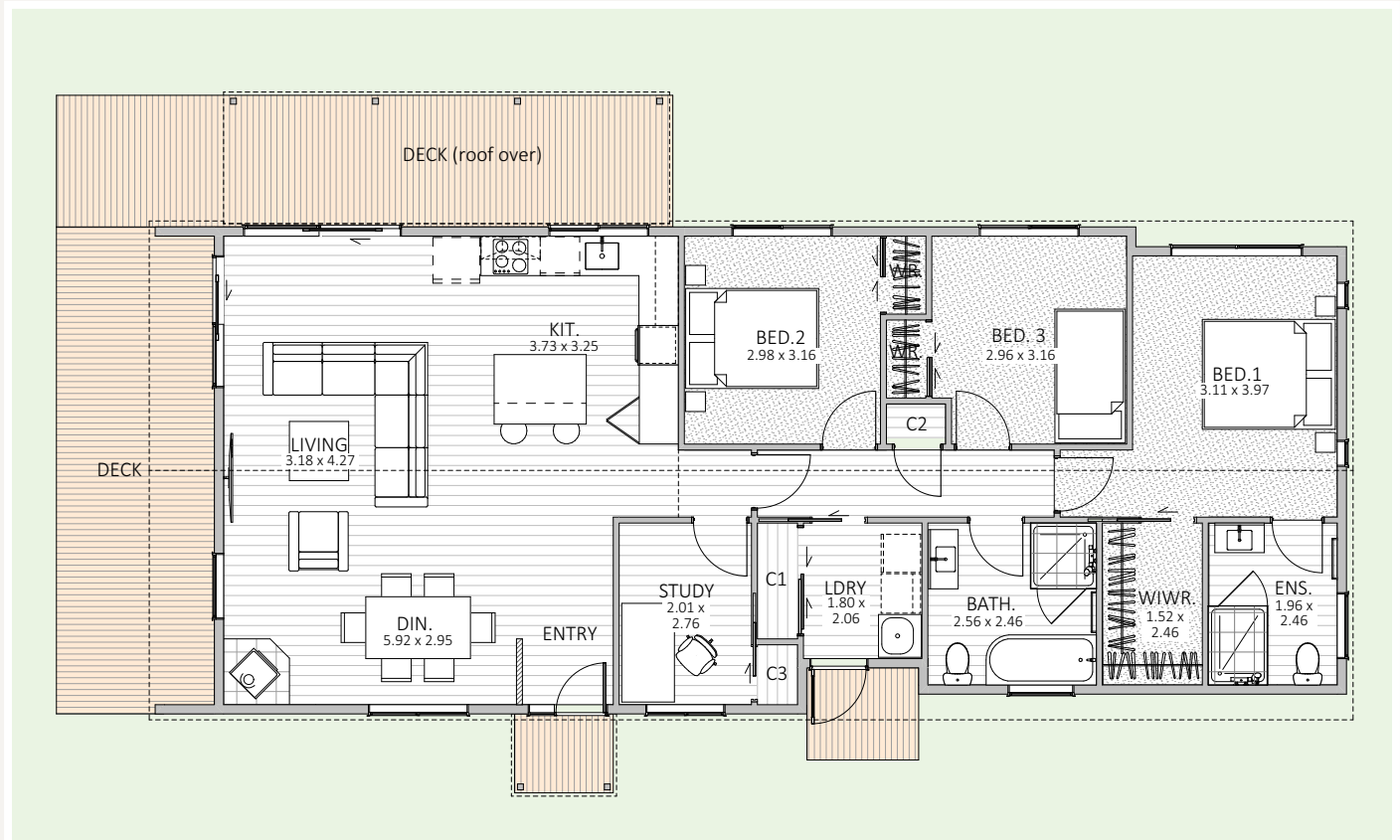
*\* Price and specifications subject to change*



READY TO MAKE IT YOURS? COME & VISIT OUR SHOW HOME

1139 Maraekakaho Road, Hastings, Hawke's Bay

full floor plan & specifications overleaf



## SPECIFICATIONS

### INTERIOR

- Insulation to floor, wall and ceiling
- 2 x showers
- 1x bath
- 2 x WC
- 2 x vanities
- Gas or electric water heating
- Kitchen with scullery and laundry as shown
- Wardrobe shelving
- Gib system interior wall lining
- Electrical fit-out completed
- Internal doors and hardware
- Painted interior
- Floor coverings
- Fisher & Paykel appliances as specified
- Daikin heat pump

### ADD-ONS/OPTIONS AVAILABLE

- Extra heatpumps, fire place and DVS systems
- Different deck options and sizes available
- Alternative exterior linings
- Alternative Bespoke kitchen options
- Alternative bathroom options
- Powdercoated thermally broken aluminium double glazed Low E windows & doors

### EXTERIOR

- Colorsteel® Maxam roofing
- Cladding is a mixture of Vertical Colorsteel Corrugate and 9mm Weathertex grooved
- Colour matched longrun spouting
- Powdercoated aluminium double glazed windows & doors
- Painted exterior
- Covered entry and treated PR entrance deck

### PRICE EXCLUDES

- Window dressings (blinds, curtains)
- Geotech, delivery, foundations & site installations
- Decks, different options and sizes available (*site specific*)
- LTA fees, site consents, new connections & contributions (*site specific*)

### WHY BUILD WITH US?

- Built in our purpose-built Hawke's Bay factory
- Family owned and trusted since 2001
- Customise to suit your lifestyle
- Turnkey solution
- Fixed-price contracts