



THE 'SERRANO'

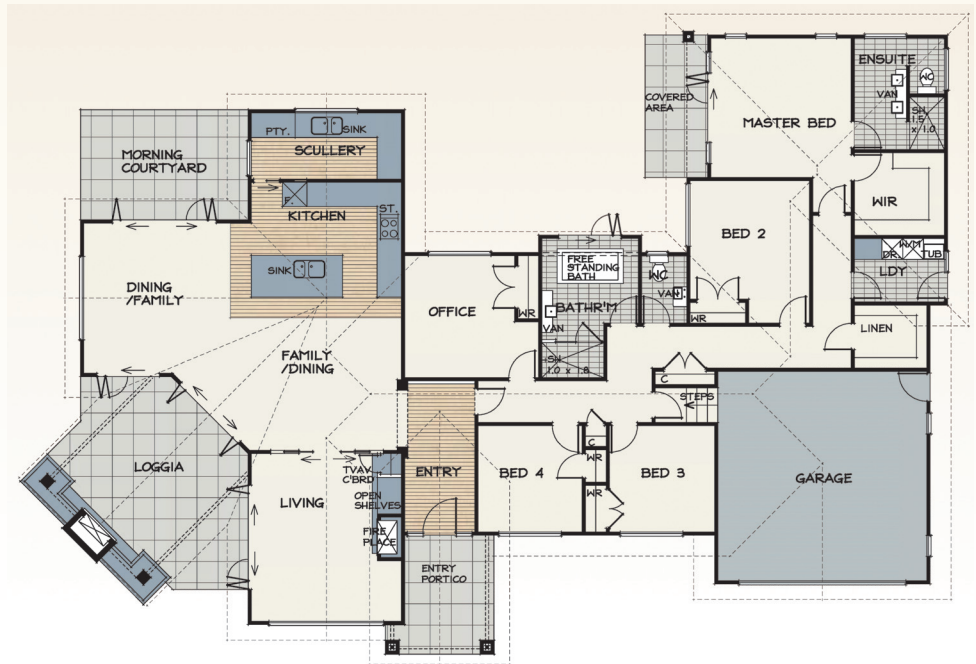
THE 'SERRANO'

- Exquisitely Crafted
Timeless Elegance

This exquisitely crafted contemporary colonial is infused with exceptional style.

From the grand entranceway that draws you in, to the dream designer kitchen and luxurious resort-style bathroom - this impressive home has been specifically designed to provide the highest quality decor, function and comfort.

Built by award-winning Master Builders with a passion for perfection, this home will thrill you with its rich array of classic and modern design elements that combine together to create timeless elegance.



FLOOR PLAN
FLOOR AREA = 267m²

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www.urband.co.nz



Award Winning Homes

THE 'SERRANO' – SPECIFICATIONS

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|--------------------------------|---|
| PLANS: | Included |
| FOUNDATIONS: | Standard foundations included (flat and good ground) |
| FLOOR: | Concrete slab |
| STUD HEIGHT: | 3500mm entry, 3000mm lounge, living, dining, kitchen and scullery, and 2700mm elsewhere |
| EXTERIOR CLADDING: | James Hardie Linea, Graphix Solid Plaster System and Eldorado Serrano Stone |
| ROOF: | Metro tile Shake Textured |
| EXPOSED TRUSSES: | Stained Macrocarpa |
| FASCIA & SPOUTING: | Pre primed pine fascia, 1/4 round colour steel continuous spouting |
| WINDOWS & DOORS: | Aluminium weather tight suite. Double glazed grey tint glass throughout |
| GARAGE DOOR: | Cedar ply and batten sectional door |
| INSULATION: | R3.2 batts to ceiling and R2.6 batts to external walls |
| INTERNAL LININGS: | A combination of standard gib board, aqualine gib board and braceline gib board. Villaboard to showers, nu-age lime plaster in lounge and Eldorado Serrano Stone to pillars |
| CEILING AND CORNICE: | 13mm gib, 75mm soprano gib cove and 140mm decorative fibrous plaster cornice. Decorative ceiling beams to entry and living |
| KITCHEN & SCULLERY: | Silestone 60mm tops and Satin lacquer paint finish cabinetry. Soft close drawers and cupboards |
| APPLIANCES: | Fisher & Paykel, Bosch, Delonghi |
| LAUNDRY: | Formica tops and Melamine joinery |
| BATHROOMS: | Full tiled showers, frameless glass doors. Vitreous china vanities and toilets |
| INTERNAL DOORS: | 2.2m high doors. Feature cedar cavity sliders in lounge and scullery |
| FINISHINGS & TRIM: | 135mm and 90mm colonial pine architraves and skirtings throughout |
| WARDROBES: | Melamine shelving systems throughout |
| LIGHTING: | Designer lighting throughout |
| HOT WATER: | Internal gas integrity hot water system |
| HEATING: | Fujitsu whole house ducted system. Escea gas fire in living and loggia |
| FLOOR COVERINGS: | Designer tiles, recycled rimu flooring and carpet |
| GUARANTEE: | 10 year Master Builders Guarantee |
| OPTIONAL EXTRAS: | Kohler Soak Bath - add \$14,000.00 Inc GST Cedar privacy screens to bathroom - add \$5000.00 Inc GST Home theatre cabinetry and mantle - add \$5300.00 Inc GST |
| EXCLUSIONS: | <i>Landscaping hard and soft, mains cable, home theatre, curtains and drapes, stormwater and septic systems, water tanks and pumps, council fees.</i> |