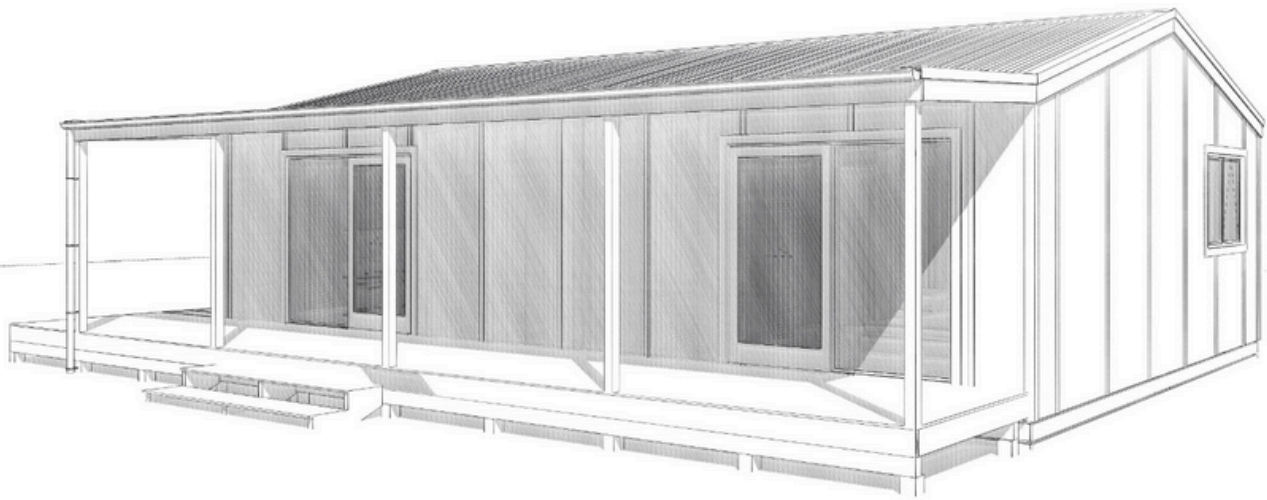


THE COTTAGE



**Cabin comforts,
a space to call home**

Whatever home you need,
you'll find it with us.

BREENHOMES

breenhomes.co.nz

YOUR NEW HOME



2 Bedroom



1 Bathroom



82m2



1 Living



➤ The Cottage

The perfect compact solution for those looking for simple cabin comforts, built to the same high quality as you would expect from any Breen Home build.

Whether used for everyday living, a holiday home or worker accommodation, this transportable cottage arrives complete, including front and rear decks, ready to install on foundations, ready for you to enjoy.

Purchase price

From \$334,000 * incl. GST

➤ General

- Building consent (PC Sum)
- 82m2 excludes decking and verandah

➤ Roof

- Coloursteel corrugate

➤ Framing

- 90mm treated timber frames and trusses
- Stud height 2400mm throughout

➤ Windows & Doors

- Thermal Aluminium Windows & Doors with Double Glazed glass

➤ Cladding

- 12mm thick Shadowclad plywood (natural texture)
- 75 x 25 Timber cover battens over sheet joins

➤ Outdoor

- Timber framed deck with hardwood decking
- Post and beam verandah with timber joists

➤ Internal Linings

- Wet Areas - GIB Aqualine
- Rest of house - GIB Board
- Skirting - 60 x 10 Bevelled Trim
- Scotia - Nil. Square stopped to Level 4 finish.

➤ Kitchen

Joinery

- 18mm Melteca colour panels, 18mm white melteca carcasses, Soft close drawers and hinges, Formica benchtop.

Appliances

- Freestanding 600 wide oven and cooktop, dishwasher, rangehood.
- Sink mixer and swivel.

SPECIFICATIONS

» Insulation

- 100mm R3.1 Expol underfloor insulation
- R2.8 Pink Batts (walls) & R7.0 Pink Batts (ceiling)

» Floor Coverings

- Wool carpet (colour to be specified)
- 3m wide vinyl to kitchen, bathroom and toilet

» Electrical

- All lighting and power circuits as per attached plan - includes 21 x fixed downlights, external lights, switches, etc
- 4 x smoke detectors
- 1 x TV outlet
- 1 x data outlet

» Laundry

- Laundry tub

» Wardrobe

- Shelf, hanging rail and one tower to each wardrobe

» Bathroom

- Clearlite 900 x 900 shower unit
- 900mm wide Raymor floor standing vanity
- Raymor essentials toilet suite
- Bathroom wall mounted fan heater

» Heating & Ventilation

- 1x Highwall heatpump, 5.2kw.
- Ceiling mounted 150mm venting fan in Bathroom & WC

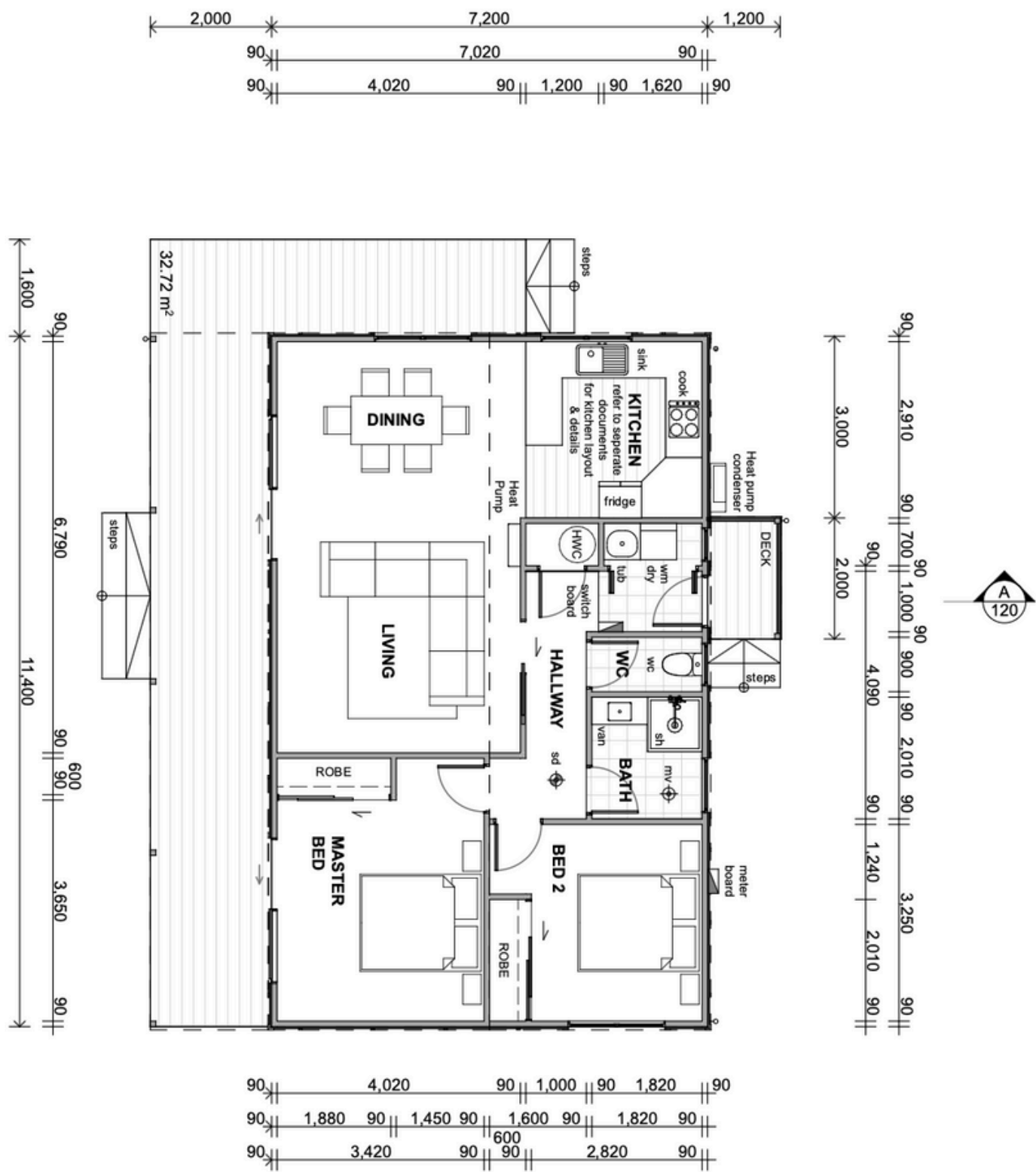
» Paint Colours

- Ceilings - Flat finish 1 Colour
- Walls - Low Sheen Finish 1 Colour
- Doors & Trims - Satin Enamel finish 1 Colour
- Exterior Cladding - Clear sealer or paint finish
- Exterior soffits - Low sheen finish 1 Colour

➤ Exclusions

- No allowance for on-site unless specifically mentioned above. Price is ex Cromwell yard.
- No allowance for building consent for the site. Code compliance will be achieved from CODC for the house at Cromwell yard. Additional building consent and resource consent will be required for onsite works.
- No allowance for a sewer connection or septic tank.
- No allowance for a stormwater connection or reticulation.
- No allowance for water supply to the house or water pump
- No allowance for mains cable to the house. Assumed existing is compliant, correctly sized and in good order.
- No allowance has been made for driveways, fences or landscaping.
- No allowance for new vehicle entry if required
- Survey set out - we have assumed boundaries are easily identified.
- Removal and filling of soft spots or any unforeseen obstructions.
- Rock removal is required for any foundation work, trenching for services, etc.
- Assumes good ground. Any work to be done to achieve bearing capacity will be a variation.
- No allowance has been made for the removal of excavated spoil from site.
- Local Authority development contributions if any.
- Connection Fees to Service Providers.
- TV aerial, and or Satellite Dish, Soft furnishings.
- All landscaping, clothesline, mailbox, etc.

FLOOR PLAN





NORTH ELEVATION

E-03

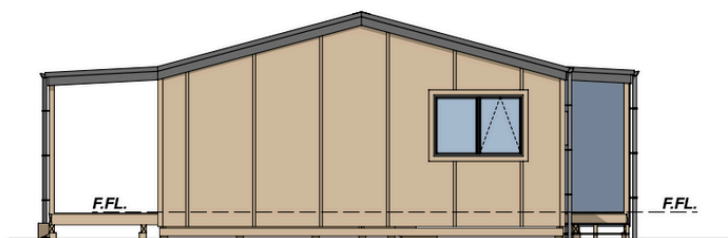
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SOUTH ELEVATION

E-01

1:100



WEST ELEVATION

E-02

1:100



EAST ELEVATION

E-04

1:100

Trading division of
Breen Construction.

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