

BREEN
HOMES



LONGVIEW SHOW HOME

The Entertainers Delight

\$1,395,000

breenhomes.co.nz

Phil Henderson

021 340 722

* minimum rent back 12 months



3 Bedroom



2 Bathroom



218m2



Double Garage



► The Entertainers Delight

Thoughtfully designed to maximise views of surrounding ranges while protecting your privacy, the Longview Show Home is a dream space for those who love to host and entertain. The house is flooded with light thanks to extensive glazing in the hallway and cleverly placed windows high in the living area, designed to capture the last of the evening sun.

Perfect for growing families or empty nesters, there's plenty of space with a large master suite, two double bedrooms and storage. The extensive outside entertaining deck is protected from dominant north-west winds.

► Quality Construction

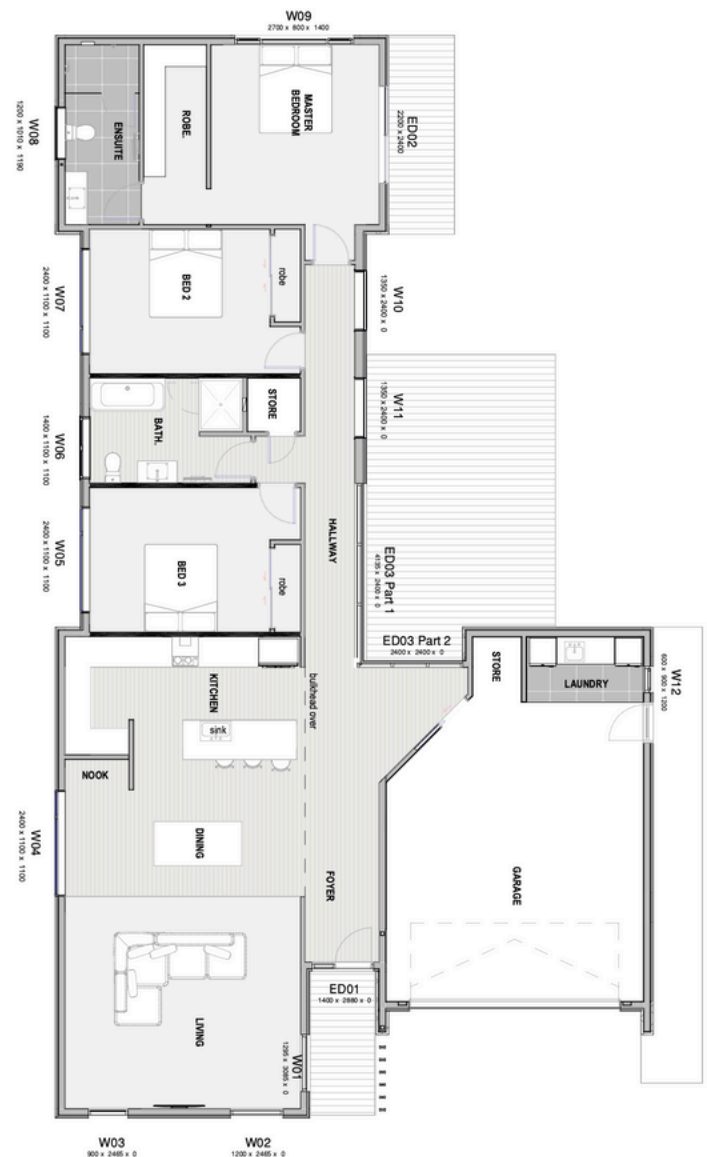
We've been building homes in Central Otago since 1939. We understand how to build to meet the extreme climate of these regions.

For the Longview Show Home, this meant thicker external walls and higher insulation R-values for the ceilings, alongside ducted heating and cooling to ensure a comfortable home on both the warmest and coldest of days. Intelligent design maximises the site and captures natural light for year-round indoor-outdoor flow.

► Why Breen Homes?

The experience you have, the support we give, and the way we walk you through the process is as important to us as the quality of the construction and the way the building fits into the way you want to live.

We put people at the forefront. We live where we build. We are part of your community. We invest deeply in the relationships we have over time and we aim to do just the same for you.



➤ General

- Building consent (PC Sum)
- Connection to services - 10m from house (PC sum)

➤ Foundations & Excavation

- Insulated concrete to meet or exceed H1 requirements
- Site scrape house platform area

➤ Roof

- 5 Rib colorsteel in Flaxpod (roof)

➤ Framing

- 140mm LVL external framing, 90mm internal frame and truss

➤ Windows & Doors

- Windows and doors - thermally broken, double glazed joinery and SoluxE glass with Plasma front door

➤ Cladding

- Cedar with Dryden oil stain and Integra Lightweight plaster system

➤ Insulation

- R4.0 Pink Batts to external walls and R7.0 Pink Batts to ceiling

➤ Garage Door

- Insulated sectional door with two openers

➤ Outdoor

- Decking - Bamboo X-treme
- Concrete - exposed aggregate

➤ Electrical & Heating

- Appliances - Bosch oven, induction hob, dishwasher and Ariston rangehood (PC Sum)
- LED lighting
- Daikin ducted system with Airtouch 5 zone control

➤ Internal

- Kitchen - Trends kitchen with Tristone benchtop
- Laundry - Trends laundry with Tristone benchtop
- Flooring - Woodland Oasis laminate and Basenji Coyote carpet
- Tapware - Nevis range
- Vanities - Haven 1200mm, wall hung to ensuite and Haven 900mm to the main bathroom
- Showers - Fully tiled to ensuite and Slate Forma tray with tiled walls to the main bathroom
- Bath - Newark (back to wall)
- Internal doors and hardware - Hollow core doors and Lockwood Velocity door handles
- Interior paint - Level 4 gib stopping, Dulux Haast to walls, Dulux Mt Aspiring to ceilings and Dulux Te Horo to master bedroom, ply-lined garage walls
- Ceiling height - Raking up to 4.7m



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