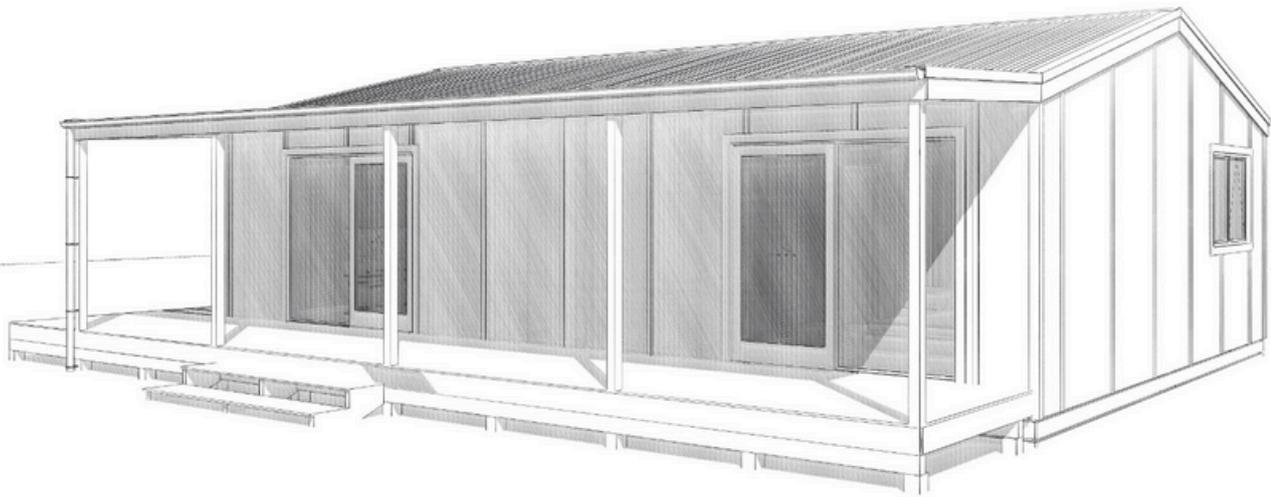


# THE FLAX COTTAGE



**Big on Quality.  
Easy on Space.**

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

***BREENHOMES***

[breenhomes.co.nz](http://breenhomes.co.nz)

# YOUR NEW HOME



2 Bedroom



1 Bathroom



82m<sup>2</sup>



1 Living



## ➤ The Flax 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 \$349,500 \* incl. GST**

## ➤ General

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

## ➤ Roof

- Coloursteel roofing: DIMOND 5 RIB Zinacore
- Roofing underlay: Covertex 407
- Coloursteel fascia, quad gutters and Circular downpipes

## ➤ Framing

- 90mm treated timber frames and trusses
- Stud height 2400mm throughout
- Foundation
  - 2/140 x 45 SG8 H3.2 timber bearers
  - 190 X 45 SG8 H1.2 timber joists

## ➤ Windows & Doors

- Thermal Aluminium Windows & Doors with Double Glazed glass. Colour: Flaxpod
- Internal Doors
  - Door type: Flush panel MDF paint finish standard 1980mm high
  - Architraves: 60mm MDF
  - Hardware: Lockwood velocity range

## ➤ 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 (DIMOND 5 RIB Zinacore)
- Two lots of stairs off deck. Max 2 steps

## ➤ Internal Linings

- Wet Areas
  - Walls: 10mm GIB Aqualine
  - Ceilings: 13mm GIB Aqualine
  - Stopping: GIB stopping to grade 4 paint finish
  - Skirting: 60x10mm Bevelled Trim
  - Scotia: Nil Scotia - square stopped to Level 4 finish
- Rest of House
  - Walls: 100mm standard GIB
  - Ceiling: 13mm standard GIB
  - Stopping: GIB stopping to grade 4 paint finish
  - Skirting - 60x10mm Bevelled Trim
  - Scotia - Nil Scotia - square stopped to Level 4 finish

## ➤ Kitchen

### Joinery

- Benchtop: Laminex Formica Laminate Scoria Velour
- Cabinetry: Meltece Mist Naturale
- Back of Island: Melteca Prime Melamine Devon Oak Timberland
- Handles: Elite hardware Toledo Cobalt Black
- 18mm Melteca colour panels
- 18mm white Melteca carcasses
- Soft-close drawers and hinges

### Appliances

- Single 70L Black Oven
- Ceramic 4-Zone Cooktop
- SS 13 Place setting Dishwasher
- 52CM Undermount Rangehood

# SPECIFICATIONS

## ► Insulation

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

## ► Floor Coverings

- Carpet: Godfrey Hurst Enchant Wool Carpet (780 Cinder)
- 3mm Vinyl: Allura Flex (Whitewash Elegant Oak). To kitchen, bathroom & toilet

## ► Electrical

- All lighting and power circuits as per attached plan - includes 19 x fixed downlights, external lights, switches, etc
- 4 x smoke detectors
- 1 x TV outlet
- 1 x data outlet

## ► Laundry

- Laundry: Posh Domaine Trough & Cabinet 27L
- Laundry Tap: Posh Solux Mk2 Std Sink Mix

## ► Wardrobe

- Shelf, hanging rail and one tower to each wardrobe

## ► Bathroom & Toilet

- Shower: Sierra 2-sided moulder wall shower enclosure
- Shower Slide: Posh Solux Mk3 Rail
- Shower Mixer: Mizu Drift Mk2
- Vanity: Newtech 750 Brookfield Slim – Burnished Wood
- Basin Mixer: Mizu Drift
- Heated Towel Rail: Quadro Square Ladder 7 Bar 800x600 Chrome
- Mirror: LED 750mm round mirror

Seperate toilet

- Toilet: Zen Rimless BTW Toilet Suite
- Toilet Roll Holder: Annex holder

## ► Heating & Ventilation

- 1x Hallway heatpump (Daikin 3.7kW)
- 1x Living heatpump (Daikin 6.0kW)
- Ceiling-mounted 150mm venting fan in the bathroom & laundry

## ► Paint Colours

- Ceilings - Flat finish, Half White Pointer
- Walls - Low Sheen Finish, White Pointer
- Doors & Trims - Satin Enamel finish, White Pointer
- Exterior Cladding - Scarpa Flow
- Exterior soffits - N/A
- Exterior Windows & Doors - Flaxpod
- Roofings, Fascia, Gutters - Slate

All colours from a white base.

### ➤ Exclusions

- No allowance for on-site unless specifically mentioned above. Price is ex-Cromwell yard. Transportation costs are not included in pricing, but Breen can organise if required.
- No allowance for building consent for the site. Code compliance will be achieved from CODC for the house at Cromwell yard, but another building consent will be required for on-site 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
- Resource consent if required.
- Survey set out we have assumed boundaries are easily identified.
- Removal and filling of soft spots or any unforeseen obstructions.
- Rock removal 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.





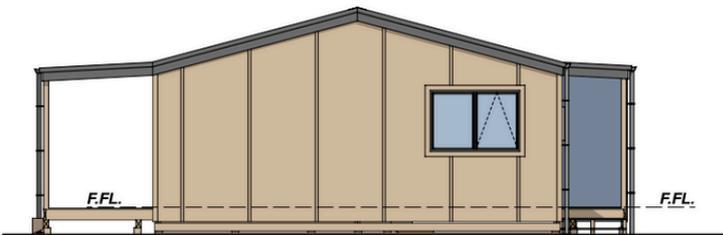
**NORTH ELEVATION**  
1:100

E-03  
-



**SOUTH ELEVATION**  
1:100

E-01  
-



**WEST ELEVATION**  
1:100

E-02  
-



**EAST ELEVATION**  
1:100

E-04  
-

# Trading division of Breen Construction.

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