HARRISON LANE
DESIGN | CONSTRUCTION | CIVIL

Tewkesbury House

This beautiful home is generously appointed with:

1. Four bedrooms
2. Family bathroom with bath + separate toilet
3. Master suite with walk in wardrobe and ensuite with double shower
4. Raking ceiling throughout living area
5. Second lounge *or fifth bedroom/office
6. Underfloor heating
7. Designer kitchen with stone benchtop and scullery
8. Separate laundry + mudroom
9. Triple garage

Bedrooms	Bathrooms	Living	Garage	Size
4	2	2	3	275sqm

Your country home will be constructed with the same high-quality craftsmanship and values that has seen Harrison Lane awarded Gold at the Registered Master Builders House of The Year awards, and includes a 10 year Master Builder Guarantee.

Our total project management service will oversee everything from the first cut of the driveway right through to the final finishing touches.

Specifications in this package are subject to change. Detailed specifications are outlined in the building contract and can be adjusted to suit your own requirements and budget.

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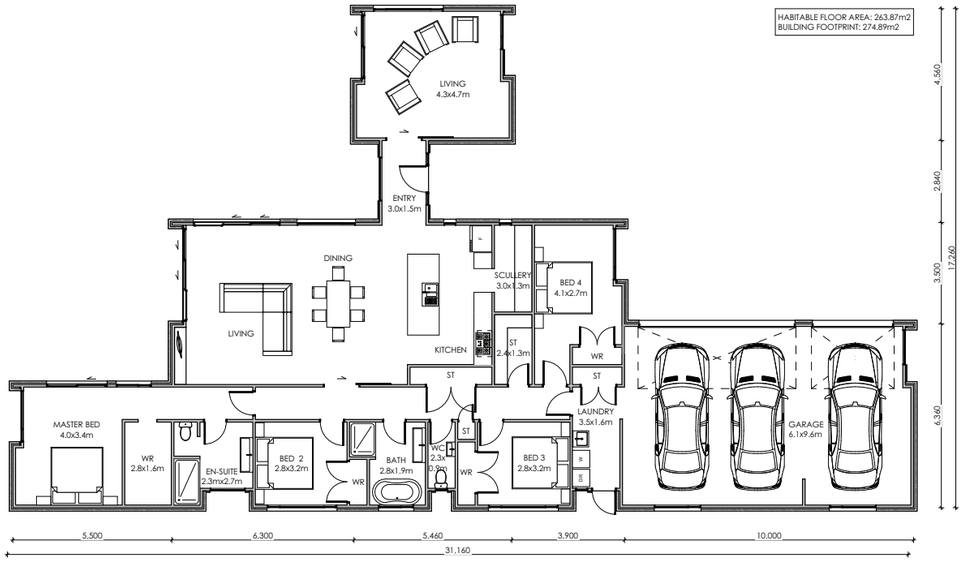
Tewkesbury House



Build package inclusions

1. Building consent application and fees (PC Sum)
2. Complementary four hour colour consultation
3. 2.54m high stud
4. Raked ceiling over lounge with decorative rafters
5. Gib plasterboard lining throughout the rest of the house
6. Coloursteel fascia and continuous coloured 1/2 steel spouting with coloursteel down pipes
7. Double glazed aluminium joinery with low-e glass
8. Earthwool insulation throughout the house
9. Ribraft foundation slab
10. Radiata pine wall framing and roof trusses in line with NZ3604 building code
11. Rendered brick and cedar cladding
12. Coloured steel long run Styleline roofing
13. Windsor interior door hardware
14. Feature lights over dining table and kitchen island
15. Feltex Scarborough Wool carpet throughout (excluding garage) with 11.5mm allergy free foam underlay and polished concrete floor with 3mm grind to living and kitchen area
16. 30mm Uniquartz stone benchtop and laser edge Melamine cabinetry in kitchen and laundry
17. Designer shelving system to all wardrobes
18. Sheer and block out drapes to living and master suite. Blinds throughout
19. Tiled floors in bathrooms, toilet and laundry
20. Fully tiled bathrooms with quality bathroom fittings (full list on contract)
21. Tiled splash back in kitchen, scullery and laundry
22. Painting and stopping to level 5 finish
23. Dulux quality paints inside and out
24. Oversized architraves and skirting
25. 250 litre hot water cylinder
26. 3 x Coloursteel insulated garage doors with 2 x remotes
27. 1 feature sliding timber barn door with black sliding track - paint finish
28. LED lighting throughout
29. Commercial clean on completion
30. 10 Year Master Builder Guarantee
31. Construction and liability insurance throughout the build
32. Project management software keeps you updated with your build progression

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Craftsmanship

We take immense pride in our craft and are totally committed to delivering homes built to the highest standard with a beautiful blend of quality fixtures, innovative design elements and functional, energy-efficient materials.

Master Builder Guarantee

We pride ourselves in our high level of workmanship, and are humbled to have homes we have built recognised at the Master Builder House of the Year awards.

A Master Builders 10 year guarantee is available with all of our homes.

"Harrison Lane project managed the whole process from planning to consent right through to code of compliance. With their skill set and equipment they also did a huge amount of earthworks and a large rural driveway. They have an excellent team of builders who are professional, easy to get along with and take pride in what they do, completing each step of the process to a very high standard."

Rob & Helen - Auckland

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Build package exclusions

To be quoted on site assessment

1. Resource consent (if applicable)
2. Drainage
3. Effluent system and water tanks
4. Geotech and surveying
5. Siteworks
6. Driveway
7. Mains power and phone
8. Peer reviews and inspections

Optional additions

Quoted on request

1. Landscaping
2. Decking
3. Additional fittings such as feature lights (additional to those specified in this package)
4. Solar installation & battery storage.
5. Smart4 control system
6. Appliances

MAKE IT YOUR OWN

All of our plans can be customised to meet your family's particular requirements. Choose different cladding, finishing materials or adjust the layout, and we will adapt a build package to suit.

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