



ARIZTO

Property information prepared:

75 Kerei Street, Motueka

About Us

Welcome to the new era of Smarter Real Estate! We are very excited to have joined Arizto Real Estate which is making waves across New Zealand and now with our launch into the Nelson/Tasman Region. With many years of experience, we have come together collectively with the aim to change the common perspective of the real estate industry by providing a straightforward and professional quality service that locals can trust. It's time for a change and for the better! Let us help you navigate your real estate journey today.





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Notice of Disclaimer

To be read before reading the contents of the Memorandum

This Information Memorandum (the “Memorandum”) is in relation to the advertised property at **75 Kerei Street, Motueka** (“the Property”) and has been prepared by Smarter Real Estate (“the Advisors”) for (“the owner”) on the basis of information provided to the Advisors by the Owner. This Memorandum is for use solely by selected parties in considering their interest in making an offer to acquire the property.

This Memorandum has been prepared solely to assist interested parties in deciding whether to express their interest in the assets and then making their own evaluation of the property and its assets. This Memorandum does not purport to contain all information that a prospective purchaser may require. In all cases, interested parties should conduct their own investigation, analysis and verification of the data contained in this Memorandum and the property. Neither the delivery of this Memorandum nor any contractual agreement concluded thereafter shall under any circumstances create any implication that there has been no change in the affairs or prospects of the property since the date of this Memorandum or since the date as at which any information contained in this Memorandum is expressed to be applicable.

The Advisors have not independently verified any of the information contained in this Memorandum. None of the Advisors or Owners make any representation or warranty as to the accuracy or completeness of the information contained in this Memorandum and none of the Advisors or Owners shall have any liability for any statements, opinions, information or matters (express or implied) arising out of, contained in or derived from, or for any omissions from, or failure to correct any information in this Memorandum, or any other written or oral communications transmitted to any recipient of this Memorandum in relation to the property.

Retention of this Memorandum will constitute acceptance by the recipient and readers of these terms and conditions and any recipients who do not accept any of the terms and conditions should return the Memorandum to the Advisors immediately.



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The Property



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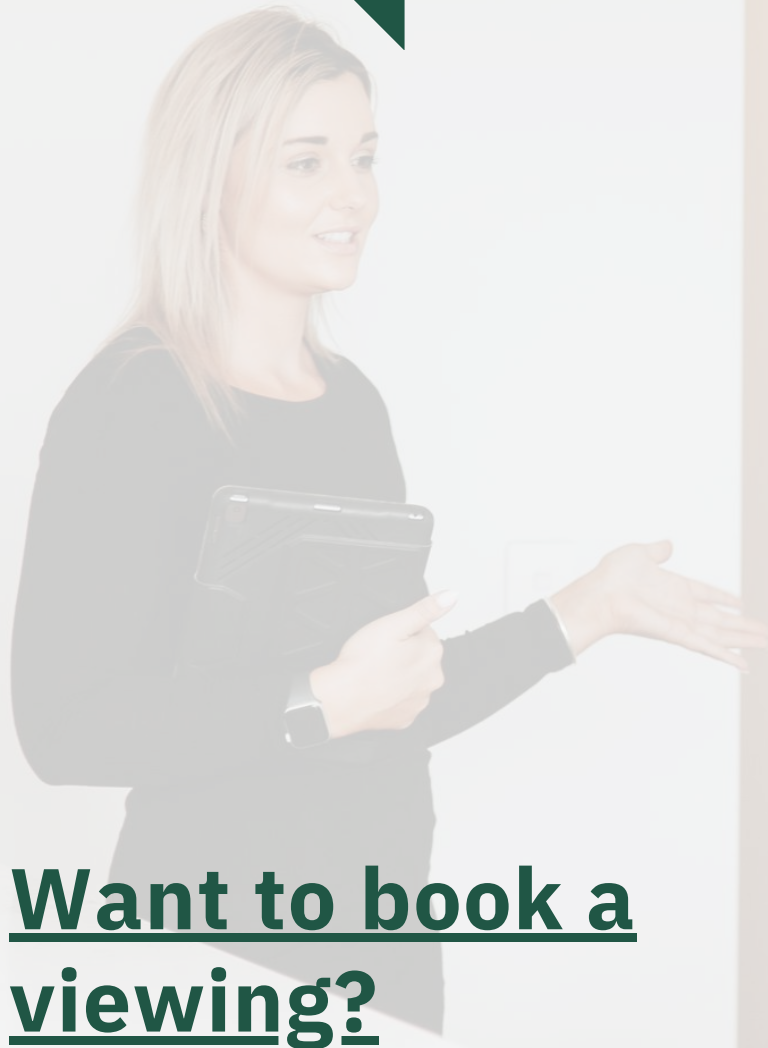
Floor Plan





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Priced at:
Offers Over \$949,000



**Want to book a
viewing?**

Tiana Ferguson
Licensed Salesperson

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Arizto Real Estate (Smarter Real Estate) Licensed REAA 2008

SPECIFICATIONS

New Residence to be built at 75 Kerei St ,Motueka

A very appealing 4 bedroom, ensuite home, designed with sunny, practical living areas, set in a quiet, quality neighbourhood and featuring low- maintenance materials.

PRELIMINARY:

- All Building Consent fees and Development Levies allowed in price—*all 'red-tape' taken care of so you don't need to worry*
- Full insurance cover with Builders "All Risk" in place over entire construction period—*everything fully covered until your move-in day*

EXTERIOR:

- | | |
|--------------------------------|---|
| Floor | • Fully reinforced concrete floor complete with vapour barrier |
| Patio Areas /
Drive & Paths | • Exposed aggregate, with steel mesh reinforcement— <i>lessening the risk of unsightly cracks</i> |
| Roof | • Coloursteel Metal with Roof Deck or Corrugated profile . |
| Fascia/Gutter | • Coloursteel Freeline system - with square -style gutter |
| Windows/Doors | • All (Including garage) double-glazed aluminium units with tinted glass
• Exterior doors rebated down in floor to <i>reduce risk of tripping</i>
• Classy entry door style - 10 TV, with large SS pull handle and lock set
• Double-prong catches to window openings so you can have that <i>passive ventilation & controlled fresh air yet still retain security. For windows at risk of causing nuisance when wide open, we install restrictor stays allowing only a 100mm opening, also an added security</i> |
| Cladding | • Plaster coat / polystyrene on cavity system— <i>low maintenance & virtually 'bullet-proof' as far as weather-tightness goes</i> |
| Garage Door | • Coloursteel sectional panel lift type complete with auto opener and two remotes. For added insulation & quiet operation this door has a Polystyrene core |

INTERIOR:

- | | |
|---------|---|
| Framing | • External and internal walls in treated H1.2 kiln-dried 90 x 45 D/ Fir
• Internal walls as above— <i>you'll never have to deal with rot or decay</i> |
| Linings | • Ceilings in 13mm heavy grade gib mounted on steel battens that are isolated from the house structure—meaning you are always looking at smooth, flat ceilings with a premium finish . 2.4 high to house
• Walls in 10mm gib-board
• Bathrooms in 10mm Aqualine moisture-resistant gib— <i>no more unsightly mould or decay to clean up! These surfaces with superior enamel paint—so easy to wipe.</i> |

Scotia	• 55mm gib-cove —<i>no more unsightly shrinkage cracks, as this is fixed to both ceiling & wall junction with a strong adhesive</i>
Skirting	• 60mm x 12mm
Architraves	• Door & window trim to match your skirting for a high class look that flows right through your home.
Insulation	• Fully insulated walls (100mm thick) and ceiling (150mm thick), <u>including</u> garage, complete with certificate to verify the installation is done properly so you will be <i>warm & comfortable through all seasons</i>
Interior Doors	• Timber framed with plain doors , mostly wide 810mm doorways in most cases—<i>so much more convenient with wider doors</i>
Handles	• Lever type in brushed satin chrome—<i>selected from top quality Windsor range</i>
Wardrobes	• With Oval chrome hanger rail and two shelves above
Walk-in-wardrobe	• Custom designed with shelves & rails to suit—you tell us what configuration you want ?
Linen cupboard	• Shelved to suit— 4 x solid MDF shelves painted to match decor
Floor Coverings	• Carpets quality cut pile range— to your selection • Vinyl plank to :-Kitchen/Pantry/ Laundry /Entry /Bathrooms. • Tiled floors / walls to showers in Ensuite/Bathroom. • Generous PC Sum allowed
Kitchen	• Free consultation with professional kitchen designers so you get the benefit of all the latest trends. • Square edge or rolled front Formica bench tops. Option to upgrade to Tristone Tops • Quality oven and 900mm wide gas cooktop from Fisher and Paykel • Range-hood • Waste-disposer included
Bathroom and Ensuite	• Bathroom shower enclosure 1500mm long x 900 wide wet floor • Ensuite shower enclosure 1500mm long x 900mm wide wet floor • Tiled shower floors with walls 2000 mm high 3 sides • Porcelain top vanities with long lasting, easy clean surfaces

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- Interior Decoration • Carried out by competent Master Painters using superior grade of paint— fully finished
- Tapware • Top quality tap-ware sourced from the ‘ Raymor ‘ Range
- Electrical
 - Circuit breaker board and data box, fitted in garage area
 - RCD shaver points to bathrooms—*RCD is a safety device fitted to these circuits for protection against shocks*
 - Smoke alarms fitted—Cavius with 10 yr warranty
 - Interior lights— LED down lights
 - Exterior lights—, down-lights to soffits, with front linked to sensor
 - *Master bedroom includes two LED down-lights separately switched for individual reading*
 - TV sockets & wiring fitted, but not aerial installed
 - Telephone wired with sockets, but not connected
 - For added security & convenience, a Security Sensor will control exterior lights to entry area
- Heating • Large Heat Pump supplied and installed to Dine/Family area
- Attic Stairs
- Letter box • To match colours, and complete with numbers
- Clothesline • Installed, complete with path—you choose, retractable or fold-down
- Fencing • Front fencing included, side and rear fences as existing
- Landscaping • Shrubs /Bark and Lawns sown.
- Pergola • Optional extra
- Tradesmen • Selected for this build are all quality conscious and registered trades persons , who consistently deliver to a high level throughout the project—*that is why you get our guarantee of:*

GUARANTEE

- *Start & Handover times*
- *10 years weather-tightness & structural warranty*
- *Fixed price—No surprises*



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Our Team



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