

REDWOOD BUILDING SERVICES LTD

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791 NEUDORF ROAD, UPPER MOUTERE

Currently a consented new build is in progress. The existing property Owners are also the Building Contractor.

The new build and property consists of the following:

- 100m² of interior footprint and 50m² of exterior roofed over decking, with level access from the lounge/kitchen and bedroom 1, plus a second bedroom/study included, bathroom, laundry zone and storage room. Back door entrance with good area of covered decking. 2.550m high stud throughout home.
- The Owners have future plans of adding more bedrooms with a future addition.
- Exterior cladding will be a mix of horizontal bevel back weatherboard and vertical Shiplap natural weatherboard.
- Deck areas will be in Kwila.
- Interior linings will be a mix of Plywood ceilings in the lounge and deck area and Gib board elsewhere, whilst all walls will be painted Gib board.
- Double glazed windows/doors in proposed colour "Slate" to match roof.
- Insulation will be highly specified, being walls at R3.6 and ceilings at R6.2.
- Heating will be via a wood burner (Osburn 1600).
- The wood burner sits in the lounge adjacent to the HWC and will be connected via a wetback system.
- Floor coverings will be wool carpet and sheet vinyl in the bathroom and kitchen zone.
- Water supply is via a 30,000 litre tank which is fed by the Dovedale water scheme (1,000 litres/day). An additional 30,000 litre tank will be installed to collect rainwater off the roof. This water will be used specifically for drinking water and bathroom vanity tap supply.
- Fire fighting will be provided via an in-house sprinkler system.
- A Kitchen PC Sum of \$25,000.00 is included.
- The driveway will be concreted from the gate to the house. A turn area/parking will be created.
- A fruit tree orchard has been established with 15 trees in total (fenced off separately).
- Property comes with a duck pond, vegetable patch and potting shed, already well established and fenced off.
- Property is well fenced/gated with 3 good usable zones for stock.