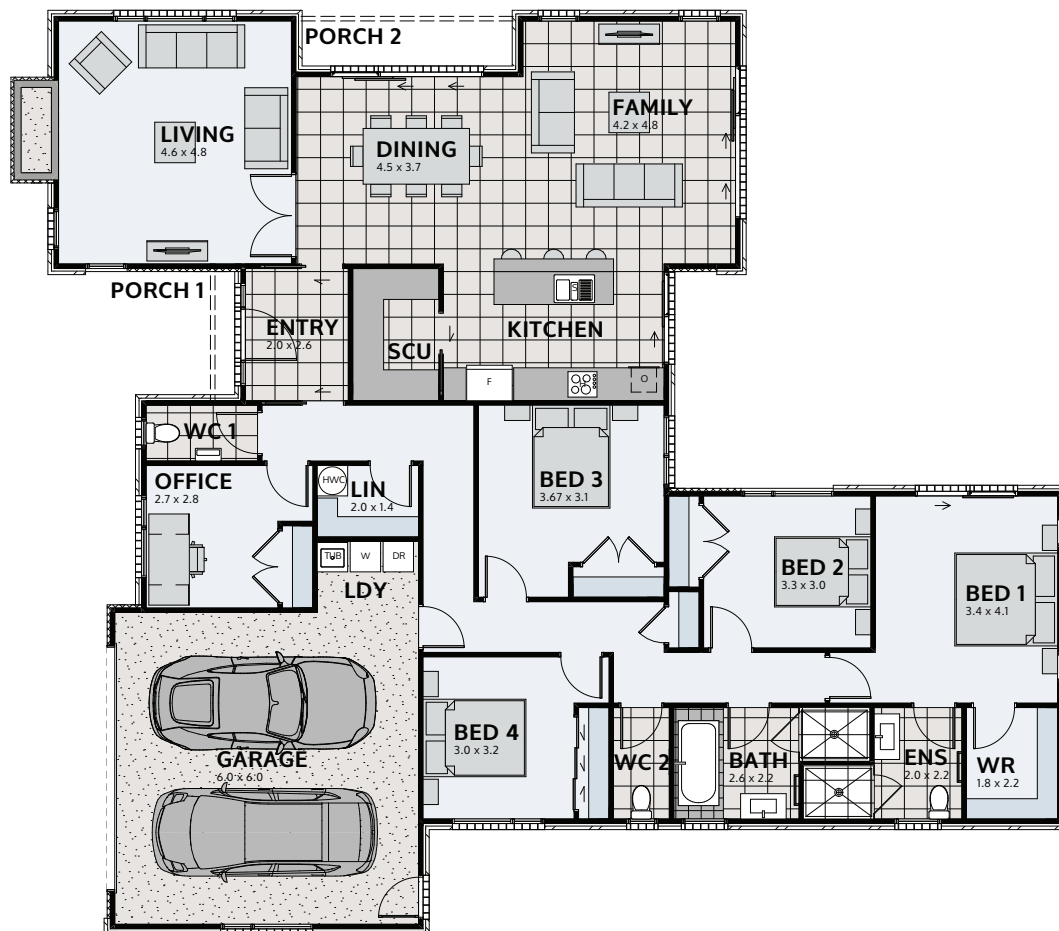


# FITZROY 248

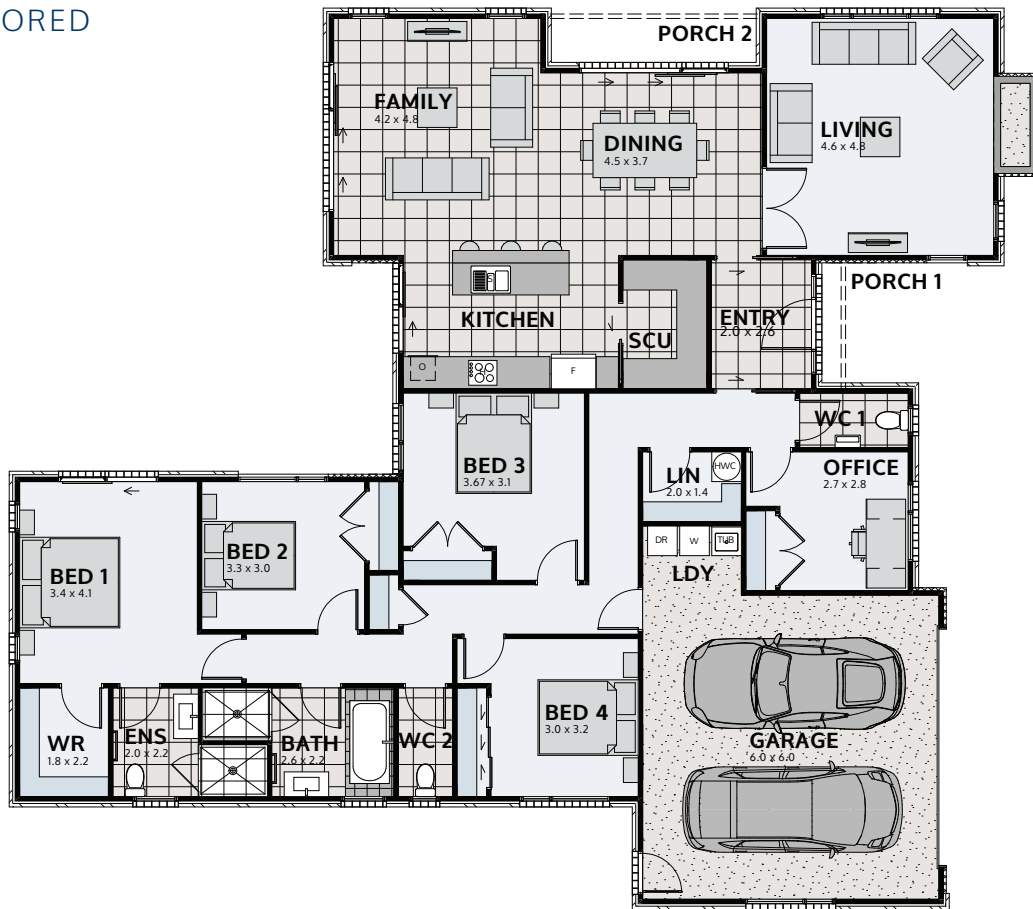


Floor area: **248m<sup>2</sup>** | Length: **20.9m** | Width: **18.3m**  
(over foundation)





## PLAN MIRRORED



## STANDARD INCLUSIONS

- StudioU design experience\*
- Architecturally designed plans
- Council application fees and consents (excluding resource consent)
- Engineering fees and inspections
- Full colours and selections consultation
- Full construction and public liability insurance
- 10-year Master Builders Guarantee
- Standard 300mm excavation, foundations and slab on good flat ground
- Radiata pine wall framing and roof trusses
- Standard 2.4m stud height throughout
- Coloured steel roofing and continuous fascia and spouting
- Brick and linea exterior cladding – wide colour range
- Insulation to all external walls and ceilings (excludes garage)
- GIB plaster board throughout to a level 4 paint finish
- Double glazed aluminium joinery
- Coloured steel sectional garage doors with openers (insulated)
- Resene quality paints inside and out
- Windsor interior door hardware
- Nylon carpets throughout
- Tiled floors in wet areas
- LED lighting throughout
- Kitchen includes designer cabinetry, tops and appliances
- Designer shelving systems to all wardrobes and cupboards
- Designer bathroom fittings and 250 litre smart hot water cylinder
- Full commercial clean upon completion

Our pre-designed plans can be modified to suit your budget and lifestyle. If custom design is more your style, we can do that too.

**To kickstart your build journey, book one of our New Home Consultants by scanning here:**



\*StudioU only available in some regions.

© These designs and illustrations remain the property of Urban Homes NZ Ltd and may not be used or reproduced in whole or in part without written consent.