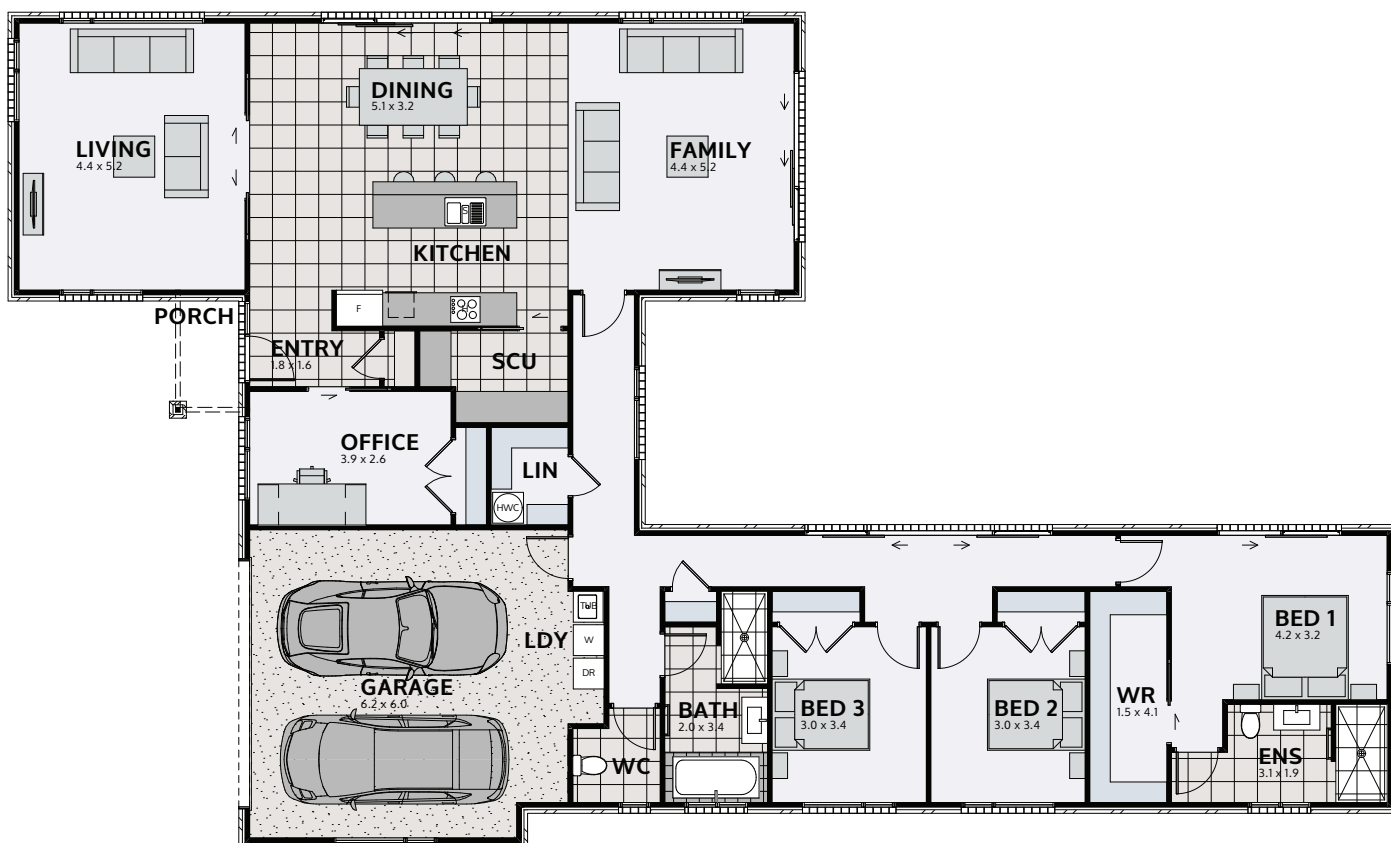


# FUSION 253

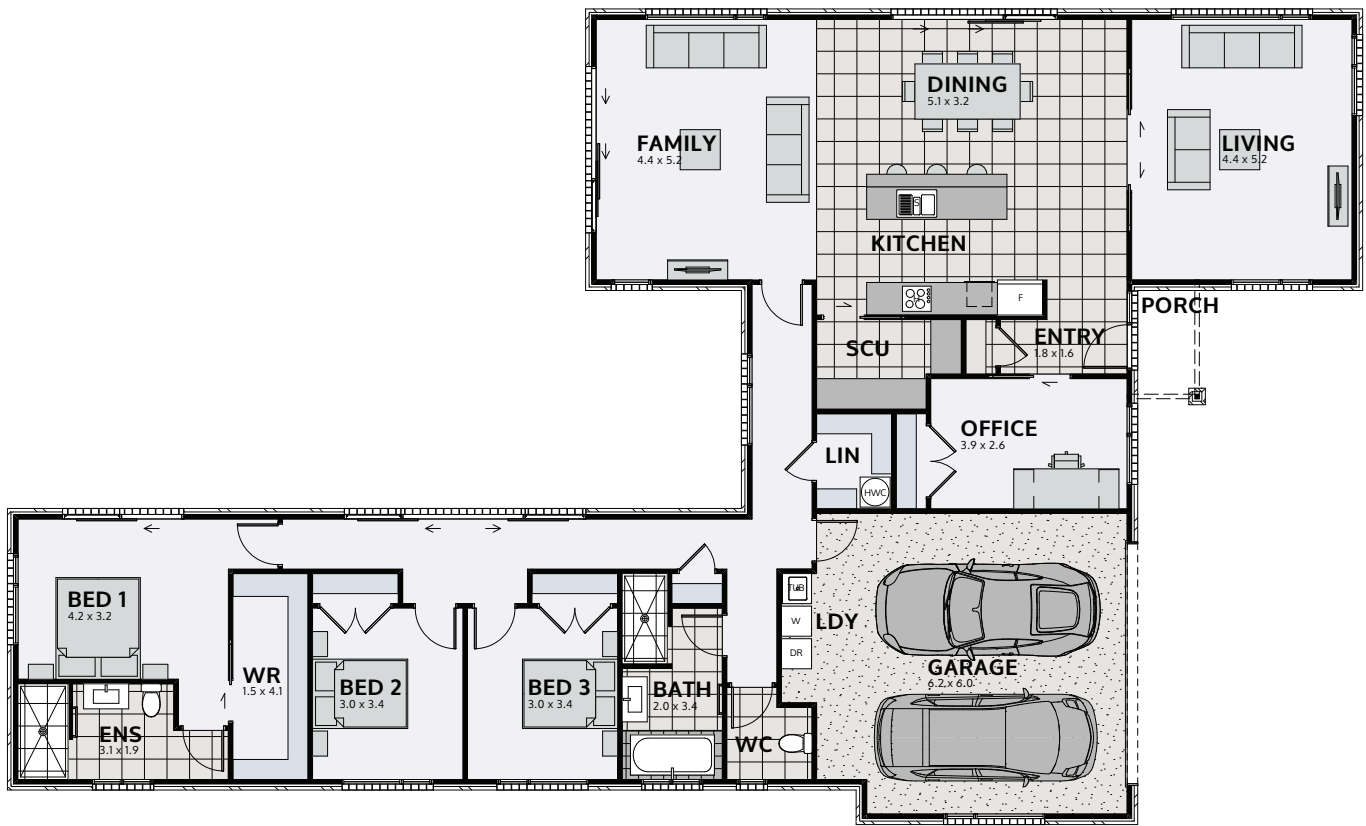


Floor area: **253m<sup>2</sup>** | Length: **27.1m** | Width: **16.3m**  
(over foundation)





## 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.