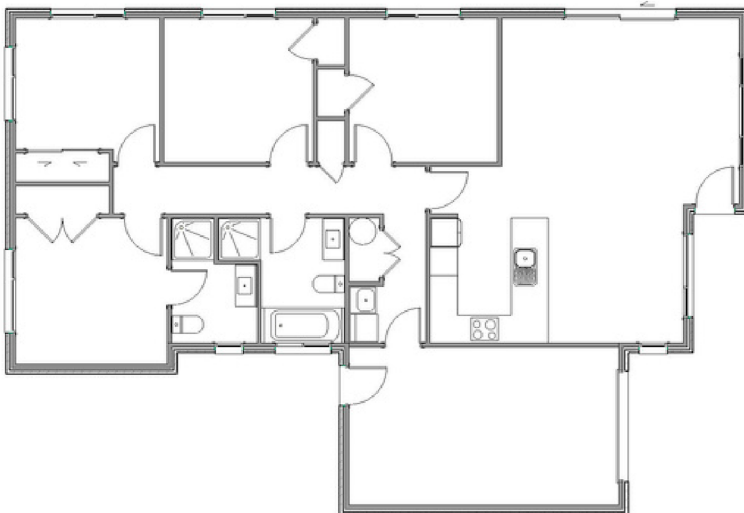
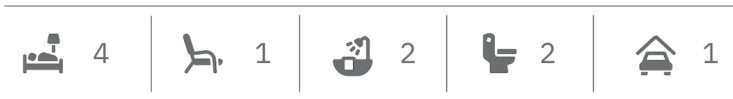


# The Edward 4 Plan



Are you in search of a four-bedroom home that fits your budget? Look no further than our cleverly designed Edward house plan. This modern and functional family home is built to maximize space and cost efficiency. With four well-proportioned bedrooms and an ensuite in the master, this plan has everything you need. The open plan kitchen, dining, and living area make it the perfect place for family gatherings.

**Includes**

- 10-Year Master Build Guarantee
- Jennian Home Completion Promise
- Jennian Homes 36 Month Defects Warranty

Living	116.65m <sup>2</sup>
Garage	22.59m <sup>2</sup>
<b>Total</b>	<b>139.24m<sup>2</sup></b>
Home Width	10.70m
Home Length	15.80m

\*Terms and Conditions apply



*Get in touch...*

**Jennian Homes Wairarapa**  
**Studio J** 200 Chapel Street, Masterton  
**Display Home** 182 Mainstreet, Greytown  
**Abby Schaefer | New Home Consultant**  
**P** 021 242 8802 | **E** abby.schaefer@jennian.co.nz



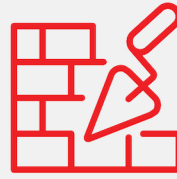
# House Specifications Inclusions



10 year  
Master Build Guarantee



Completion  
Promise



3 Year Defects  
Warranty



Over 40 years building  
experience in the Wairarapa

## EXTERIOR

- H1 Foundations – Firth Rib-Raft finished concrete floor
- Timber Framing based on a high wind zone
- 2.4m stud height
- Bricks – 70 Series Origin Range
- 20m of Power from boundary to home service point
- Roof – Long run iron
- Fascia – Coloursteel 150mm
- Spouting – Coloursteel quarter round
- Downpipes – 80mm PVC unpainted
- Soffits – Smooth Hardiflex painted
- Weatherboards – James Hardies 180mm Linea
- Joinery – Double Solux Low E glazed (including garage)
- Joinery hardware – Kanso range
- Front door – Studio J range
- Front door handle – 600mm Pull Handle
- Garage door – Newport Smooth

## INTERIOR

- 10mm gib to walls
- 13mm gib to ceilings
- Insulation to walls R2.8 including Garage
- Insulation to ceiling R7 including Garage
- 60mm pine Architrave & skirting
- Flush panel doors with Jennian range of handles
- Painted to level 4

## KITCHEN

- Dimensioned & specification from KBH
- 37mm White Laminate bench tops
- Glass splash back 900mm wide
- Haier appliances

## ELECTRICAL

- LED down lights
- HPM Switchgear
- Selected Panasonic High Wall heat pump
- 250 ltr Hot Water cylinder

\*Specification subject to change

## BATHROOM AND ENSUITE

- 900mm Clearlite Wall hung vanities
- Selected tapware from Robertson's
- Clearlite 900x900 showers
- Heat & light fan
- Uno Back to Wall toilets with soft close seats

## WARDROBES

- Ventilated wire shelf strip to all other wardrobes

## FLOOR COVERINGS

- Jennian range of carpet & hard flooring supplied by Carpet Court

## INCLUSIONS

- Building Consent
- Penetrometer Test
- Professional cleaning
- Rubbish removal
- 2hr Colour Consultant allowance

## EXCLUSIONS

- Removal of Spoil from site
- Concrete works (includes Landscaping)
- Hardfill for Raft Floor
- Site drainage
- All weather truck site access

## Completion Promise

The Jennian Franchisor and Franchisees promise to ensure that your home is completed in accordance with the terms and conditions of your signed Jennian Master Builders Residential Building Contract, provided you comply with your signed Master Build 10-Year Guarantee.

Signed

*Ada*

2021

Franchisor



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