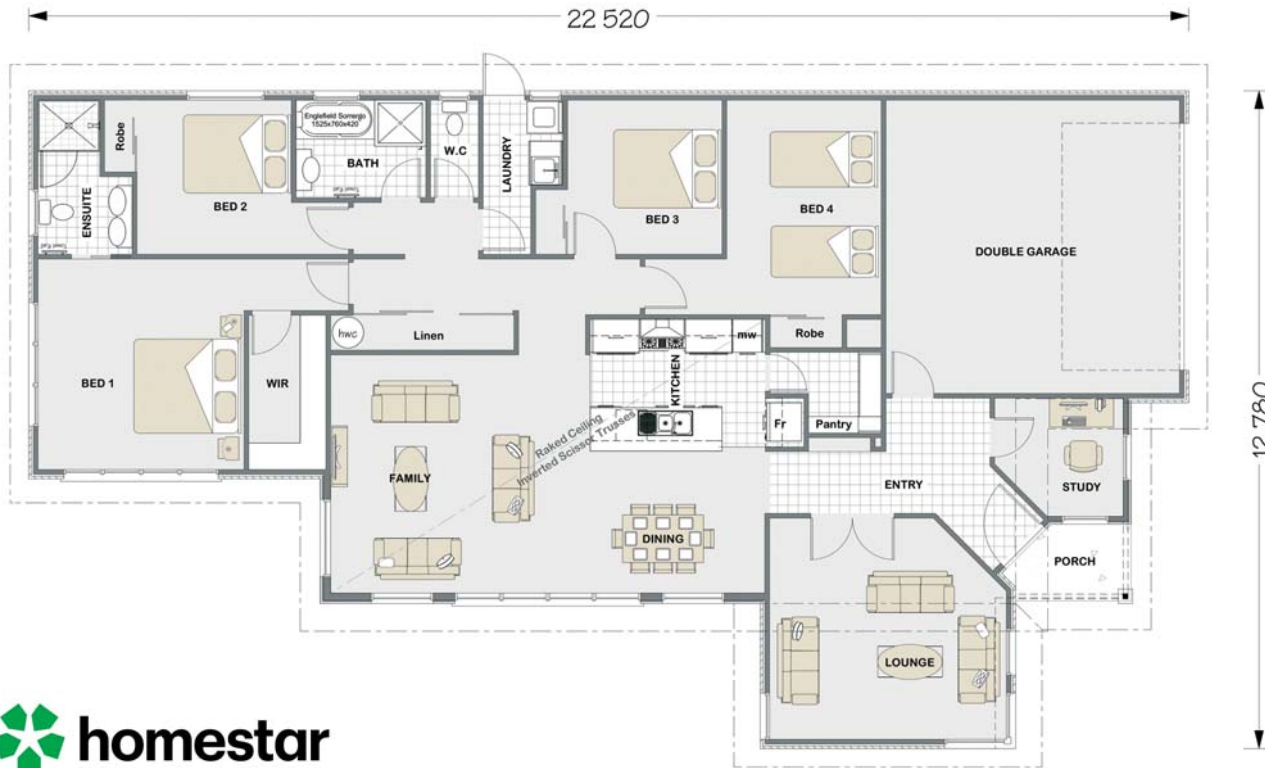




THE PALMWOOD 217

A house with the wow factor inside and out!
 A soaring raked ceiling with additional high windows in the spacious family / dining area ensures all day sunlight pours into this exceptional 4-bedroom family home.



Features Include:

- Feature dining area and family room feature dramatic raked ceiling
- Family room leads outdoors for relaxed indoor / outdoor living
- Double doors lead to separate formal lounge / media room for cosy evenings
- Double glazing and heat pump keep the whole house cosy and warm
- Beautifully fully appointed galley kitchen with large separate scullery
- Angled entranceway leads into living rooms past a handy study
- Separate private master suite, with outdoor access, has its own large ensuite with twin basins and walk-in-wardrobe
- Four family bedrooms have their own bathroom, and separate toilet
- Separate large laundry with external access
- Internal access double garage and 10 year Masterbuild guarantee

You Deserve
 this Fabulous New Home!

This showhome is located at:
 7 Sovereign Boulevard,
 Sovereign Palms, Kaiapoi



The home you deserve

Specifications and Options

You'll be surprised at how many items often charged elsewhere as extras, such as quality carpets, superior fittings and appliances, are included as standard in all Stonewood Homes. And if they're not, we can include them for you.

	First Choice	Essential	Eco Sure	Classic	Showhome
Concrete Floors with Plastered Foundations	•	•	•	•	•
Eco Ply Bracing Barrier	•	•	•	•	•
Choice of Approved Exterior Claddings	•	•	•	•	Plater Enduron
Selection of Roofing Material Products & Colours	•	•	•	•	Coloursteel
Coloursteel Metal Fascia and Gutter System	•	•	•	•	•
Coloursteel Metal Downpipes	○	•	•	•	•
Double Glazed Aluminum Joinery with Timber Reveals	•	•	•	•	25mm
Coloursteel Sectional Garage Doors with Auto Opener	•	•	•	•	•
Feature Entrance Doors Fully Insulated	•	•	•	•	•
Insulated Ceilings	R3.2	R3.6	R3.6	R3.6	R3.6
Insulated Exterior Walls	R2.4	R2.4	R2.8	R2.4	R2.4
Perimeter Insulation	○	○	•	○	○
Slab Insulation	○	○	○	○	○
Nominated Ceiling Height	2.42m	2.42m	2.42m	2.57m	2.57m
Designer Insulated Internal Doors	○	○	○	•	•
Nominated Door Height	1.98m	1.98m	2.4m	2.4m	2.4m
90mm Coving to Ceiling	Sq stopped	Sq stopped	Sq stopped	•	Sq stopped
13mm Gib Ceiling System with Rondo Battens	•	•	•	•	•
Aqualine Gib Finish to Bathroom Walls	○	•	○	•	•
Softline Corners to Walls	Square	Square	Square	•	Square
Full Height Wardrobes with Top Storage Access	•	•	•	•	•
Shelf and Rail to Wardrobes & Cupboards	•	•	•	•	○
Wardrobe & Cupboard Melamine Organisers	○	○	○	○	•
Designer Kitchen complete with Bench Tops	•	•	•	•	•
Granite or Engineered Stone Bench Tops	○	○	○	○	•
Built-In Bosch Oven	•	•	•	•	Freestanding
Bosch Electric Hobs	•	•	•	•	○
Bosch Gas Hobs	○	○	○	○	Oven & gas hobs
Gas Fire	○	○	○	○	○
Stainless Steel Range Hood with 650m ³ Draw	•	•	•	•	•

	First Choice	Essential	Eco Sure	Classic	Showhome
Bosch Stainless Steel Dishwasher	•	•	•	•	Bosch
Waste Disposal	○	•	○	•	•
Italian Tapware	○	•	•	•	Paffoni stick
Laundry Supertub - Cabinets, Taps & Laundry Bypass	•	•	•	•	○
Designer Laundry	○	○	○	○	•
Wall Hung Vanities with Ceramic Tops	•	•	•	•	•
Frameline vinyl backed Mirrors to width of Vanity	•	•	•	•	•
Full length Acrylic Baths	•	•	•	•	•
Acrylic Showers complete with Safety Glass Doors	•	•	•	•	•
Vitreous China Dual Flush Toilets	•	•	Smart Flush	•	•
Bathroom Towel Rails	•	•	•	Chrome heated	Chrome heated
Chrome WC Roll Holder	•	•	•	•	•
Heat/fan/lights to all Bathrooms	•	•	•	•	Fan with light
High Pressure Electric Hot Water	•	•	Solar	•	•
Exterior Taps	2	2	2	3	3
Drainage and Sewer Connection	•	•	•	•	•
Power and Telecommuniacation	•	•	•	•	•
Electrical and Lighting Specification	•	•	•	•	•
Security Alarm	○	○	○	•	•
Digital Wiring	○	○	○	•	•
Inverter Heat Pump (heating and cooling)	○	•	•	•	•
Heavy Duty Carpet	First Choice	•	•	Extra HD	Extra HD
Ceramic Floor Tiles	○	○	•	•	•
Vinyl (other choices available)	•	•	○	○	○
Colour Consultancy	○	•	•	•	•
Painting & Decorating (Wallpaper)	•	•	•	•	•
Low toxic paint (Resene Zylone) throughout	•	•	•	•	•
Low toxic glues throughout	•	•	•	•	•
Building Consents	•	•	•	•	•
365 Day Warranty	•	•	•	•	•
10 Year Master Build Guarantee (Classic)	•	•	•	•	•

KEY: • Included ○ Optional * Subject to Building Code Clause H1- Insulation