



Fortis Homes Classic





3  2  109m²  429m² 

Key Features:

- Large 429sqm Section
- 3 bedrooms
- 2 bathrooms including ensuite
- Internal access single garage
- Open plan kitchen, dining and living
- Engineered stone kitchen benchtops
- Dishwasher, Oven, Cooktop, Rangehood,
- Double glazing and heat pump
- Fully landscaped section
- Modern low-maintenance design
- Turnkey opportunity – secure your new home with just a 5% deposit today, with the balance payable on completion in approximately 6–8 months. Extended settlement options may be available.

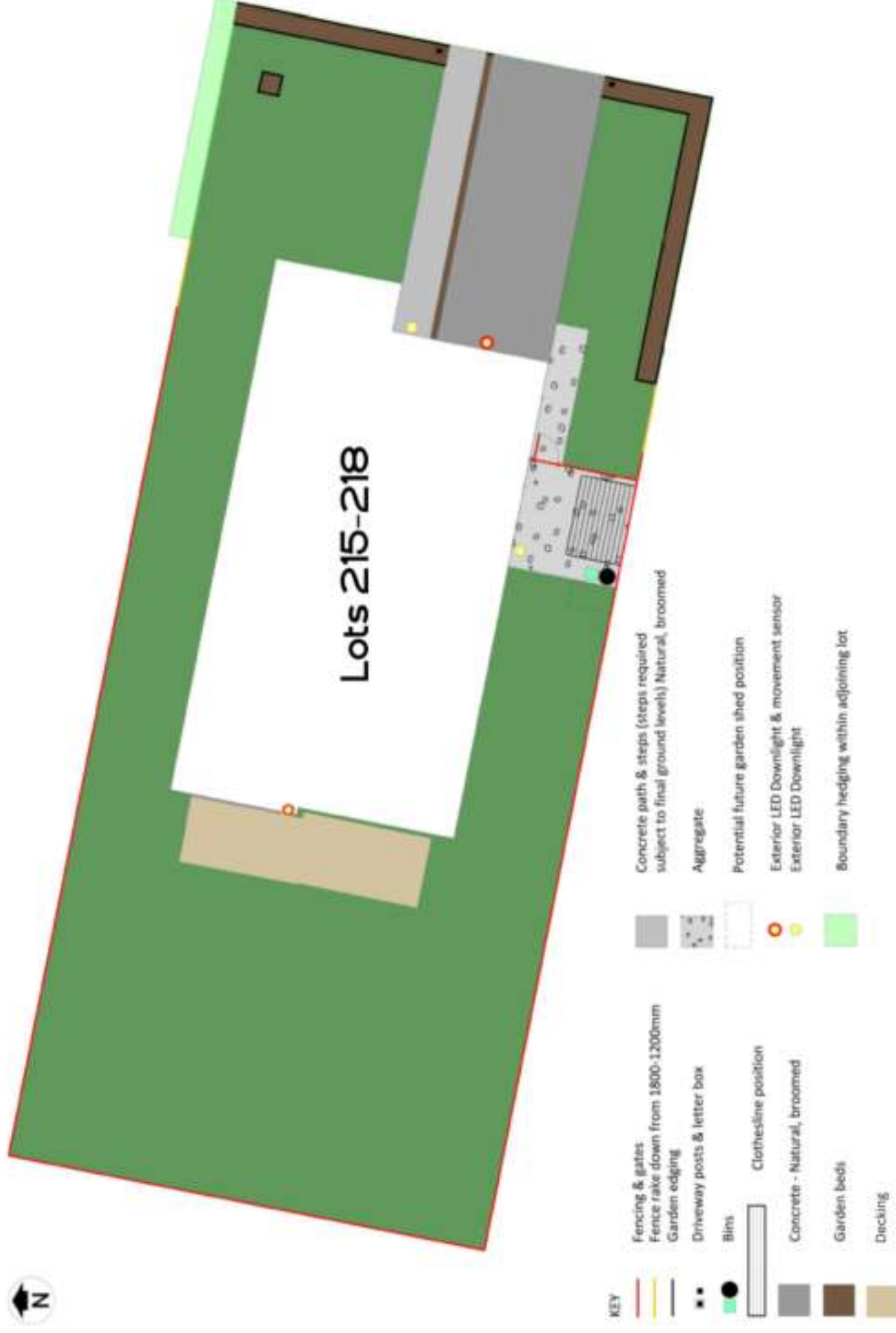






Floor Plan

LANDSCAPING - SITE LAYOUT



Specification

LAKESIDE Sales Specification

Exterior Construction

Drainage / Utilities- As per BC plan.

Foundation Type- Standard Rib-Raft foundation.

Framing- H1.2 treated frames and trusses.

Roofing- Colorsteel roofing.

Fascia- Colorsteel.

Spouting- Colorsteel spouting.

Downpipes- 80mm downpipes.

Soffits- Hardiflex with PVC jointers.

Cladding

Cladding 1- Horizontal - BCG Nuline, or similar.

Cladding 2- Vertical - BGC Duragroove Woodgrain, or similar.

Cladding 3- Brick - bagged or raked

Joinery- Powder coated aluminium windows and doors - double glazed.

Garage Door- Automated Colorsteel door to suit exterior colour scheme.

Front Door- Aluminium door to suit exterior colour scheme.

Front Door Handle- Hardware to suit exterior colour scheme, Electronic Security Lock

Exterior Lighting- Sensor light located at some exterior doors.

Interior Construction

Insulation- Ceilings and exterior walls for inhabitable areas.

Plumbing- Buteline pipes (or similar) To include two outside taps.

Water Heating- Electric hot water cylinder. Size to suit location.

Heating- Heat pump unit in one location.

Electrical- As per electrical plan.

Light Fittings- LED downlights, round white.

Interior Doors- Hollow core, 35mm MDF, flat jambs and architraves.

Door Handles- Schlage handles or similar

Door Stops- To match door hardware.

GIB Stopping- Level 4 paint finish.

Cornice- Gib square stop

Skirting- 60 x 10 pine.

Architraves- 40 x 10 pine.

LAKESIDE Sales Specification

Interior Finishing

Painting- Dulux or similar. Level 4 finish. To suit interior scheme.

Flooring:

Laminate- Entrance, kitchen, dining and living.

Carpet- Bedrooms

Tiles - Bathrooms

Kitchen:

Cabinetry- 18mm Laminex Melteca

Benchtop- 20mm engineered stone benchtop.

Splashback- Tiled to match interior scheme.

Sink- Stainless steel sink.

Mixer- Gooseneck sink mixer or similar.

Feature Light- Cannister lights over kitchen island.

Kitchen Appliances - Haier

Oven- Stainless steel wall oven.

Hob- Electric ceramic cooktop, or similar.

Range Hood-Canopy or powerpack rangehood to suit kitchen layout.

Dishwasher-Stainless steel dishwasher.

Bathroom & Ensuite Fittings

Vanity- Sized to suit room size.

Vanity Splash Back-Tile.

Bath- Bath to fit room size.

Shower- Enclosed shower unit or similar, sized to suit the room.

LED Mirror- to suit vanity and room size.

Heated towel rail.

Toilet- Back to wall toilet suite or similar.

Ventilation- Extractor fan

Misc. Fittings

Toilet paper holder.

Vanity tap mixer.

Laundry tub- Slim laundry tub and mixer.

Wardrobe Systems- Solid shelving

Smoke Alarm-Photoelectric smoke alarm.

LAKESIDE Sales Specification

Landscaping

Driveway- Concrete driveway, natural broomed finish

Fencing- As per landscaping plan and design guidelines for Lakeside

Planting- As per landscaping plan and design guidelines for Lakeside

Letterbox- Wooden post mounted, as per design guideline for Lakeside

Clothesline-Fence mounted.

Decking- As per landscaping plan.

Retaining - As required to meet Development Guidelines.

Exclusions

No allowance for:

Alarm system

Telephone/internet connection/installation.

Important

- Specifications are subject to: final design plans, product availability, building consent and resource consent requirements.
- In some light conditions in some locations, plasterboard stopping can be apparent, particularly if very light or dark colours are used.
- Minor "peaking or popping" may occur, mainly due to timber curing over time.
- Due to duration of the project some product changes may be required for a variety of reasons, including but not limited to, supply chain delays, pandemics, supplier product changes, end of line materials and new products / brands evolving. The builder reserves the right to change product/brand selections of all above stated items for similar or of equal quality. This right will remain for the duration of the project.
- The MBIE Guide to Tolerances, materials and workmanship in new residential construction 2015 applies to this property.
- A 10 year Guarantee is included with every Fortis Homes House & Land Package.

INTERIOR PALETTE ONE



- 1. Carpet- Victoria Herregan Forged Steel
- 2. Laminate Flooring
- 3. Bathroom Tile - Magic Stone White 600x600
- 4. Wall and Ceiling- Resene Black White
- 5. Kitchen Cabinetry- Carbon
- 6. Kitchen Bench Top- 20mm Engineered Stone
- 7. Kitchen Splashback- Village White Gloss Tiles

INTERIOR PALETTE TWO



1.Carpet- Victoria Herregan Sierra

2.Laminate Flooring

3.Bathroom Tile - Magic Stone White 600x600

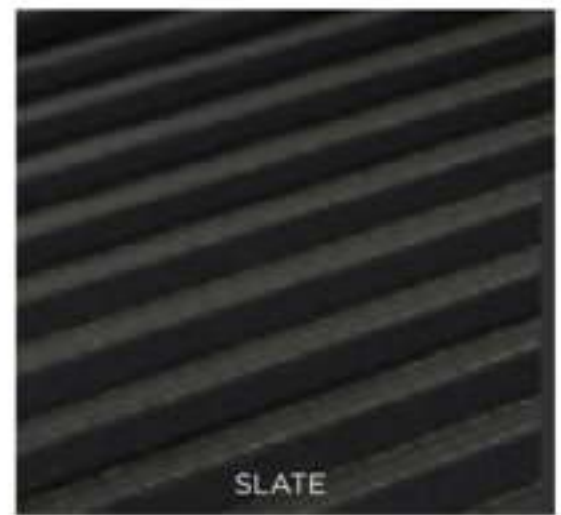
4.Wall and Ceiling- Resene Black White

5.Kitchen Cabinetry- Moss Grey

6.Kitchen Bench Top- 20mm Engineered Stone

7.Kitchen Splashback- Village White Gloss Tiles

EXTERIOR PALETTE ONE



Roofing- Corrugate, Colorsteel
 Downpipes, Spouting and Flashings-
 Dominant Walls- Vertical Cement Sheet
 Feature Walls- Painted Brick
 Soffits- Fibre Cement
 Front Door & Garage Doors-
 Window Joinery- Aluminium

SLATE
 SLATE
 PORTER
 DOUBLE HOUSE WHITE
 PORTER
 PORTER
 SLATE

EXTERIOR PALETTE TWO



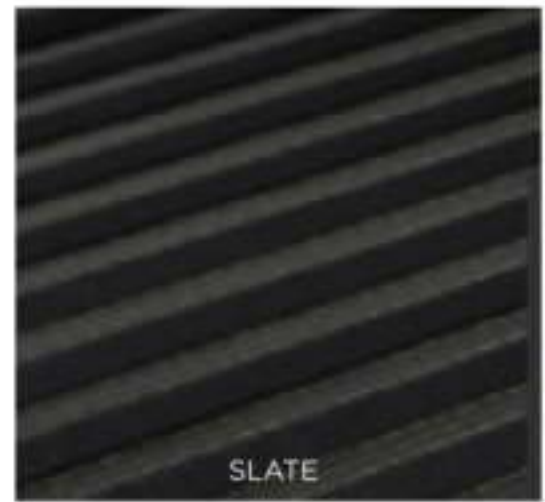
Resene Slate



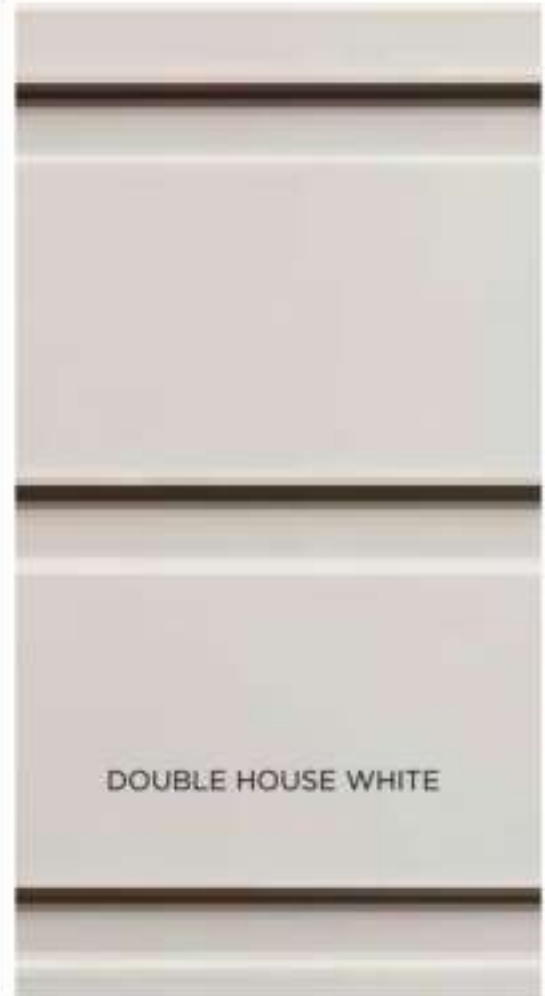
Resene Double House White



PORTER



SLATE



DOUBLE HOUSE WHITE

Roofing- Corrugate, Colorsteel
Downpipes, Spouting and Flashings-
Dominant Walls- Horizontal Timber WB
Feature Walls- Vertical Cladding
Soffits- Fibre Cement
Front Door & Garage Doors-
Window Joinery- Aluminium

SLATE
SLATE
DOUBLE HOUSE WHITE
PORTER
PORTER
PORTER
SLATE





LEGALS

Land area	429m ²
Floor area	109m ²
Tenure	Vacant
Rateable value	\$790,000
Land value	\$255,000
Improvements value	\$535,000
Rates:	
District	\$\$5,234.69
Regional	\$500.76



ENERGY

Heating	Heat Pump
Windows	Aluminum - Double Glazed



CONSTRUCTION

Year built	2026
Exterior	Mixed Material
Roof	Steel/G-Iron

CHATTELS

Auto garage door, dishwasher, electric oven, hob/cooktop, 2x Bathroom extractor fans, fixed floor coverings, heat pump, light fittings, range hood

WHAT NEXT?

So, you've found a home you love—what happens now? Here's a simple guide to help you secure the property while completing your checks:

1 SUBMIT AN OFFER WITH CONDITIONS

To ensure the property is reserved for you while you do your due diligence, you'll need to submit a conditional offer. This means your offer is subject to certain checks being completed to your satisfaction before proceeding. Common conditions include:

- Finance Approval – Confirming your lending with the bank
- Building Inspection – Checking the home's structure and condition
- LIM Report Review – Ensuring there are no council issues
- Solicitor's Approval – Having your lawyer review the contract and title



No money is paid at this stage—the deposit is only required once your conditions are met and the contract becomes unconditional.

2 COMPLETE YOUR DUE DILIGENCE

Once your offer is accepted, you will have an agreed timeframe (e.g., 10-15 working days) to complete your checks. During this time, you should:

- Arrange a building inspection
- Review the LIM report and title
- Finalise finance with your bank
- Seek legal advice and review any concerns

3 CONFIRM YOUR CONDITIONS

If everything checks out, you confirm your conditions, and your offer becomes unconditional—meaning the purchase is locked in. If there are any major issues, we can discuss your options, including negotiating further or withdrawing if necessary.

4 PAY THE DEPOSIT & PREPARE FOR SETTLEMENT

Once your offer is unconditional, the agreed deposit is paid, and your solicitor will guide you through the final legal steps. The home is now officially yours, and we'll assist you in preparing for settlement and key handover!



Need Help?

I'm here to guide you through each step—let's get you closer to securing your new home!

FUSION TEAM



Aidan Picot – Proven Results, Real Success

Aidan Picot has built his reputation on delivering outstanding results in real estate. Recognised as a Top Salesperson multiple times and awarded Rising Star of the Northern Region on several occasions, Aidan's track record speaks for itself.

With a background at one of New Zealand's leading agencies, his dedication, work ethic, and ability to connect with people have consistently set him apart. From achieving strong sales prices to guiding first-time buyers into their homes, Aidan knows how to get results while keeping the process smooth and stress-free.

Now proudly part of the Fusion team in Te Kauwhata, Aidan combines local knowledge with proven experience to achieve the best possible outcome for every client.



Driving Fusion Real Estate's rapid growth as one of the region's leading independent agencies

As the owner of Fusion Real Estate, Kirsten Anderson has built one of Te Kauwhata's most successful independent agencies, driving dozens of sales every year across residential and lifestyle properties. Her relentless work ethic and commitment to excellence have positioned Fusion as a trusted local leader with a reputation for powerful marketing campaigns and record-breaking results.

Kirsten's high-performance approach has consistently delivered: from fast, premium-price sales to strategic negotiations that secure top outcomes, even in tough markets. Her ability to problem-solve, adapt, and push harder than most ensures her clients don't just sell — they achieve results beyond expectation.

She combines proven sales achievements with sharp marketing strategies and tireless energy, setting a new benchmark for results in the region.



Let's make it happen.

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