



MCRAE &
KNOWLER



PARAMOUNT
BUILT LTD

4 CORRAVALLY RISE

WEST MELTON

HIGH SPEC TURNKEY BUILD
READY THIS SUMMER

2026



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INTRODUCTION

Welcome to 4 Corravally Rise — a high-spec, architecturally designed family home on a generous 798m² section in one of West Melton's most sought-after streets, finished and ready to move into this summer.

This is a turnkey build. Everything specified in this booklet is included: the polished concrete, the tiled bathrooms with underfloor heating, the ducted heating, the solar, the landscaping. No allowances to chase, no surprises at the end.

Brought to market by **McRae & Knowler**, a boutique Canterbury agency, and built by **Paramount Built Ltd**, a New Zealand Certified Builder backed by a 10-year Halo Residential Guarantee.

WHO WE ARE

MCRAE & KNOWLER

Boutique by choice. McRae & Knowler is a Canterbury agency based in Lincoln, working across Selwyn and beyond.

No cookie-cutter campaigns. Every property we take to market is considered on its own merits — the marketing, the pricing strategy and the buyer approach are built for that home, not pulled off a shelf.

Full service, start to finish. You deal with your agent directly, from the first conversation through to settlement day.



**PARAMOUNT
BUILT LTD**

New Zealand Certified Builder. Paramount Built Ltd is a registered NZCB member and Licensed Building Practitioner.

Backed by Halo. Every Paramount home carries a 10-year Halo Residential Guarantee — structural cover that sits independently of the builder, alongside your statutory protections under the Building Act.

Specification-led. Paramount build to a written schedule, so what is promised at the start is what is delivered at handover — reproduced in full in this booklet.

MEET THE BUILDER

If you would like to meet the builder before you buy, just ask. We will arrange a time for you to sit down with Paramount Built, walk the site together and put your questions to the person actually putting the home up — the finishes, the programme, the way it is being built.

Most buyers of a new build never get that. We think you should.



New Zealand
Certified
Builders
Association



CERTIFIED & GUARANTEED

NZ Certified Builder · Licensed Building
Practitioner · 10-Year Halo Residential Guarantee

ARTIST'S IMPRESSION

REAR ELEVATION & OUTDOOR LIVING



Cathedral ceilings and high gable glazing open the main living space to a covered Kwila deck — designed to catch the sun and shelter from the nor'wester.

THE HOME

Turnkey means turnkey — the landscaping, driveway, fencing and fixtures are all in the price.

READY THIS SUMMER

Four bedrooms, a dedicated office, two separate living areas and 300m² of considered floor plan — arranged in two gabled forms around a sheltered central entry.

The heart of the home is a 5.22 × 9.51m open-plan kitchen, dining and living space under a cathedral ceiling, with high gable glazing drawing light deep into the room and polished concrete underfoot. A walk-in pantry keeps the working kitchen out of sight; stone benchtops with waterfall ends and a full Fisher & Paykel package — including twin ovens and a 90cm induction hob — do the rest.

A separate carpeted lounge sits off the entry with the office beside it, giving the household a second living space and a proper place to work.

The master suite is positioned at the quiet end, with a walk-in wardrobe and a fully tiled ensuite. Three further double bedrooms share a fully tiled family bathroom with a freestanding bath, and both bathrooms have underfloor heating. A separate powder room serves guests.

Comfort is engineered in: two ducted Daikin heat pumps, R4 walls and R7 ceilings, thermally broken joinery with low-E argon double glazing, and six solar panels with an inverter.

The insulated double garage carries attic storage above and a single drive-through door at the rear, opening onto a concrete hardstand — somewhere to put the trailer, the boat or the mower without dragging it round the house.



ARTIST'S IMPRESSION — CEDAR CEILING SHOWN IS AN OPTIONAL UPGRADE

ARTIST'S IMPRESSION

INSIDE — LIVING UNDER THE GABLE



Polished concrete runs the length of the living wing, holding the warmth from the north-facing glazing. High gable windows sit above the curtain line, so the room stays private at eye level and open to the sky above it.

PLEASE NOTE

The cedar ceiling lining shown in these interior renders is **not included** in the \$1,360,000 price or the attached specification. It is available as an optional upgrade of \$40,000 — see page 16.

THE DETAILS

AT A GLANCE

BEDROOMS

4 + office

BATHROOMS

2 + powder room

LIVING AREAS

2

GARAGING

2 car + drive-through

FLOOR AREA

300m² incl. portico

LAND AREA

798m²

PRICE

\$1,360,000

As per the attached specification. Excludes the cedar ceiling to the main living and alfresco areas — an optional \$40,000 upgrade.

Low deposit turnkey or progress payment options available.

COMPLETION

**READY THIS
SUMMER**

A completed turnkey home — landscaping, driveway, fencing and all fixtures included.

ROOM DIMENSIONS

**Open-plan living /
dining / kitchen** 5.22 × 9.51m

Lounge 3.33 × 4.00m

Office 1.80 × 4.00m

Garage 7.32 × 6.52m

**Bedroom 1 —
master, WIR &
ensuite** 3.23 × 4.36m

Bedroom 2 4.34 × 3.52m

Bedroom 3 4.34 × 3.41m

Bedroom 4 3.74 × 3.41m

Floor area of 300m² includes the portico; the builder's schedule records a floor area of 280m². Areas are approximate and subject to final survey and as-built measurement. All information is provided in good faith from vendor and builder documentation; purchasers should satisfy themselves by independent inspection and advice.

FEATURES YOU'LL LOVE

- **Cathedral-ceiling living:** High gable glazing over 5.22 × 9.51m of open-plan living, dining and kitchen.
- **Insulated and quiet:** R4 walls and R7 ceilings, with acoustic batts between bedrooms 1 and 2.
- **Raised stud height:** 2.7m in the kitchen, living and office; 2.55m elsewhere.
- **Ducted comfort:** Two Daikin ducted heat pump units.
- **Polished concrete floors:** Through living, kitchen, walk-in pantry, entry hallway, laundry and powder room.
- **Six solar panels with inverter:** Lower running costs from day one.
- **Chef's kitchen:** Stone benchtops with waterfall ends, walk-in pantry, Insinkerator, and twin Fisher & Paykel ovens with a 90cm induction hob.
- **An unusually large double garage:** 7.32 × 6.52m, insulated and carpeted, with attic storage, a smart opener and a drive-through door to concrete at the rear.
- **Fully tiled bathrooms:** Walls and floors in Silk Sky 600×1200, with underfloor heating to both the ensuite and main bathroom.
- **Thermally broken joinery:** Low-E argon double glazing throughout, with a digital E-LOK smart entrance lock.
- **Freestanding bath:** Posh Solus 1700 in the family bathroom, with a backlit LED mirror.
- **Landscaped and finished:** Kwila decking, coloured concrete, hedging, raised vege gardens and planting to a designed master plan.



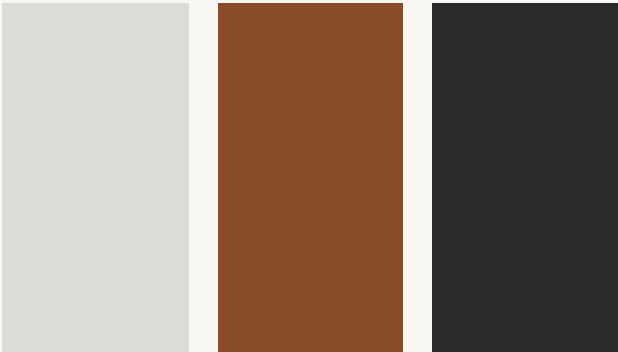
PLASTER & CEDAR, GABLE ON GABLE

Contemporary plaster in Sea Fog with vertical cedar detailing finished in Dryden Oil (Elm), under a T-Rib profile roof. Twin gables frame a sheltered central entry — an elevation built to age well rather than date fast.



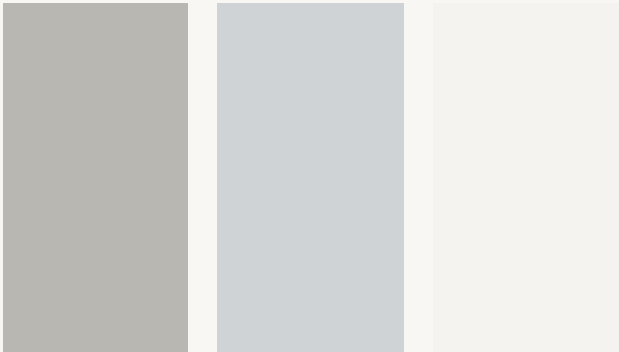
MATERIAL PALETTE

EXTERIOR



Plaster	Sea Fog
Cedar	Dryden Oil – Elm
Roof	T-Rib profile
Joinery	Thermally broken aluminium
Decking	140mm Kwila

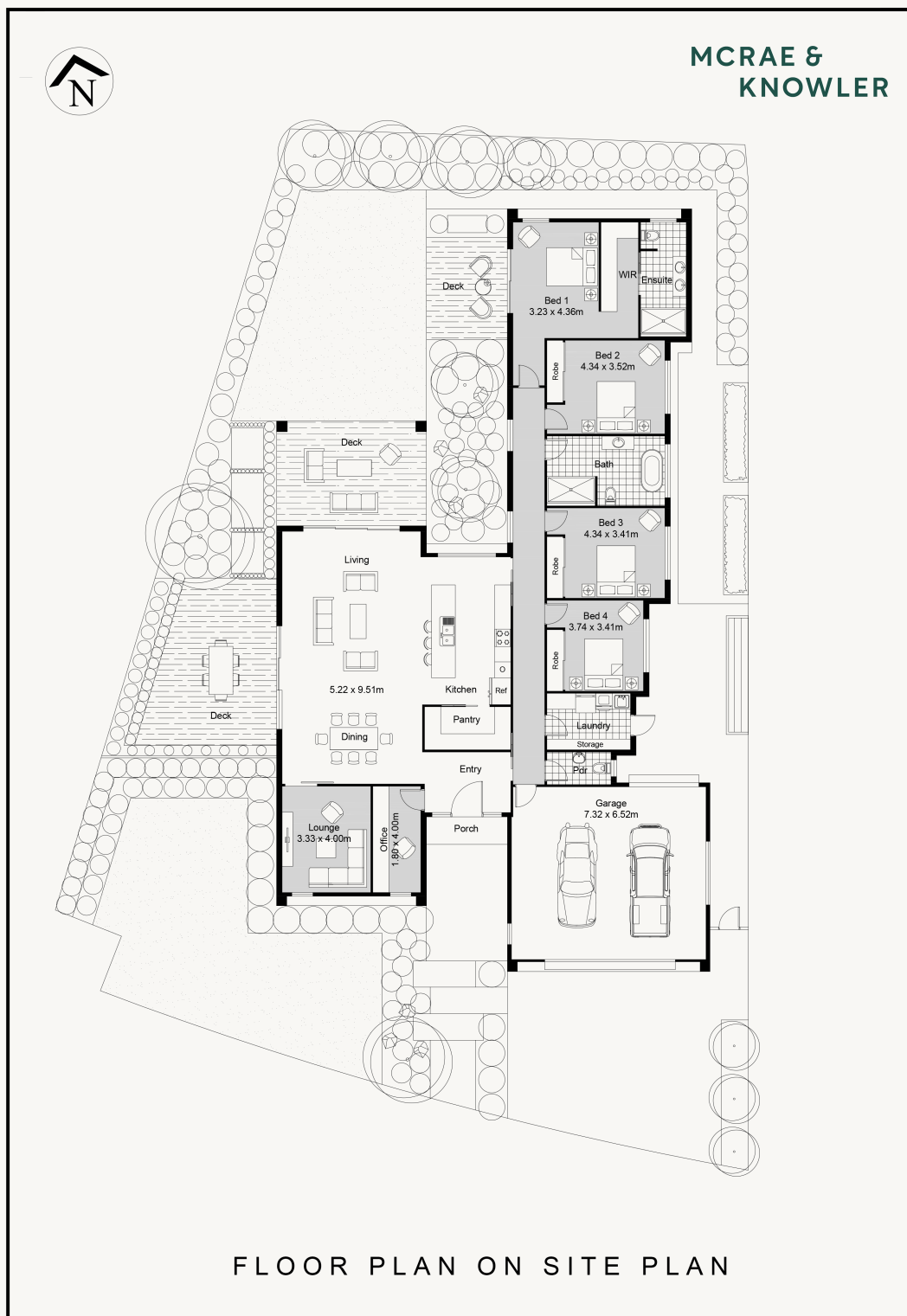
INTERIOR



Floors	Polished concrete
Tiles	Silk Sky 600×1200
Carpet	Feltex – Misty River
Walls	Black White
Hardware	Gun metal grey
Cedar ceiling lining	Optional upgrade – + \$40,000

Colour swatches are indicative representations only and will not match the finished product exactly. Refer to physical samples and the builder's specification.

FLOOR PLAN



Drive-through garaging. A single door at the rear of the garage opens onto a concrete hardstand — room for the trailer, boat or mower without dragging it round the house.

Floor plan shown on site plan. Indicative only and not to scale — refer to the approved construction drawings for dimensions and detail.

LANDSCAPE MASTER PLAN



Decking

140mm Kwila boards

Paths & patios

Coloured concrete, Ceramic Grey (Permacolour)

Driveway

Exposed aggregate, double-shot black, two coats sealer

Lawn & hedging

Lawn front and rear, with a 1.5m high hedge to the boundaries

Garden beds

Planted beds with specimen trees and feature rocks

Extras

Gravel path, raised macrocarpa vege gardens (600mm high), stained pine batten screen

Landscape master plan by DWG Landscape Architecture & Outdoor Kitchens, drawing CON_002, concept stage. Indicative only. Planting shown at mature size.



WHERE?

WEST MELTON, SELWYN

West Melton sits 24km west of Christchurch on the edge of the Canterbury Plains — close enough for a straightforward city commute, far enough for room, quiet and open sky. It is one of the fastest-growing townships in Selwyn, up from around 330 residents in 2006 to roughly 2,700 today.

WEST MELTON SCHOOL (YRS 1–8)	IN THE VILLAGE
VILLAGE SHOPS & SUPERMARKET	IN THE VILLAGE
RECREATION & COMMUNITY CENTRE	IN THE VILLAGE
ROLLESTON	APPROX. 12KM
CHRISTCHURCH CBD	24KM
WAIMAKARIRI RIVER	NEARBY

WHY WEST MELTON

- **Room to breathe:** A 798m² section with mature planting and three separate deck areas — space that is increasingly hard to find this close to Christchurch.
- **Established village, growing fast:** School, shops, supermarket, community and recreation centre, petrol station and church, all within the township.
- **Family-ready:** West Melton School serves years 1–8 with around 458 pupils, and has been part of the community since 1871. A skate park and playground were both added in recent years.
- **Genuinely connected:** 24km to central Christchurch, roughly 12km to Rolleston, and an easy run to Christchurch Airport and the ski fields beyond.
- **Open-country lifestyle:** Vineyards, olive groves and equestrian country on the doorstep, with the Waimakariri River close by for fishing, boating and picnics.
- **Built for the long term:** A high-spec, well-insulated, solar-assisted home in a tightly held street — bought at a known, fixed price with a 10-year structural guarantee behind it.

Population, school roll and distance figures are drawn from publicly available sources and are indicative only.



SPECIFICATIONS

The pages that follow reproduce Paramount Built Ltd's Proposed Build Specifications for 4 Corravally Rise, dated 09/06/2026 — in full, exactly as written.

We include the whole schedule rather than a highlights reel, because a turnkey purchase is only as good as what is written down.

Items recorded as TBC or "to be attached" remain as written on that schedule. Where a product is named, an equivalent of equal or better quality may be substituted if the specified item becomes unavailable. Ask Tiaan for the full builder's schedule, kitchen plan, lighting plan and working drawings.

ONE OPTIONAL EXTRA

The cedar ceiling to the main living and alfresco areas is **not** part of this specification or the \$1,360,000 price. It is available at + **\$40,000** — see page 16.

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BUILD DETAILS

Floor Area	280m ²
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STRUCTURAL COMPONENTS

Wall Framing	90 × 45mm SG8 H1.2 Timber
Roofing / Ceiling	Trusses SG8 H1.2 & Rondo
Engineers	<i>This quotation is based on the engineering details and requirements known at the time of pricing. Any additional structural requirements, design amendments, specifications, materials, or construction work required by the engineer after the acceptance of this quotation shall be treated as a variation and will be at the client's cost.</i>

EXTERIOR

Exterior Cladding	Main = Plaster · Secondary = Cedar — supply & installation included in contract price
Roofing	T-Rib Profile — supply & installation included in contract price
Fascia & Gutter	Supply & installation included in contract price
Decking	Kwila decking 140mm

EXTERIOR JOINERY & DOORS

Entrance Door	Thermatek Parkwood vv aluminium panel
Window & Doors	Thermally broken aluminium
Entrance Door Hardware	Digital E-LOK 10 smart lock
Fire Door	N/A

GARAGE DOOR

Door Type	Apex flat panel garage door (Dominator smart)
Auto Opener	Yes
Remote Buttons	Yes
Insulated	Yes



INTERIOR LININGS

Walls	10mm Gib Board
Ceilings	13mm Gib Board
Wood Panelling	TBC with the end price

OPTIONAL UPGRADE — NOT INCLUDED IN THE PRICE

CEDAR CEILING

+ \$40,000

Cedar ceiling lining to the **main living area and alfresco** is **not** included in the \$1,360,000 price and forms no part of this specification. Shown in the renders on pages 04 and 05.

INSULATION

Exterior Walls	R4 (supply & installation included in contract price)
Ceilings	R7 (supply & installation included in contract price)
Noise Batts	Between bedroom 1 and 2

GIB STOPPING

Grade	Level 4
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INTERIOR TRIM

Skirting	60mm × 12mm MDF single bevel edge
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INTERIOR DOORS

Door Type	Independent doors range
Doorstops	Wall mounted
Door Hardware	Magnetic tubular latch, lever on round rose · M series flush pull 190mm for cavity sliders
Hardware Colour	Gun metal grey
Door Frames	MDF
Cavity Sliders	Independent door range
Wardrobe & Shelving Storage	Included in kitchen price

KITCHEN & LAUNDRY

Vanity / Main Bathroom	City 50 1200 1d1dr WH W/Wg CP BT
Vanity / Ensuite	City 50 2400 2d2dr WH W/WG CP BT
Kitchen Plan	<i>To be attached</i>

FLOORING

Floor Carpet	Feltex carpet – Misty River
Garage Carpet	Yes
Tiles	Silk Sky 600×1200 <i>Ensuite and main bathroom fully tiled consisting of walls and floor. Underfloor heating installed in both bathrooms. Splash back located in pantry + laundry. Splash back located in powder room – Kyoto Metallic.</i>
Polished Concrete	Living + kitchen · Walk-in pantry · Entry hallway · Laundry · Powder room
Timber Flooring	N/A

PAINTING

Exterior	Sea Fog (plaster) · Dryden Oil (Elm)
Interior	Black White
Paint Colours	<i>TBC with painter regarding additional colours. Nil additional cost on labour regarding wanting additional colours.</i>

ELECTRICAL / SOLAR

Lighting	As per lighting plan
Switches / Cover Plates / Down Lights	Vynco Range (see attached brochures)
Under Floor Heating	Main bathroom + ensuite
Solar	× 6 with inverter

DRAINAGE

All Applicable	As per drainage plan & quote (supply & installation included in contract price)
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PLUMBING / KITCHEN

Waste Disposal	Insinkerator
Kitchen Sink	Mizu Drift G/N Sink Mixer Crv BB (5*) Lf

PLUMBING / MAIN BATHROOM

Shower Mixer	Mizu Drift Shower Mixer Kit BB LF
Shower Waste	Tile Insert Shower Waste Kit 1M S/S
Bath / Vanity Mixer	Drift W/Bs/Bth/M Set CV 2pc Kit BB 6*lf
Basin Plug	Mizu Drift Uni 40mm Dome Pop UP P&W BB
Towel Rails	Mizu Soothe Vert Htr (Triple Pk) BB
Toilet	Kado Lux Ccbtw RL Plus OH Bk/I TS WH 4*
Toilet Roll Holder	Mizu Drift Straight T/Roll Holder BB
Basin	Kado Lussi Thin Rnd A/C Basin W P&W 380
Mirror	Trendy Mirror Led Backlight Pol 1200×900
Shower Rail	Mizu Drift Single Waterrail BB (3*)
Dumper Head	Kado Lux Ccbtw RL Plus OH Bk/I TS WH 4*
Water Rail	Mizu Drift Ceiling Shwr Arm Only 300 BB
Bath	Posh Solus Btc F/S Bath 1700 Right
Shower Door	Prestidge Glass Shower Door

PLUMBING / POWDER ROOM

Mirror	Trendy Arch Mirror Back Lit 900×500
Basin Mixer	Drift W/Bs/Bth/M Set CV 2pc Kit BB 6*lf
Basin / Vanity	Posh Domaine Mini 400 1 Door Wall Hung White Console Top Matte White
Basin Plug	Mizu Drift Uni 40mm Dome Pop UP P&W BB
Bottle Trap	Mizu Drift Bottle Trap 40mm BB
Toilet	Evo 70
Toilet Roll Holder	Mizu Drift Straight T/Roll Holder BB
Towel Rail	Mizu Drift Single Towel Rail 300mm BB

PLUMBING / ENSUITE

Towel Rail	Mizu Drift Single Towel Rail 300mm BB · Mizu Soothe Vertical Htr BB
Heater Transformer	Mizu 12V Single Htr Transformer Kit
Mirror	Trendy Arch Mirror Back Lit 900×500
Basin	Kado Lussi Thin Rnd A/C Basin W P&W 380
Basin Plug	Mizu Drift Uni 40mm Dome Pop UP P&W BB
Vanity Mixer	Drift W/Bs/Bth/M Set CV 2pc Kit BB 6*If
Shower Arm	Mizu Drift Ceiling Shwr Arm Only 300 BB
Dumper Head	Mizu Drift O/Head Shower 250 Abs BB (5*)
Water Rail	Mizu Drift Single Waterrail BB (3*)
Shower Mixer	Mizu Drift Shower Mixer Kit BB LF
Shower Waste Kit	Tile Insert Shower Waste Kit 1M S/S
Toilet	Kado Lux Ccbtw RL Plus OH Bk/I TS WH 4*
Toilet Roll Holder	Mizu Drift Straight T/Roll Holder BB

HEATING

Heat Pump	Daikin ducted unit × 2
Fire	N/A
Heat Transfer Kit	N/A

APPLIANCES

Oven (× 2)	Fisher & Paykel 60cm Built-In Oven — Black (Series 5 / OB60SC7CEB1)
Cooktop	Fisher & Paykel 90cm Induction Hob
Rangehood	Fisher & Paykel 90cm Smart Insert Integrated Rangehood — Stainless Steel & Glass
Dishwasher	Fisher & Paykel 15 Place Setting Fully Integrated Smart Dishwasher — Panel Ready (Series 5 / DW60U2I2)

LETTERBOX

Style	Stained horizontal timber post with black powder-coated box and brushed brass numerals, as specified by the builder.
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GUARANTEES & PEACE OF MIND

A turnkey build removes the two things buyers worry about most: cost creep and quality risk.

A fixed, known price. \$1,360,000 buys the home as specified in this booklet — landscaped, fenced and finished. The only optional extra offered is the cedar ceiling to the main living and alfresco areas, at \$40,000. Low deposit turnkey or progress payment options are available.

New Zealand Certified Builder. Paramount Built Ltd is an NZCB member and Licensed Building Practitioner — assessed on qualification, workmanship and financial standing.

10-Year Halo Residential Guarantee. Independent structural cover for ten years from completion, sitting alongside your statutory protections under the Building Act and the Consumer Guarantees Act.

Manufacturer warranties. Appliances, heating, glazing, roofing and hardware all carry their own manufacturer cover, with documentation handed over at settlement.



New Zealand
Certified
Builders
Association



Guarantee and warranty terms are set by the relevant provider. Refer to the guarantee documentation for full terms, exclusions and claim procedures.



ENQUIRE NOW

Viewings are by appointment. Come and walk the site, see the plans in full, and talk through the build programme, the specification and the payment options.

TIAAN KILIAN

LICENSED SALESPERSON (REAA 2008)

027 842 4345

tiaan@mkrealestate.co.nz

mkrealestate.co.nz

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THANK YOU

4 Corravally Rise, West Melton

TIAAN KILIAN · 027 842 4345 · TIAAN@MKREALESTATE.CO.NZ · MKREALESTATE.CO.NZ