



A NEW-BUILD FAMILY HOME · ROSEMERRY, LINCOLN

10 TAIPOITI LANE

LINCOLN · CANTERBURY

MCRAE &
KNOWLER

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CONTENTS

INTRODUCTION	01
WHO WE ARE	02
THE HOME	04
AT A GLANCE	06
FEATURES YOU'LL LOVE	07
MATERIAL PALETTE	08
FLOOR PLAN	09
A NEXT LEVEL HOME, FINISHED	10
WHERE? LINCOLN	12
SPECIFICATIONS	14
BUYING WITH CONFIDENCE	20
ENQUIRE	21

THE SHORT VERSION

Four bedrooms, two living areas and a double garage across 200m², on a 558m² section down a quiet lane in Rosemerryn. Turnkey at \$979,000 with a 5% deposit option. Landscaped, fenced and finished, with the timber deck included.

10 TAIPOITI LANE, LINCOLN

A four-bedroom, 200m² family home on a 558m² section in Rosemerryn, built by Next Level Build and offered complete at \$979,000.

This is a turnkey build. Everything set out in the specification from page 14 is included: the exposed aggregate driveway, the fencing and gates, the timber deck and patios, the lawn and planting, the ducted heating, the appliances, the tiling and the tapware. There are no allowances left open and nothing to settle at the end. The price you see is the price of a finished home.

It sits down a quiet lane in the final stage of Rosemerryn, which has now sold out. The open-plan living and dining face north-west, taking the sun from the middle of the day through the afternoon, and the home is in the Lincoln Primary School zone.

Brought to market by McRae & Knowler, a boutique agency based here in Lincoln, and built by Next Level Build Ltd. Completion is expected in early 2027.

WHY WE PUBLISH THE WHOLE SPECIFICATION

A turnkey purchase is only as good as what is written down. Rather than a highlights reel, pages 14 to 19 set out the build specification for this home in full, including the items still marked TBC.

BEDROOMS · LIVING · GARAGING

4 · 2 · 2

FLOOR · LAND

200 / 558m²

ASKING PRICE

\$979,000

WHO WE ARE

MCRAE & KNOWLER

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.

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

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



Experience behind every build. Next Level Build Ltd is a collaboration between three partners with more than 20 years in the building industry, and a track record of delivering turnkey homes across Canterbury.

A track record you can see. 61 Whitehorn Drive, shown on pages 10 and 11, is a finished Next Level Build home.

Turnkey. Delivered complete: landscaped, fenced and ready to move into.

MEET THE BUILDER

If you would like to meet the builder before you buy, just ask. We will arrange a time for you to walk the site with the builder and put your questions to the person actually running the build: the finishes, the programme and the way it is being built. Most buyers of a new build never get that. We think you should.



ARTIST'S IMPRESSION

ARTIST'S IMPRESSION - STREET ELEVATION

PLASTER, TIMBER AND TWIN GABLES

Plaster paired with natural-stained vertical timber to both street gables, under a coloursteel roof. The double garage sits to one side with a recessed, glazed entry beside it, and an exposed aggregate driveway, lawn, planting and black slat fencing finish the front.

Exterior colours are still to be confirmed and will follow a similar palette to the one shown.

RENDER FOR ILLUSTRATIVE PURPOSES — REFER TO PLANS & SPECIFICATIONS

BRAND NEW IN ROSEMERRY

Welcome to 10 Taipoiti Lane: a brand-new home in the final stage of Lincoln's sought-after Rosemerry subdivision, currently under construction and offered complete.

Set down a quiet lane, the home is laid out for the afternoon sun. The open-plan living and dining face north-west and open out to a concrete patio and a timber deck, with lawn and private slat fencing beyond.

Inside, a raised stud lifts the main living space, a second living room gives the family somewhere to spread out, and the bedrooms sit together in their own wing with the master at the far end. Rosemerry's last stage has sold out, so the chance to buy new here is all but gone.

KEY FEATURES & HIGHLIGHTS

TURNKEY, AT \$979,000

Landscaped, fenced and finished, with the timber deck included and nothing left open as an allowance. A 5% deposit option is available.

DESIGNER KITCHEN

Engineered stone benchtops, a walk-in pantry to keep the working end out of sight, and a full Samsung package: induction cooktop, oven, dishwasher and rangehood, all in black.

CONTEMPORARY BATHROOMS

A main bathroom with bath, an ensuite and a separate WC. Tiling to both bathrooms and the WC, brushed nickel tapware, arched mirrors and heated towel rails.

YEAR-ROUND COMFORT

Ducted Fujitsu heating run from a single control panel, underfloor heating to the ensuite, and heaters and extractors in both bathrooms.

ARCHITECTURAL STREET APPEAL

Plaster and natural-stained vertical timber under a coloursteel roof, an exposed aggregate driveway, lawn, planting, and private stained slat fencing and gates.

TWO SEPARATE LIVING AREAS

An open-plan living, dining and kitchen at the heart of the home, plus a second living room of its own, not a corner of the main space.

FOUR BEDROOMS, ONE QUIET MASTER

A master suite with walk-in wardrobe and private ensuite, set at the far end of the bedroom wing.

RAISED CEILINGS, TALLER DOORS

A 2.55m stud through the open-plan living and dining, and 2.2m-high internal doors right through the home.

DOUBLE GARAGING

Internal access through the laundry, an automatic door, and a store and desk nook off the hallway.

PRIME LINCOLN LOCATION

In the Lincoln Primary School zone, with Lincoln High, the university, village shops and cafés close by, and central Christchurch a straightforward run.

Whether you're upsizing, buying your first brand-new home, or simply want to skip the stress of building it yourself, 10 Taipoiti Lane is ready to be handed over in early 2027.

Layout is shown on the floor plan on page 09. The full build specification, including the items still recorded as TBC, is set out from page 14.



ARTIST'S IMPRESSION

ARTIST'S IMPRESSION · OUTDOOR LIVING

NORTH-WEST, FOR THE AFTERNOON SUN

The living spaces face north-west, catching the sun from the middle of the day through the afternoon. Glass sliders open to a concrete patio, with a timber deck alongside and lawn beyond.

The timber deck shown is included in the price. Planting in this render is illustrative: the specification provides planting to the front of the section and house (page 19).

RENDER FOR ILLUSTRATIVE PURPOSES — REFER TO PLANS & SPECIFICATIONS

AT A GLANCE

BEDROOMS	LIVING AREAS	BATHROOMS
4	2	2 + separate WC
GARAGING	FLOOR AREA	LAND AREA
Double	200m ²	558m ²

ASKING PRICE

\$979,000

The asking price for the home as specified in this booklet: landscaped, fenced and finished, with the timber deck included. Turnkey terms, with a 5% deposit option. Ask Tiaan for the full deposit and settlement terms.

THE LAYOUT

Open-plan living & dining	2.55m stud
Kitchen	Walk-in pantry
Second living	Separate room
Master bedroom	Walk-in wardrobe & ensuite
Bedrooms 2, 3 & 4	Built-in wardrobes
Main bathroom	Bath & shower
Separate WC	
Laundry	Store & desk nook off hall
Double garage	Internal access
Outdoor	Timber deck & patios

GOOD TO KNOW

Sale method	Asking price
Payment	Turnkey · 5% deposit
Completion	Early 2027
Builder	Next Level Build
Guarantee	None · see p.20
Lot	1001, Rosemerryn
School zone	Lincoln Primary

Talk to Tiaan about the build programme. Completion is currently expected in early 2027.

Floor area of 200m² is as advised. Areas are approximate and subject to final survey and as-built measurement. Room dimensions are shown on the architect's floor plan on page 09. 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

OPEN-PLAN HEART

Living, dining and kitchen together, with a walk-in pantry off the kitchen.

RAISED LIVING CEILING

A 150mm raised ceiling gives the open-plan living and dining a 2.55m stud. 2.4m through the rest of the home.

NORTH-WEST LIVING

Sun into the main living space from the middle of the day through the afternoon.

DOUBLE GARAGE

An automatic door and internal access through the laundry.

WARM BATHROOMS

Undertile heating to the ensuite, heaters and extractors to both, and two heated towel rails.

SAMSUNG APPLIANCES

60cm induction cooktop, 60cm oven, dishwasher and rangehood, all in black.

A REAL SECOND LIVING ROOM

4.41 × 4.51m, separate from the main space rather than carved out of it.

2.2M DOORS THROUGHOUT

Taller internal doors in every room, so the whole house feels more generous.

DECK AND PATIOS

A timber deck and concrete patios off the living spaces, both included.

DUCTED HEATING THROUGHOUT

A Fujitsu Airstage ducted heat pump run from a single control panel.

ENGINEERED STONE

20mm engineered stone to the kitchen and walk-in pantry benchtops, by Misco Joinery.

LANDSCAPED AND FENCED

Exposed aggregate driveway, spray-on lawn, planting to the front, garden boxing, stained slat fencing and gates.

MATERIAL PALETTE

EXTERIOR



PLASTER
RCS plaster – colour TBC



TIMBER FEATURE
Genia Vertica – natural stain



ROOF
Coloursteel – colour TBC



JOINERY
Aluminium – colour TBC



GARAGE & FRONT DOORS
Colour TBC – smooth finish



DRIVEWAY
Exposed aggregate concrete



DECK
Timber

INTERIOR & SITE



WALLS & CEILINGS
Double Black Point White



BENCHTOPS
20mm engineered stone – colour TBC



TAPWARE
Uno – brushed nickel



DOOR HARDWARE
Windsor – brushed nickel



CARPET
Carpet Plus, Cable Bay – colour TBC



LAMINATE FLOORING
Carpet Plus, Godfrey Hirst – TBC



FENCING & GATES
Stained – Black / Ebony or TBC

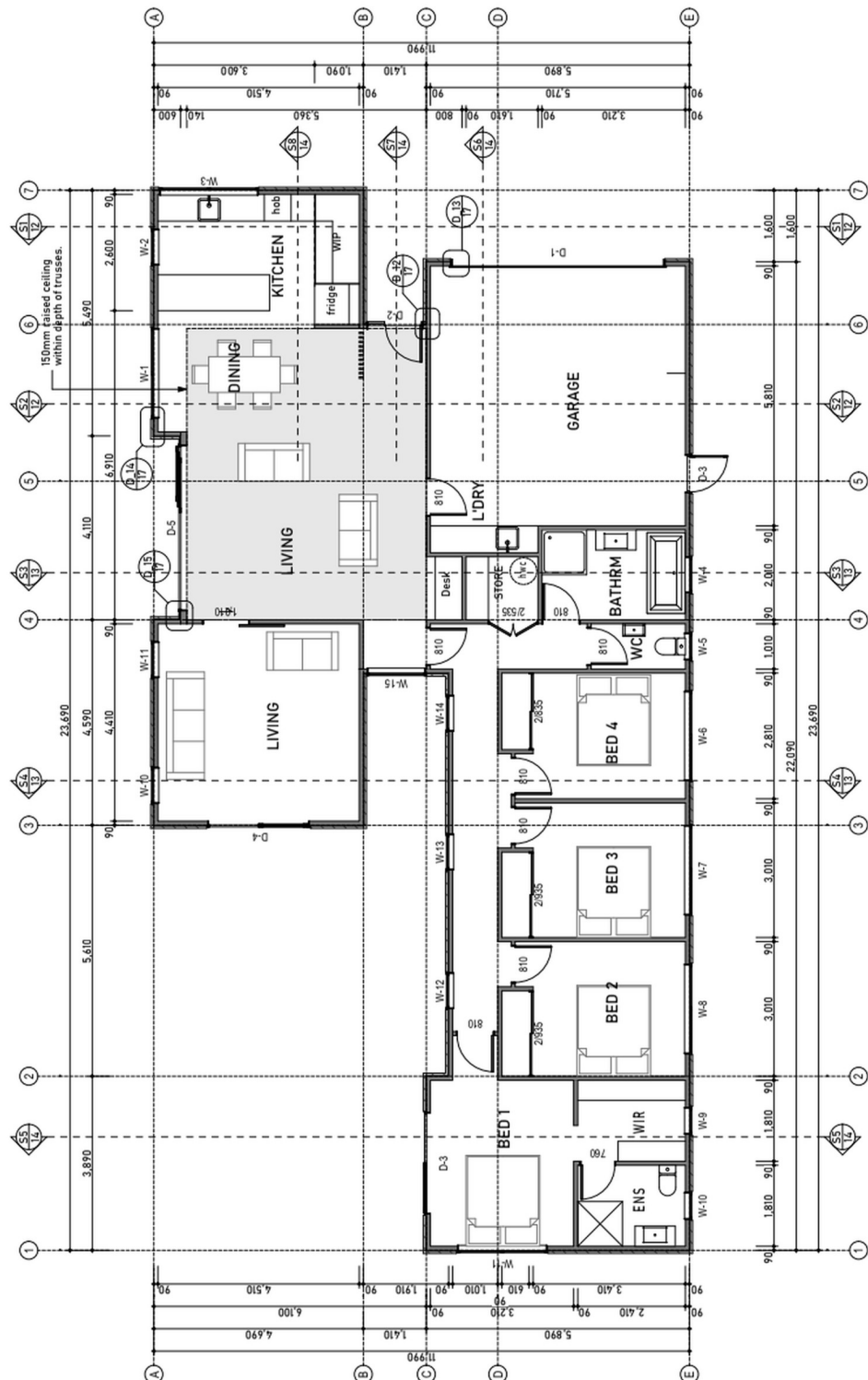
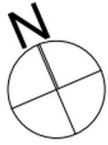
EXTERIOR COLOURS TO BE CONFIRMED

The exterior will follow a similar palette to 135 Halpin Drive. The exterior swatches here are taken from the renders and are indicative only; the final colour selections are still to be confirmed.

STILL TO BE CHOSEN

Several finishes are recorded as TBC on the schedule: the kitchen, laundry and cupboard plans, the benchtop colour, the carpet, laminate and tile selections, the garage door panel finish, the patio concrete finish, and the planting and fence stain. Depending on where the build is up to, some of these may still be yours to choose. Ask Tiaan what is open. Changes to the kitchen and joinery beyond the allowance are charged as a variation.

FLOOR PLAN



The architect's plan is turned on its side to fit the page; its north point is part of the drawing and keeps its true bearing. The shaded area marks the 150mm raised ceiling to the open-plan living and dining. Dimensions in millimetres.

Indicative only and not to scale as printed. Furniture, fixture measurements and dimensions are approximate and for illustrative purposes. Refer to the approved construction drawings for dimension and detail.



Grass: Artist Impression

61 WHITEHORN DRIVE · NOT THIS PROPERTY

A DIFFERENT HOUSE · 61 WHITEHORN DRIVE

A NEXT LEVEL HOME, FINISHED

This page and the next show 61 Whitehorn Drive, a completed Next Level Build home, photographed after handover. **It is not 10 Taipoiti Lane.** The two homes differ in design, cladding, layout, fixtures and specification.

They are here for one reason: a render can show you a shape, but it cannot show you how a Next Level home is actually finished. 10 Taipoiti Lane will be built to the specification set out from page 14. That document, not these photographs, is what you are buying.

61 WHITEHORN DRIVE — A PREVIOUS NEXT LEVEL BUILD HOME, SHOWN AS AN EXAMPLE OF WORKMANSHIP ONLY

EXAMPLE OF FINISH

INSIDE A COMPLETED NEXT LEVEL HOME



61 WHITEHORN DRIVE · KITCHEN



61 WHITEHORN DRIVE · LIVING & KITCHEN



61 WHITEHORN DRIVE · SECOND LIVING



61 WHITEHORN DRIVE · MAIN BATHROOM



61 WHITEHORN DRIVE · WALK-IN WARDROBE & ENSUITE



61 WHITEHORN DRIVE · ENSUITE

THESE PHOTOGRAPHS ARE NOT 10 TAIPOITI LANE

Every image on this page is 61 Whitehorn Drive, a previously completed Next Level Build home, shown to illustrate the standard of finish. Fixtures, fittings, colours, flooring, heating and layout all differ from 10 Taipoiti Lane, which will be built to the specification set out from page 14. Photographs show staging furniture and dressing that are not included in the sale.

WHERE?

LINCOLN, SELWYN

A university town 22km south-west of Christchurch that has grown from around 2,800 people in 2006 to roughly 12,100 today, and still feels like a township rather than a suburb.

Lincoln has what a growing family actually uses within walking or cycling distance: a primary school, a high school, a supermarket and village shops, sports grounds, a golf course and the New Zealand Cricket High Performance Centre at the Bert Sutcliffe Oval. Lincoln University, the oldest agricultural university in the southern hemisphere, and the AgResearch and Landcare Research campuses bring a steady professional population with them.

LINCOLN PRIMARY SCHOOL

IN ZONE · YRS 1–8

LINCOLN HIGH SCHOOL

IN THE TOWNSHIP · YRS 9–13

LINCOLN UNIVERSITY

IN THE TOWNSHIP

VILLAGE SHOPS & SUPERMARKET

IN THE TOWNSHIP

GOLF COURSE & SPORTS GROUNDS

IN THE TOWNSHIP

ROLLESTON

APPROX. 15KM

CHRISTCHURCH AIRPORT

APPROX. 30KM

CHRISTCHURCH CBD

APPROX. 22KM



WHY LINCOLN

A FINISHED SUBDIVISION

Rosemerryn's final stage has sold out. Buying here means moving into a completed neighbourhood rather than living beside years of construction.

A QUIET LANE

Down a quiet lane rather than on a through-road.

THE AFTERNOON SUN

Main living and dining face north-west, for sun from the middle of the day into the evening.

IN ZONE FOR LINCOLN PRIMARY

Inside the Lincoln Primary School zone, with Lincoln High and the university in the township too.

TWENTY MINUTES TO THE CITY

22km to central Christchurch, with Rolleston, the airport and the ski road all an easy run.

A KNOWN PRICE, TURNKEY

A known number for a finished home, with a 5% deposit option and completion expected in early 2027.

WRITTEN DOWN, NOT PROMISED

The whole build specification is printed from page 14, so what is being delivered is a document you can hold, not a conversation you have to remember.

Population, school and distance figures are drawn from publicly available sources and are indicative only. School zoning and enrolment should be confirmed independently with the school.

SPECIFICATIONS

10 Taupoiti Lane is being built to the same specification schedule as 135 Halpin Drive. The pages that follow set that schedule out in full.

It is reproduced as written, changed only where this home differs: its address and areas, its stud heights, its double garage, its exterior colours and its timber deck. Those lines are marked .

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 remain TBC, and some of them may still be yours to choose. Where a product is named, an equivalent of equal or better quality may be substituted if the specified item becomes unavailable.

The schedule may be subject to change. Ask Tiaan for the current schedule, the kitchen and lighting plans and the working drawings before you go unconditional.

WHAT THE PRICE COVERS

The timber deck shown in the rear render is included in the \$979,000. There is no upgrade list attached to this home. The one thing the renders show beyond the schedule is planting to the rear: planting is specified to the front of the section and house (page 19).

IN THIS SECTION

BUILD DETAILS, ROOFING, EXTERIOR, JOINERY	15
INTERIOR JOINERY & PLUMBING	16
ELECTRICAL & HEATING	17
APPLIANCES, COLOURS & FLOORING	18
LANDSCAPING	19

10 TAIPOITI LANE, LINCOLN

BUILD DETAILS

ADDRESS / LOT NUMBER	◆ 10 Taupoiti Lane, Lincoln	Lot 1001, Rosemerryn
HOUSE	◆ 200m ²	As advised
LAND	◆ 558m ²	

ROOFING

FASCIA	◆ STD · Colour TBC	Quad gutter
ROOFING	◆ Colour steel · Colour TBC	
DOWN PIPES	◆ Round · Colour TBC	Round style

EXTERIOR

EXTERIOR CLADDING	◆ RCS Plaster · Colour TBC	As per drawings
EXTERIOR CLADDING FEATURES	Genia Vertica timber · Natural stain	As per drawings

INTERIOR

RAISED CEILING	◆ To living / dining	150mm raised ceiling within depth of trusses: 2.55m stud. Refer to drawings
STUD HEIGHT	◆ Rest of house	2.4m

JOINERY

WINDOWS AND DOORS	◆ First Windows or Fortris · Colour TBC	As per drawings
GARAGE DOOR	◆ Dominator or similar · Colour TBC	Double door · 4 or 5 panel, finish TBC
FRONT DOOR	◆ Plasma Panel · Colour TBC	Smooth finish
FRONT DOOR HARDWARE	Electronic lock · Black	E-lok or Schlage

◆ Line adapted for 10 Taupoiti Lane. All other lines are as written on the 135 Halpin Drive schedule, which this home shares.

INTERIOR JOINERY

INTERNAL DOORS	Independent doors, flat panel · Double Black White	2200mm high
DOOR HARDWARE	Windsor · Brushed nickel	Futura or similar
MIRRORS	Arched style	×1 main bathroom, ×1 ensuite, ×1 separate WC
KITCHEN AND PANTRY	Plans TBC	Misco Joinery
LAUNDRY	Plans TBC	Misco Joinery
CUPBOARDS	Plans TBC	Misco Joinery
KITCHEN BENCH TOPS	Engineered stone 20mm · TBC	Misco Joinery
KITCHEN WIP BENCH TOP	Engineered stone 20mm · TBC	Misco Joinery

PLUMBING

HOT WATER	HWC — Rinnai 250–300L	
KITCHEN SINK MIXER	Uno sink mixer · Brushed nickel	
SHOWER MIXERS	Uno shower mixer · Brushed nickel	
SHOWER HEAD · SLIDE RAILS	Splash Plus 3 function slide · Brushed nickel	
BATH	Indus or Enya back to wall · White	Uno bath spout
MAIN BATH SHOWER	Tiled · TBC	
ENSUITE SHOWER	Plastic shower · White	
TOILET BASIN MIXER	Uno basin mixer · Brushed nickel	
LAUNDRY SINK MIXER	Uno sink mixer · Brushed nickel	
VANITIES	Soft 1 drawer · TBC	900mm ensuite, 750 main, 400 WC (approx)
TOILETS	Lspec toilet suite · White	×2
EXTERIOR TAPS	STD	×3

KITCHEN AND JOINERY

The kitchen, laundry and cupboard plans are recorded as TBC and are being drawn by Misco Joinery. The schedule notes that any changes to the kitchen and joinery outside of the allowance will be charged as a variation.

◆ Line adapted for 10 Taupoiti Lane. All other lines are as written on the 135 Halpin Drive schedule, which this home shares.

ELECTRICAL

DOWN LIGHTS	LED Vynco series · White	Refer electrical plan – TBC
SWITCH GEAR	Vynco series · White	Refer electrical plan – TBC
EXTERIOR LIGHTS	Up / down · Black	Refer electrical plan – TBC
GARAGE DOOR OPENERS	◆ Yes · Dominator or similar	×1
BATHROOM HEATERS	Yes · White or silver	×1 main bathroom, ×1 ensuite – Vynco series
HEATED TOWEL RAILS	Yes · Silver	×2 Newtech series
EXTRACTOR FANS	Yes · White or silver	×2 Vynco series
UNDERTILE HEATING	Yes	To ensuite only
KITCHEN ISLAND LIGHT	Yes · White / black	Bar style light – NITA
KITCHEN ISLAND LIGHT (UNDER BENCH)	Yes	Under mounted if possible · LED
ALARM	No	

HEATING

HEAT PUMP UNIT	Fujitsu Airstage / TBC · White	Ducted heating unit – standard unit controlled by panel
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LIGHTING AND POWER

Down lights, switch gear and exterior lighting are all specified ‘refer electrical plan’. Ask Tiaan for the electrical plan so you can see the actual lighting layout room by room before you commit.

◆ Line adapted for 10 Taipoiti Lane. All other lines are as written on the 135 Halpin Drive schedule, which this home shares.

APPLIANCES

OVEN	Samsung · Black	60cm
DISHWASHER	Samsung · Black	
COOKTOP	Samsung · Black	Induction 60cm
RANGEHOOD	Samsung or similar · Black	600–900mm TBC
WASTE DISPOSAL	No	

COLOURS

INTERNAL WALLS	STD · Double Black point white
INTERNAL CEILINGS	STD · Double Black point white

FLOORING

CARPET	Carpet Plus — Cable Bay range	Heavy duty solution dyed nylon · See flooring plan · Colour TBC
LAMINATE FLOORING	Carpet Plus — Godfrey Hirst range · TBC	See flooring plan · TBC
TILES	Carpet Plus — \$60–70 per sqm range · TBC	See flooring plan · TBC
TILING MAIN BATH	Yes	To flooring, skirting and behind bath only
TILING ENSUITE	Yes	To flooring, skirting and shower walls only
TILING SEPARATE WC	Yes	To flooring and skirting only

WHAT GOES WHERE

Carpet, laminate and tile are all set out on the flooring plan rather than in this schedule, and the colours are recorded as TBC. Note the tiling scope differs between the main bathroom, the ensuite and the WC — worth reading alongside the plumbing page.

◆ Line adapted for 10 Taipoiti Lane. All other lines are as written on the 135 Halpin Drive schedule, which this home shares.

LANDSCAPING

DRIVEWAY	Exposed aggregate concrete	As per plan or similar
PATIOS	Concrete · Finish TBC	Outside master bedroom and living areas
PATIOS	Concrete · Finish TBC	Down the side of garage and service area
DECKING	◆ Timber deck	As shown in the rear render · included
LAWNS	Spray on lawn	As per plan or similar
PLANTING	TBC	Selected grasses and flaxes · Only at front of section / house
TREES	TBC	As per plan or similar
GARDEN BOXING	Yes	To borders of section only
STAINED FENCES AND GATES	Yes · Black / Ebony or TBC by client	Boundary fences
INTERNAL FENCING	Yes · Black / Ebony or TBC by client	1.8m timber slat fence to outdoor living area as per plan
INTERNAL FENCING	◆ Yes · Black / Ebony or TBC by client	1.8m timber slat gate as per plan
WASHING LINE	Yes · Grey	Fold down style to fence (mid size)
MAIL BOX	Yes · Black / Ebony	Post mounted near driveway

ALL OF THIS IS IN THE PRICE

Every line on this page is included in the \$979,000, including the timber deck. Planting is specified to the front of the section and house only, with garden boxing to the borders.

◆ Line adapted for 10 Taupoiti Lane. All other lines are as written on the 135 Halpin Drive schedule, which this home shares.



WHAT PROTECTS YOU

A turnkey build removes the two things buyers worry about most: cost creep and the stress of managing a build. Here is what stands behind this one.

A KNOWN PRICE

\$979,000 buys the home as specified in this booklet: landscaped, fenced and finished, with the timber deck included. Turnkey terms, with a 5% deposit option.

NO MASTER BUILD GUARANTEE, SAID PLAINLY

Next Level Build Ltd is not a Registered Master Builder, and this home does not come with a Master Build 10-Year Guarantee or any other third-party guarantee. We would rather you read that here than find it later.

STATUTORY PROTECTIONS

New residential building work carries the implied warranties set out in the Building Act 2004. Your lawyer can explain how they apply to a turnkey purchase and what the sale and purchase agreement adds.

COUNCIL SIGN-OFF

Building consent and council inspections through construction, with a Code Compliance Certificate issued on completion.

MANUFACTURER WARRANTIES

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

MEET THE PEOPLE BUILDING IT

Next Level Build are happy to meet buyers on site and answer questions directly. Ask Tiaan to arrange it.

This page is general information, not legal advice. Statutory rights depend on the sale and purchase agreement and the circumstances of the purchase. Warranty terms are set by the relevant manufacturer. Take independent legal advice before signing.

ENQUIRE NOW

COME AND SEE IT

Viewings are by appointment. Walk the site, see the plans in full, and talk through the build programme, the specification and what is still open to choose.



TIAAN KILIAN

LICENSED SALESPERSON (REAA 2008)

027 842 4345

tiaan@mkrealestate.co.nz

mkrealestate.co.nz

MCRAE &
KNOWLER

x



WHAT WE CAN SHOW YOU

The approved construction drawings

The current build schedule

The kitchen and lighting plans

Record of title

WHAT WE CAN ARRANGE

A site walk with Next Level Build

The build programme and timing

The 5% deposit terms

What is still open to choose

McRae & Knowler Real Estate — Licensed under the Real Estate Agents Act 2008. This booklet is a marketing document and does not form part of any contract. Purchasers should rely on the sale and purchase agreement, the build specification, the approved construction drawings and their own professional advice. Renders are artist's impressions. Photographs on pages 10 and 11 are of 61 Whitehorn Drive, a different property.

THANK YOU

10 TAIPOITI LANE, LINCOLN

TIAAN KILIAN · 027 842 4345

TIAAN@MKREALESTATE.CO.NZ · MKREALESTATE.CO.NZ

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