

AVA 3 Bedroom

Plan Price **\$8495** Incl.



3 Bedrooms



2 Bathrooms



107 m² Floor Area



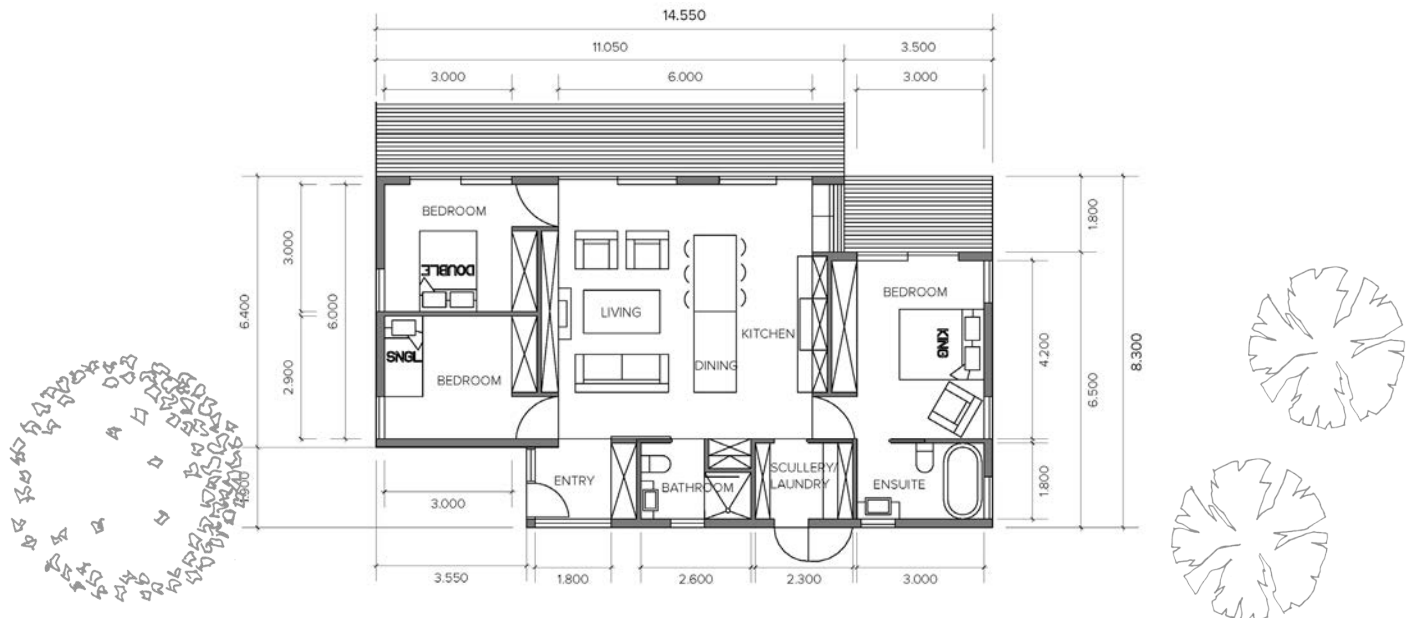
Single Level



Fully Developed



FLOOR PLAN



The Ava three bedroom plan is spacious Z-shaped single storey home, which incorporates inbuilt storage, toxin-free specifications and is optimised for performance and lower running costs. The standard plan has a floor area of 107square meters, has two bathrooms and is fully developed and available to buy now.

This plan is designed for reduced build waste, lower environmental impact and has a wide range of standard options and customisations available to suit the specific needs of your site and whanau...



Greenbridge
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AVA 3 Bedroom

Build Cost **\$350K** Excl.



OPTIONAL DESIGN & SPECIFICATIONS

ENERGY, HEATING & COOLING

- Heat recovery ventilation
- Hotwater system spec
- Insulation and airtightness upgrade
- Rainwater system
- Solar power system
- Sunshade or pergola to North
- Underfloor heating
- Woodburner spec.

EXTERIOR

- Concrete-slab subfloor
- Deck to North
- Deck to West/East
- Extend roof to the East/West
- Nib wall extension
- Roof and cladding options

INTERIOR

- Bathroom design and spec.
- Floor and interior lining spec.
- Kitchen and cabinetry spec.

JOINERY

- Add skylights
- Change window size and placement
- Full height windows and doors

LANDSCAPE

- Garden products
- Landscape design service
- Wastewater design service

SPACE INCREASE

- Add a carport/garage
- Add a sleepout
- Covered South entry
- Extend bed/bathroom.
- Extend living space



NOTE: The Build Cost is an estimate, based on the Core Build Price of the standard version of this plan.

Core Build Prices are preliminary estimates provided by an independent quantity surveyor, based on the built price of your chosen plan to our standard specification including: piles, roofing, cladding, exterior joinery, flooring, wall lining, and in-wall plumbing and electrical. These costs are based on a builders labour rate of \$70/hr and a 10% builders margin on materials and subtrades (add \$70K+ for basic kitchen, bathroom, space heater and hot water heater).

All Build Cost estimates exclude GST, assume easy access on a flat site, that is free of contaminants and which has good load bearing ground. Our Build Costs were last reviewed and adjusted in May 2022.