

EVELYN 4 Bed Mezz

Plan Price **\$12,495** Incl.



4 Bedrooms



2 Bathrooms



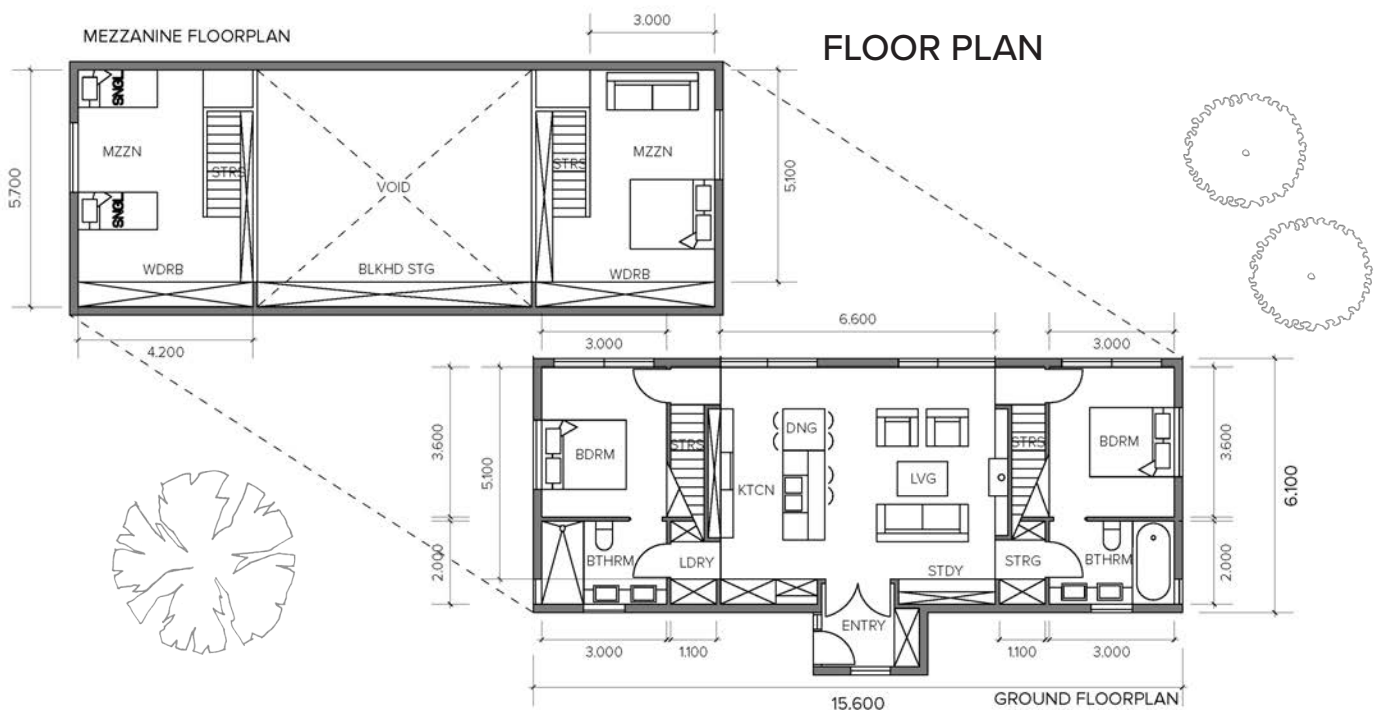
140 m² Floor Area



Mezzanine



Under Development



The Evelyn four bed mezzanine plan, has an efficient and spacious rectangular layout, with inbuilt storage, toxin free specifications and optimised performance for lower ongoing running costs. The standard version of this plan has a floor area of 140 square meters, has two bedrooms, two bathrooms, a laundry, study area, entry and an open plan kitchen, dining and living area on the ground floor. And an additional two bedrooms on the mezzanine level above. It's currently under development, with a development time frame of 4-8 weeks.

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
HOMES | LANDSCAPES

EVELYN 4 Bed Mezz

Build Cost **\$445K** Excl.



OPTIONAL DESIGN & SPECIFICATIONS

ENERGY, HEATING & COOLING

- Heat recovery ventilation
- Hotwater system spec
- Insulation and airtightness upgrade
- Rainwater system
- Sunshade/Pergola to North
- Solar power system
- 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.
- Add a bathroom to the mezzanine
- Add an aerial walkway between the two mezzanines

JOINERY

- Add skylight/s
- 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/storage
- 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, bathrooms, 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.