

LOUISE 2 Bed Mezz

Plan Price **\$7495** Incl.



2 Bedrooms



1 Bathroom



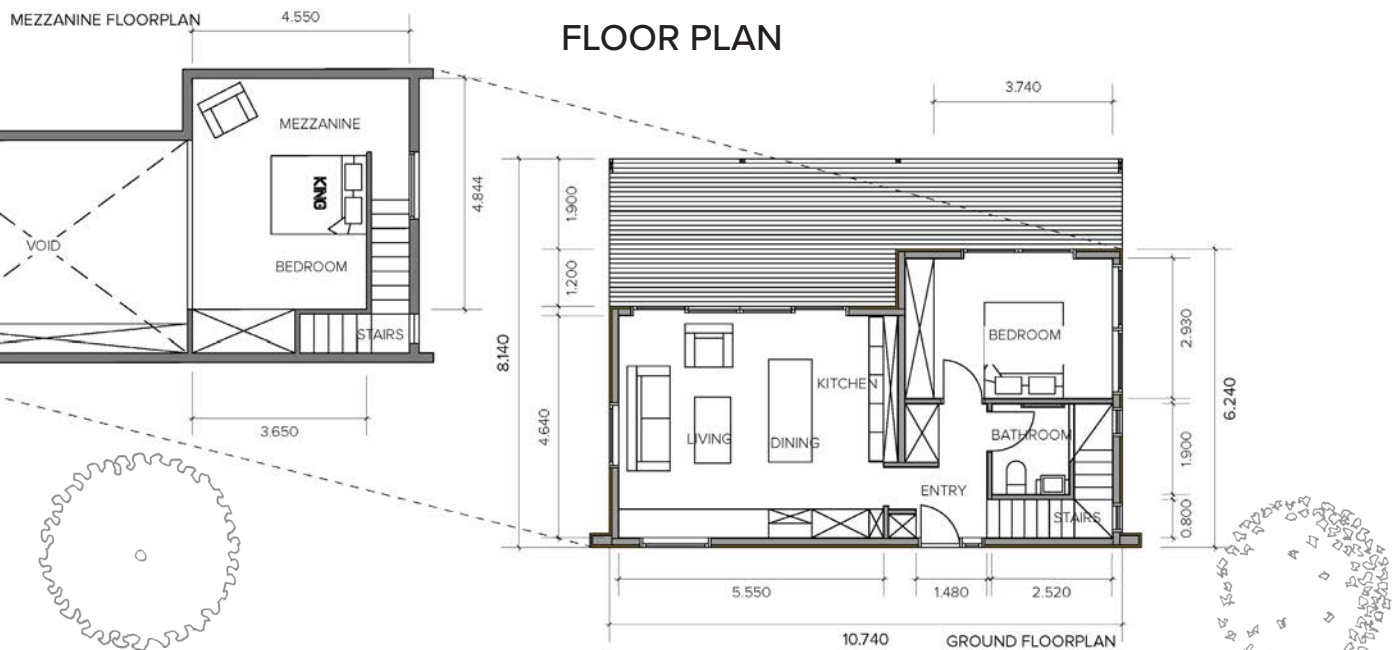
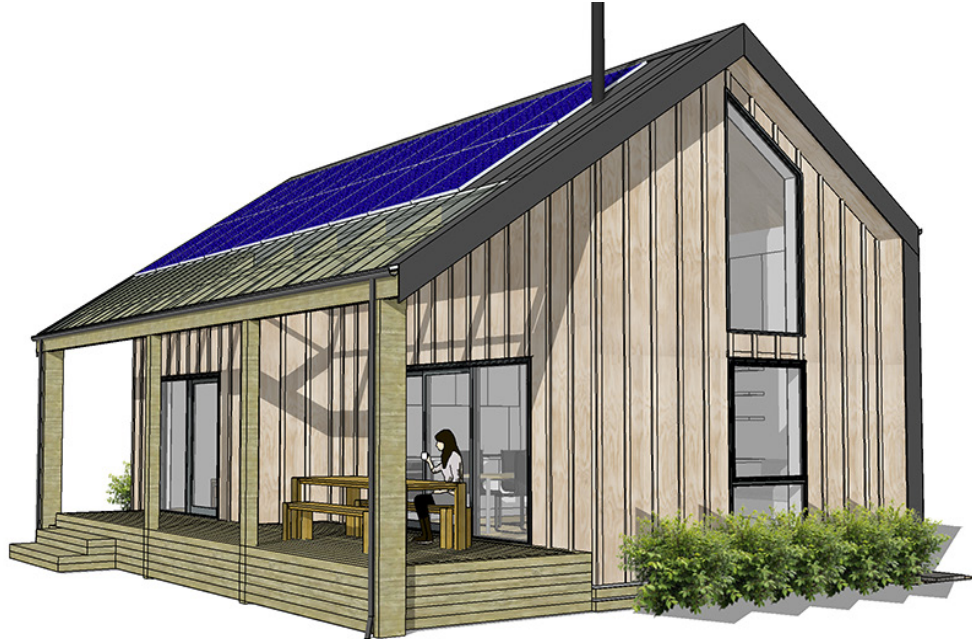
85 m² Floor Area



Mezzanine



Fully Developed



The Louise two bed mezzanine plan, has a lovely efficient L-shaped 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 85 square meters, has a separate bathroom, laundry and entry area and an open plan kitchen, dining and living space. It's fully developed and available to buy now.

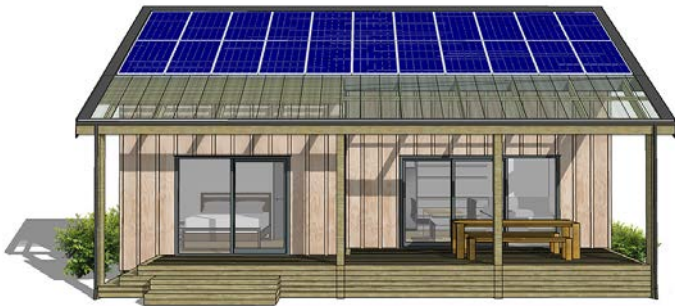
This plan is designed for reduced build waste, lower environmental impact and has a wide range of standard options and customisations available to suit the specific needs of your site and whanau...



Greenbridge
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LOUISE 2 Bed Mezz

Build Cost **\$300K** Excl.



OPTIONAL DESIGN & SPECIFICATIONS

ENERGY, HEATING & COOLING

- Heat recovery ventilation
- Hotwater system spec
- Insulation and airtightness upgrade
- Rainwater system
- Solar power system
- Underfloor heating
- Woodburner spec.

EXTERIOR

- Concrete-slab subfloor
- 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 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
- Covered South 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 \$50K+ 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.