

The White House

111 Lady Isaac Drive ,
Broadfield Grange,
Rolleston
Specification Booklet





The White House

From the moment you arrive, this home immediately stands out with its impressive street frontage and meticulous attention to detail. This architecturally designed family home in Rolleston offers a perfect blend of style and functionality, sprawling over 226sqm.

It features four spacious bedrooms, two stylish bathrooms, a dedicated laundry, and a double garage. The heart of the home is the stunning open-plan kitchen, living and dining area highlighted by soaring vaulted ceilings that create an expansive, airy feel. Floor-to-ceiling windows and doors flood the space with natural light, seamlessly connecting to a private outdoor oasis, complete with Kwila decking and an outdoor fireplace.

The elegant kitchen boasts high-end appliances, luxurious stone bench tops, LED lighting and a convenient breakfast bar. A large scullery with a buffet window leads to the outdoor space, which compliments the built-in bar in the living room, perfect for those inhouse cocktails – an entertainer's dream! Storage is abundant, with three large cupboards and attic storage accessible via pull-down stairs in the garage, ensuring your space stays organised. This home is truly a showcase of craftsmanship and design.



Who are we?

- **Trusted Local Builder:** Based in Selwyn, Que Homes has become a respected name in the Canterbury region.
- **Community-Focused:** Deeply connected to the local area, Que Homes designs homes that fit the Kiwi lifestyle and enhance the surrounding neighbourhood.
- **Built to Last:** All homes are crafted to meet or exceed New Zealand building standards, with a focus on energy efficiency and long-term durability.



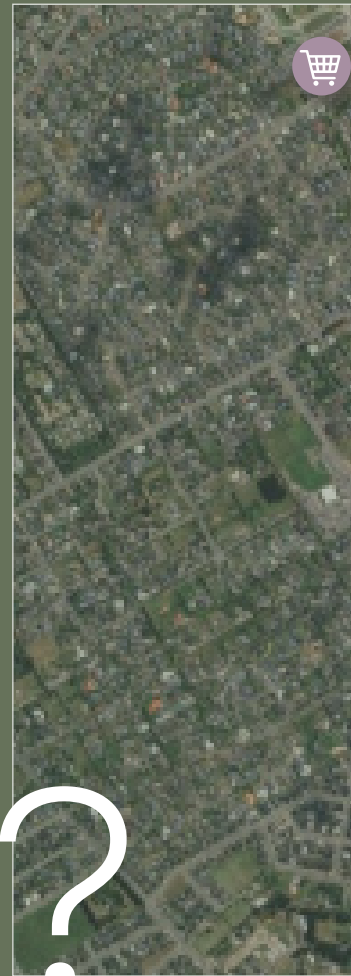
Photograph from QueHomes : Photo showing the open outdoor - indoor plan



Who are you?

At Que Homes we believe a home is more than just four walls—it's a foundation for your future. Whether you're a first-home buyer stepping into homeownership, an investor looking for a high-growth opportunity, or a young professional seeking a modern, low-maintenance lifestyle, we have the perfect home and land package for you.

We specialise in designing quality, affordable homes that don't compromise on style or functionality. Each of our homes is carefully planned to maximise space, comfort, and long-term value. With expertly chosen locations, on point inclusions, and a streamlined building process, we make the journey to homeownership or investment simple and stress-free.



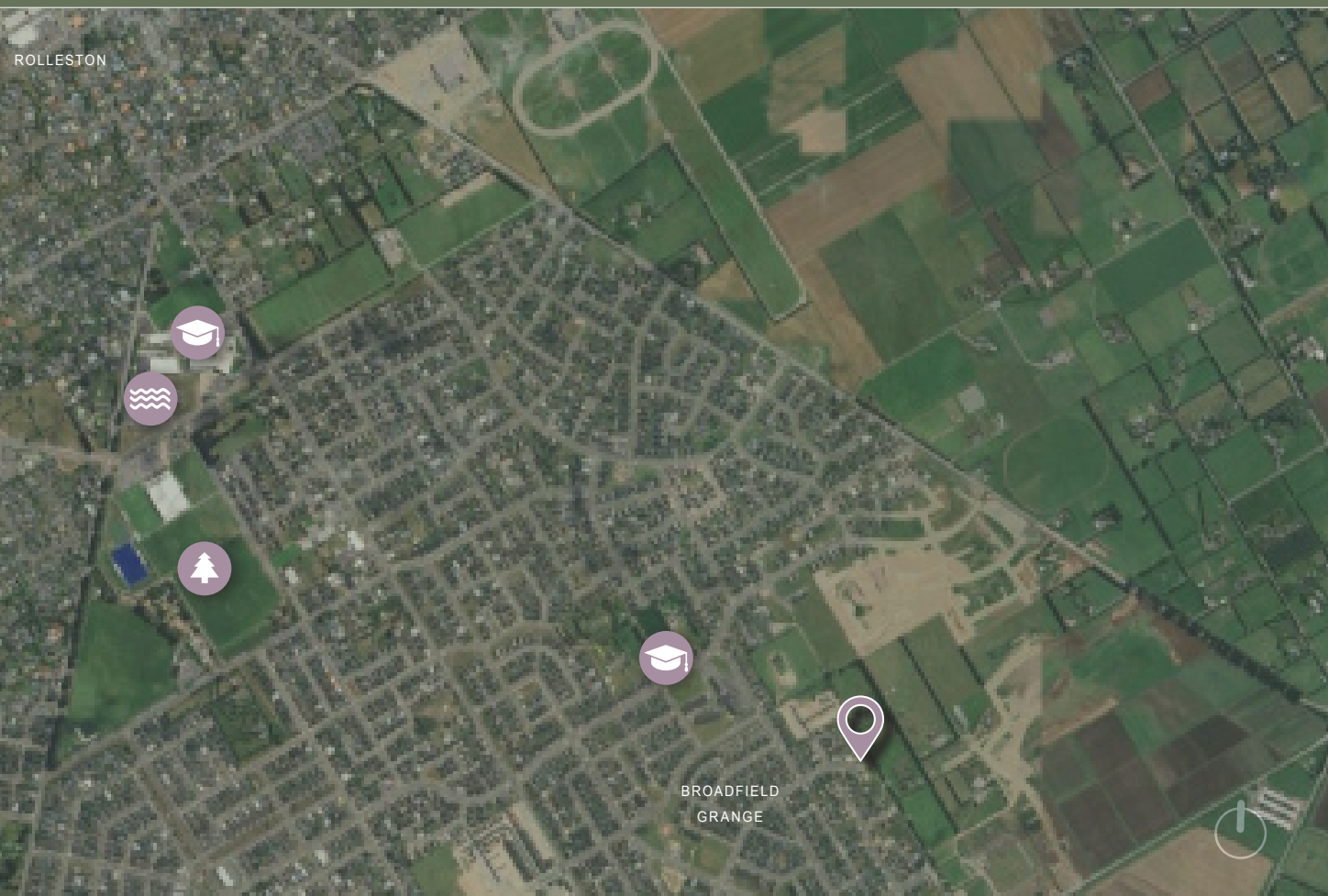
Where?

Location & Amenities

111 Lady Isaac Drive is located in Rolleston, Canterbury. Here are five nearby locations, amenities, schools, and shops, along with their approximate distances from this address:

Approximate distance from Property

1	Rolleston College: A secondary school offering education for years 9 to 13	2.5 km
2	Rolleston Square Shopping Centre: A shopping hub featuring supermarkets, retail stores, cafes, and essential services	3 km
3	Foster Park: A large recreational area offering sports fields, playgrounds, and walking tracks	2 km
4	Selwyn Aquatic Centre: A modern facility with swimming pools and fitness classes	2.8 km
5	Te Rōhutu Whio Primary School is located 400m away, making it a convenient walking option for nearby families.	400m



- **Educational options:** Te Rōhutu Whio School (85 Kate Sheppard Drive), Rolleston Christian School (571 Springston Rolleston Road), and Rolleston College (631 Springston Rolleston Road).
- **Close to Amenities:** Rolleston Square, features over 40 specialty stores, including supermarkets, fashion outlets, health services, and diverse eateries. Also retails includes the warehouse and The Chemist Warehouse. Additionally, the upcoming retail complex, The Station, is set to become the South Island's largest non-enclosed shopping center, further expanding the local amenities.
- **Recreational facilities:** Foster Park offers extensive sports fields and a destination playground featuring a flying fox, large slides, and picnic areas. The Selwyn Aquatic Centre provides multiple swimming pools and a range of fitness classes. Within walking distance, Acland Park Playground includes play equipment for all ages, a basketball half-court, and a pump track. The Borough Green offers green spaces with tennis and basketball courts, while Falcon's Landing Park features unique bird's nest towers with climbing

challenges and a large tube slide. Additionally, Brookside Park caters to various sporting interests with football and cricket fields alongside a children's playground.

Transport links:

- **State Highway Access:** The property is near State Highway 1, providing efficient routes to various locations.
- **Izone Business Hub:** Approximately a 5-minute drive via local roads.
- **Hornby:** Around a 12-minute drive via State Highway 1.
- **Christchurch Central City:** Approximately a 20-minute drive via State Highway 1 and local roads.
- **Christchurch International Airport:** About an 18-minute drive via State Highway 1 and local roads.

Public transport options include the Metro Christchurch bus services, with Route 85 offering direct connections from Rolleston to Christchurch Central City. Additionally, Route 5 connects Rolleston to New Brighton, passing through key areas such as Hornby and the central city.

↑ Photograph from QueHomes : Kitchen





Photograph from QueHomes : View of kitchen through to Living. Capturing details of the outdoor areas both sides of the livingroom, the level threshold from outdoor decking, across the sliding door joinery to the interior flooring, the continuation of bricks from exterior-interior and the cast in-situ concrete details.



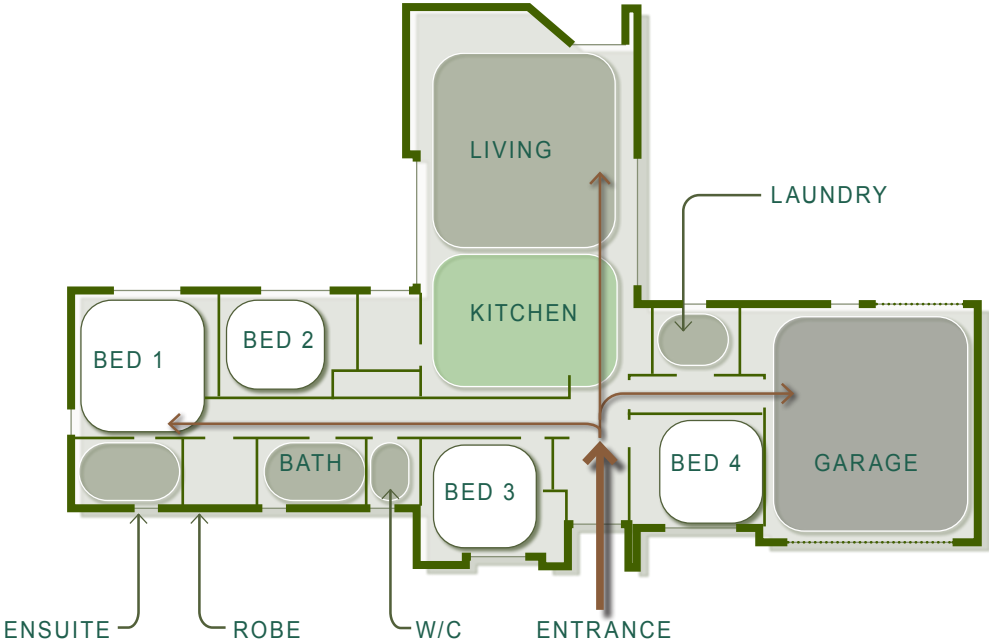


Photograph from QueHomes : Photo from Lady Isaac Drive



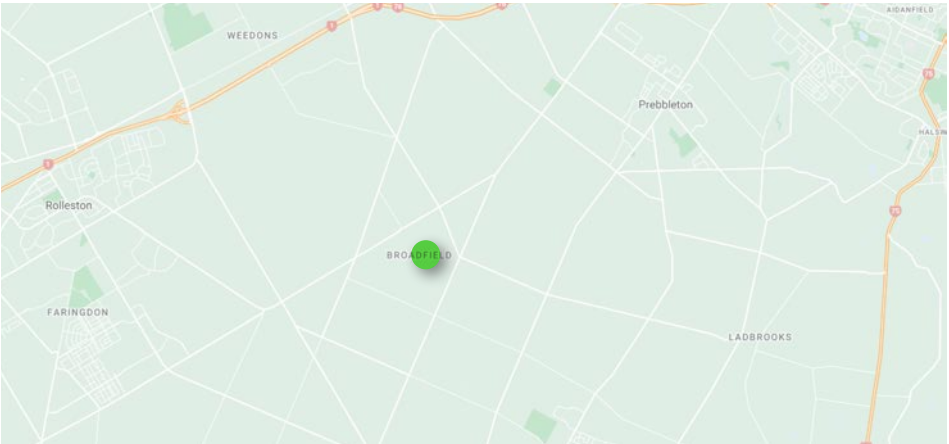
Disclaimer: Plan for illustrative purposes only.
Refer to Specifications documents for details

Ground Floor Plan →

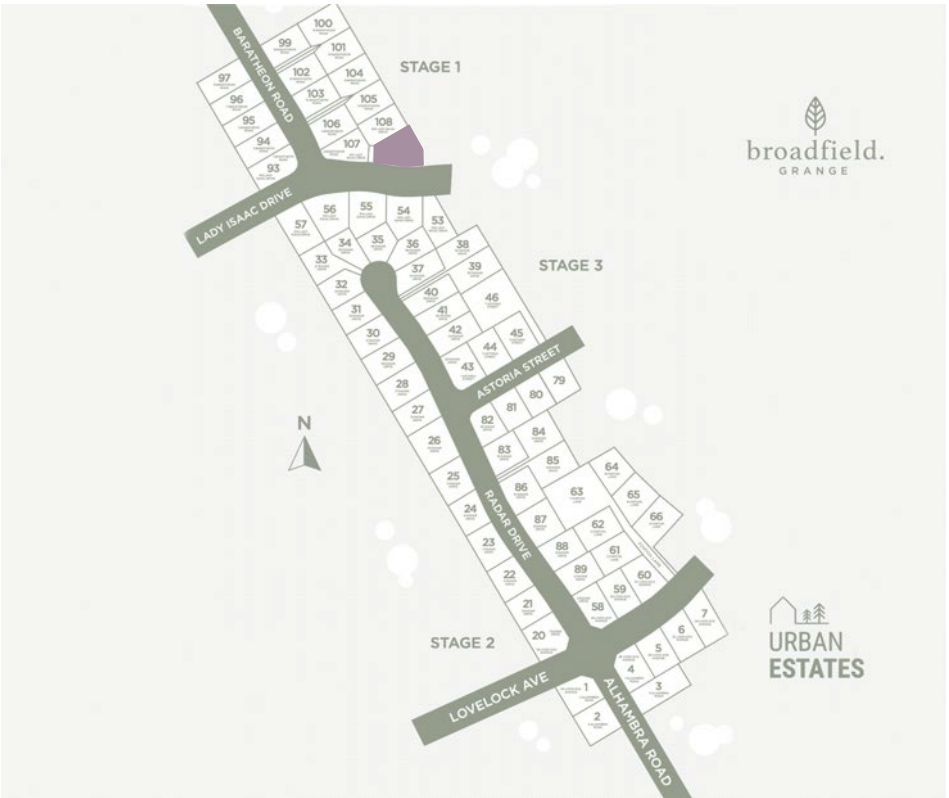


Property Details

→ Site plans and Location



→ Subdivision Plan



Disclaimer: For illustrative purposes only. Que Homes Ltd accept no liability for any discrepancies which may become apparent once construction commences

The White House Specifications

111 Lady Isaac Drive, Rolleston

Building

Raised Ceilings	As per plan- Raking ceiling on scissor truss	
Skylight/s	As per plan- Velux X2 over dining- Solar Opening X1 walk in robe - Fixed X1 bathroom -Solar Opening	
Attic Flooring	Chipboard sheets as per plan	
Attic Ladder	Attic ladder to ceiling roof space – timber fold down	
Interior Brick Wall	From entrance to end of living area- as per plan.	Euro Largo “Puro”

Preliminaries

Master Build Guarantee/Contract	Master build 10 Year build guarantee issued after Practical Completion	
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Foundation

Type	TC1 Raft Foundation	
Edge Insulation	Hot Edge	

Roof

Roof Type	T-Rib	“Titania”
Gutter	½ Round	“Titania”
Downpipes	Round	“Titania”

Window Joinery

Exterior Aluminium Window Joinery	Windows and Doors double glazed with clear glass. Clear glass to bathrooms and toilet.	"Titania"
Low E & Argon Gas	Solux Low E & Argon Gas Double Glazing (U Value 1.1) Residential Thermal Heart+	
Window Tint	Green	
Window Reveals	20mm Gib grooved	
Front Door	Plasma PLA00 entry door panel, standard powder coated panel and frame.	"Titania"
Front Door Handle	E-Lok 9 Series Digital Lever Lock (Gun Metal finish)	'Gun Metal'
	Windsor 7100 in standard PC finish	"Titania"
Aluminium Hardware	Urbo- Sash handles and locks Urbo Lever 4-point locks to hung doors. Urbo mortice locks to sliding doors (D Pulls)	"Titania"

Exterior Cladding

Bricks	Brick and Stone- Euro Largo	Euro Largo "Puro"
Mortar	Coloured to Match	
Feature Cladding	Cedar-Vertical HP55Wood X cedar oil	¾ Flint

Garage Doors

Door # 1 & 2	Phoenix flat panel, sectional doors.	"Titania"
Insulated	Yes	



Automatic Opener & Remotes	Merlin Commander Elite Auto opener. 7 year warranty, two remotes and one wireless wall button.
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Interior Doors

Interior Door Type	Plain	
Cavity Sliders	Clearview Cavity Slider	
Wardrobe Doors	Aluminium 2 panel sliders 2000	
Wardrobe Infill Panels	Gib/Mirror	
Wardrobe Frame Colour	White	
Robemakers	Hallway & garage storage sliders	
Door Heights	2200H	
Door Handles	Lever handles - Set at .90 off floor level.	
Door Handle Type	Bailey “Holly” handle, round rose	‘Gunmetal’

Plumbing

Outside Taps	Qty x 3
Water to Fridge	Connection to fridge is <u>not</u> included.

Electrical

	Extra to Standard Que Spec
Outdoor Sensor	180 deg
Sensor Light	Ensuite
Step Lights	In hallway x 4
LED Strip Lighting	Kitchen, bar area, island bench, TV room cabinetry



Electrical Heating

Ducted Heat Pump	Fujitsu 18kw R32 Hi Static. My Air Zone Control installation with 6 zones, My Air Controls
Hot Water Cylinder	Thermann Electric Hwu SE 300l 3.0kw

Fire - Interior

Woodfire	Escea TFS650 Indoor Rural Wood Fireplace, Designer Black Flue
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Interior Linings, Gib, Plastering & Painting

Que Homes Standard Finish Level 4- Industry standard finish for interior walls and ceilings.		
Gib	Level 4	
Ceilings	13mm standard gib board Square stopped	
Walls	10mm standard gib board External corners slimline square finished Square stopped to level 4 paint finish	
Wet Areas (Bathrooms)	Walls: 10mm Aqualine Ceilings: 13mm Aqualine Cubicle shower linings: Acrylic wall liner, 10mm Aqualine gib	
Plastering		
Walls & Ceilings	Level 4	
Painting	Level 4 3 Coats – Undercoat Sprayed 2 topcoats Rolled	Resene paint
Ceilings	Paint Finish - Flat	‘1/2 Sea Fog’
Walls and Skirtings	All paint in acrylic.	‘Sea Fog’



		Bedroom 3 Walls- Aalto “Wet Sugar”
Doors Reveals & all wet areas	All paint in acrylic enamel semi- Gloss Finish	‘Sea Fog’
Prime Panel, Doors & Trims		‘¼ Sea Fog’
Wallpaper	Master Bedroom-	Romo ‘Edie Fog’
	W/C-	Arte ‘Curiosa Grove’

Kitchen/ Pantry/ Bar area

Bench top	Kitchen -Pantry - Bar Area Shelf 20mm Trendstone	‘Cala Michelangelo’
Sink	Sink - AA502 Gunmetal Aurora 500. Under mounted.	‘Gun Metal’
Carcass	16mm prefinished whiteboard	
Front & Panels	18mm Melamine + 30mm melamine	Prime Melamine ‘Quarter Lemongrass Velvet finish’
Rangehood Cupboard	18mm Melamine	‘Snowdrift’
Floating Shelves	18mm Melamine	Melteca ‘Aged Ash Pure grain’
Profile Panel- Island Curve, back of bar, behind TV, front door area	Profile “Flex Waved”. Lacquered finish Around island bench curve. Behind TV in Livingroom, behind bar area, in entrance alcove- painted finish.	Resene- ‘1/4 Sea fog’
Hinges	Soft close	
Splash back	Trendstone. Full length of back bench	‘Cala Michelangelo’
Tapware	Mizu Drift Mk2 Goose Neck Mixer (*4)	‘Gun Metal’
LED Lighting	To underside of cupboards above hob bench, full length to the back To underside of island benchtop overhang, surface	



mounted
To each floating shelf to bar nook, bottom shelf
underside, top shelf top and underside Arctic Lights
Bright 3014 LED Ribbon. Thin profile recessed into
underside of cabinetry

Custom Joinery

Livingroom TV area	Cupboards/glass shelving/LED lighting	Melteca 'Aged Ash Pure grain'
Entrance	Bench seat & floating shelves	Melteca 'Aged Ash Pure grain' & Prime Melamine 'Quarter Lemongrass Velvet' finish
Bedroom 3	Floating shelf's	Melteca "Aged Ash Pure grain"
Master Bedroom	Built in cupboards	Melteca "Aged Ash Pure grain"

Laundry

Bench top	38mm thick laminate with square edge	Prime Laminate "Blanco Marquina" Matt finish
Sink	Mercer DV103 single stainless sink, 500w, top mounted	
Tapware	Mizu Drift Mk2 Goose Neck Mixer (*4)	"Gun Meta"
Carcass	16mm prefinished whiteboard	"Off white"
Fronts & Panels	18mm Melamine	Melteca "Snowdrift" Satin finish
Hinges	Soft close	



Appliances

Oven	OB60SM11PLB1 Oven, 60cm, 11 Function, Self-cleaning
Cooktop	Fisher & Paykel CI604CTB1 60cm 4 Zone Induction Cooktop
Built in Powerpack	Robinhood RPC3CL70SS/MB 70cm
Bar Fridge	Eurotech ED-WC45BCSS 43 Bottle Multi Temperature Zone Wine Cooler Stainless Steel
Dishwasher	HAIER HDW15U2I1 DW -Integrated

Bathroom Fittings

Tap, Mixers and Shower Slides	Mizu range- Gunmetal finish	
Vanity(s)	Zara 1 dwr 900w – bathroom Custom vanity- 2 top mounted bowls- ensuite	“White” Melteca “Aged Ash Pure grain”
Bath	Newark BTW 1700- acrylic	“White”
Toilet Suite	Uno BTW - White	
Toilet Roll Holder	Mizu range	“Gunmetal”

Shower Types

Cubicles Bathroom	Valencia Elite SQ Corner Shower 1000mm White Frame
Ensuite	Serenex Base & Sliding Enclosed 900x1400 Shower, tiled walls

Tiling

Floors	Bathroom and Ensuite 600x600	“Avenue White”
Ensuite	Shower walls 75 x 300	“Crest Pistachio”
	Wall behind mirrors 75 x 300	“Crest Pistachio”



Bathroom	Wall behind bath 75 x 300	“Crest Pistachio”
Laundry	Splash back 75 x 300	“Crest Pistachio”

Mirrors

Ensuite	X 2 Arched Mirrors
Bathroom	Width of vanity to door height.
W/C	Width of vanity to door height.

Floor Coverings

Carpet	Solution Dyed Nylon- Urban Elevate	“Astro”
Vinyl Planking- W/C	Moduleo Supremo Vinyl Plank	“Dotterel”
Hard Wood Flooring	Laundry, kitchen, pantry, dining, living. Timber Top	“Breckenridge”
Tiles	Bathroom and Ensuite 600x600	“Avenue White”

Skirting

65mm beveled edge	Whole house
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Exterior Material Palette

Roof and Window Joinery

Titania

Brick

Euro Largo "Puro"
Mortar: Colour matched
to the brick
Laid: Standard brick
pattern

Cladding

Cedar-Vertical HP55
Wood X cedar oil -
3/4 Flint



Kitchen Material Palette

Paint

Sea Fog - Walls
1/4 Sea Fog - Ceiling

Island Bench Base

Profile "Flex Waved".



Splashback Tiles

Trendstone -
'Cala Michelangelo'

Kitchen Cabinetry

(Colour)

Prime Melamine "Quarter
Lemongrass" Velvet finish

Bench Material

Trendstone -
'Cala Michelangelo'

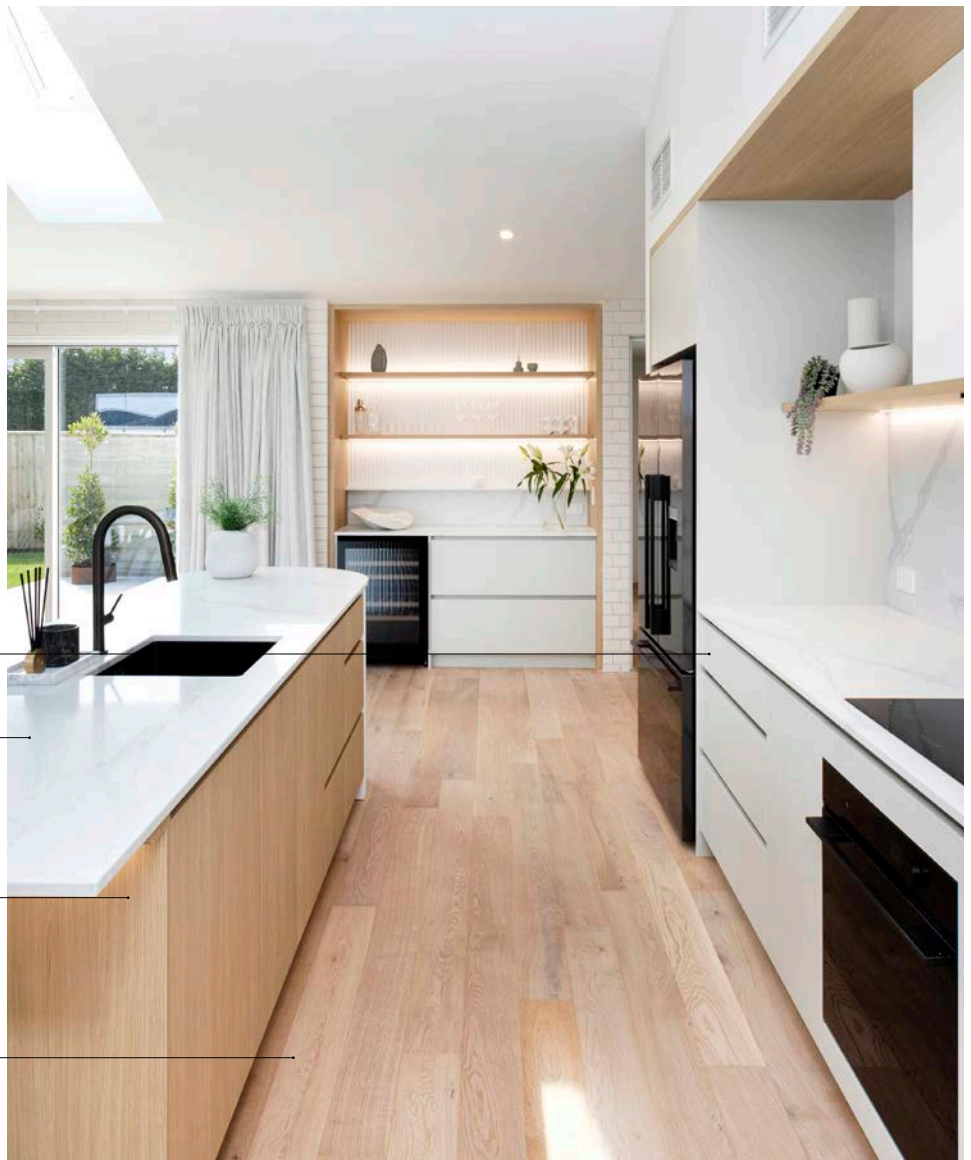
Kitchen Cabinetry

(Feature)

Melteca "Aged Ash Pure
grain"

Flooring

Timber Top -
"Breckenridge"



Bathroom Material Palette

Tiled Wall

Crest Pistachio

Shower

Valencia Elite SQ Corner
Shower 1000mm White
Frame

Vanity

900 Zara

Bath

Newark BTW 1700 - acrylic

Floor

Avenue White



Main Bathroom

Tiled Wall

Crest Pistachio

Vanity Top

Trendstone
'Cala Michelangelo'

Custom Vanity

Melteca "Aged Ash Pure
Grain"

Floor

Avenue White



Ensuite Bathroom

Appliances

Fisher & Paykel Silver Package

Oven

OB60SM11PLB1 Oven,
60cm, 11 Function, Self-
cleaning



Cooktop

Fisher & Paykel
CI604CTB1 60cm
4 Zone Induction
Cooktop



Built in Powerpack

Robinhood
RPC3CL70SS/MB
70cm



Dishwasher

HAIER HDW15U211 DW
-Integrated



Bar Fridge

Eurotech ED-
WC45BCSS 43 Bottle
Multi Temperature
Zone Wine Cooler
Stainless Steel



Disclaimer: For illustrative purposes only. Refer to Specifications documents for details.

Master Build Guarantee Details

Every Que Homes house built is covered by a Master Build Guarantee.

Cover periods

Materials and Workmanship:	2 Years
Structural Defects:	10 Years

Please use the link below to learn more about your guarantee.

www.masterbuilder.org.nz/RMBA/Master_Build_Guarantee/RMBA/MB_Guarantee/GuaranteeHome.aspx





Maintenance Period & Building Warranties

At Que Homes NZ Ltd, we believe that building your dream home should be an exciting and stress-free experience.

That's why all our House & Land Packages come with a Master Build Guarantee, providing you with security and peace of mind long after you move in.

What Does the Master Build Guarantee Cover?

2 Years – Material and Workmanship: Covers any defects in materials or workmanship, ensuring your home is finished to the highest standard.

10 Years – Structural Defects: Protects against major structural defects, safeguarding your investment for the long term.

With a Master Build Guarantee, you can build with confidence, knowing your home is backed by a trusted and reputable warranty. It's just another way Que Homes NZ Ltd delivers quality, reliability, and assurance in every home we build.

