

# Tōtara



## Bushland Park | House and Land Package

564 Cashmere Road | Price on Application

No. 1, No. 3, and No. 7 Kahika Lane

The native landscape of Bushland Park provides an intimate backdrop to 11 timeless low energy homes. These beautiful homes offer superior thermal comfort and indoor air quality and are targeting Passive House certification.

Situated off Cashmere Road and only 10 minutes from the CBD, Bushland Park offers access to the best of the Port

Hills and is zoned for popular schools including Cashmere High School.

Tōtara's floor plan will suit a range of people and lifestyles, combining comfort with functionality and style. It is a cleverly designed four-bedroom home with open plan living areas, a separate laundry, two bathrooms and a guest toilet.

The sunny section with sheltered outdoor area encourages seamless indoor-outdoor living while natural materials are used generously throughout to create a warm and inviting home.

Developed by Ethos Homes their track record of excellence ensures a quality home for generations.



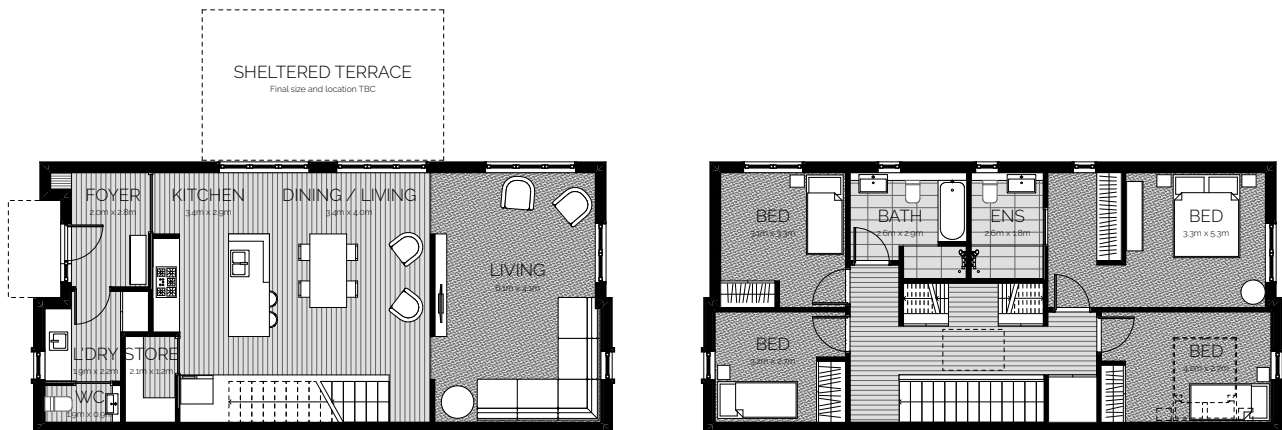
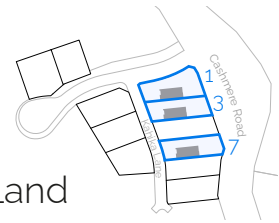
Artist impression

To arrange a consultation or request more information contact Amanda at:

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180m<sup>2</sup> House  
 40m<sup>2</sup> Loft  
 22m<sup>2</sup> Terrace (TBC)  
 519m<sup>2</sup> No. 1 Land | 438m<sup>2</sup> No. 3 Land | 433m<sup>2</sup> No. 7 Land



#### Key Features:

- Architecturally designed
- Four-bedroom home
- Open plan kitchen, living and dining with home office nook
- Large loft area
- Separate laundry room and storage
- Cohesive interior design
- Large sheltered terrace with direct connection from living areas
- Double car port with utility shed & electric car charging
- Exclusive access to nature reserve and playground
- Superior thermal comfort and indoor air quality
- Low annual electricity cost

#### Materials and Specification:

- European style tray deck roofing
- Abodo New Zealand timber cladding
- Resene Rockcote render
- Engineered hardwood floors
- New Zealand wool carpet
- Triple glazed high-performance windows and doors
- Solar photovoltaic panels
- Mechanical ventilation and heat recovery system
- Ducted heat pump system
- Heat pump hot water cylinder

#### Passive House Certification:

Passive House certification is the sustainable choice across Europe and a rare find in New Zealand.

Passive House delivers on all aspects of occupant well-being while consuming very little energy. Homes are warm in winter and stay cool in summer, with a medium temperature of 20° year-round.

With over 30 years of evidence to support its use, Passive House is an independent standard with third party certification for quality assurance.

Rātā houses are on track for 'Passive House Plus' certification when built.

While every effort has been made to ensure this information is accurate the specifications, details and information (including size and layout) set out in this document may be subject to change. House area measured from external edge of walls. Room dimensions are measured from internal wall faces. Please contact us for more information.

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