



RIVENWOOD
LANE

**FRASER
PARTNERS**

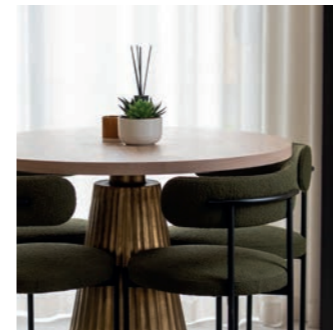


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PARTNERS



Rivenwood Lane offers the perfect setting for families of all sizes looking to start a new chapter in a welcoming community. Blending the charm of New England inspired design with contemporary living, Rivenwood Lane is a thoughtful combination of the best elements of Rivenwood 2 and 3.





The homes feature stylish clapboard cladding exteriors paired with sleek, modern décor that exudes warmth and comfort, creating an inviting atmosphere tailored for modern living. Designed to embrace natural light, the floor-to-ceiling glass not only adds a striking architectural feature but also enhances solar gain, contributing to energy efficiency. With solar panels included as standard, alongside 5kW battery storage and digital thermostats, these homes seamlessly combine style, sustainability, and functionality, making them the perfect choice for today's families.

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SITE PLAN

- **NEW STAMFORD**
4 Bed, Detached House
1,374 sq ft
- **NEW HAMPTON**
3 Bed, Detached House
1,274 sq ft
- **NEW HARTFORD**
3 Bed, Semi-Detached House
1,266 sq ft



NEW STAMFORD

4 Bedroom Detached House
1,374 sq ft



GROUND FLOOR

Kitchen / Dining	5.4m x 3.6m
Living Room	5.4m x 3.7m
Family Room	3.6m x 3.3m
Utility	1.6m x 2.2m

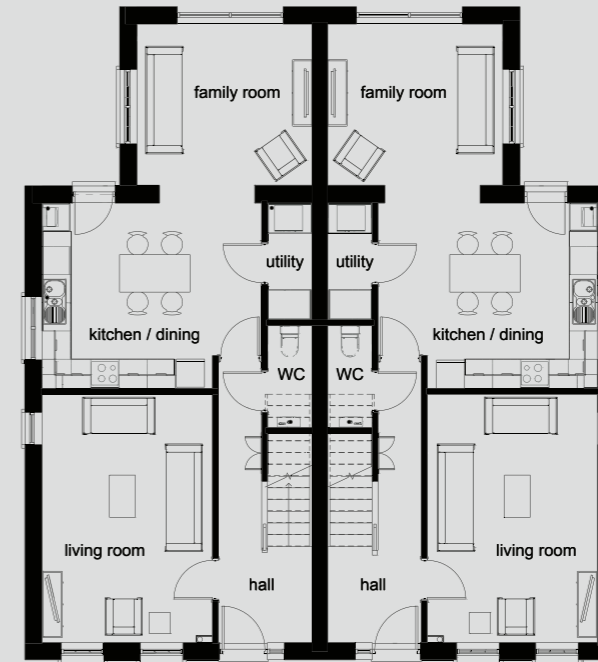
FIRST FLOOR

Master Bedroom	3.5m x 3.5m
Bedroom Two	2.6m x 2.6m
Bedroom Three	4.2m x 2.7m
Bedroom Four	3.6m x 3.3m
Bathroom	3.0m x 1.8m
En suite	1.9m x 1.9m

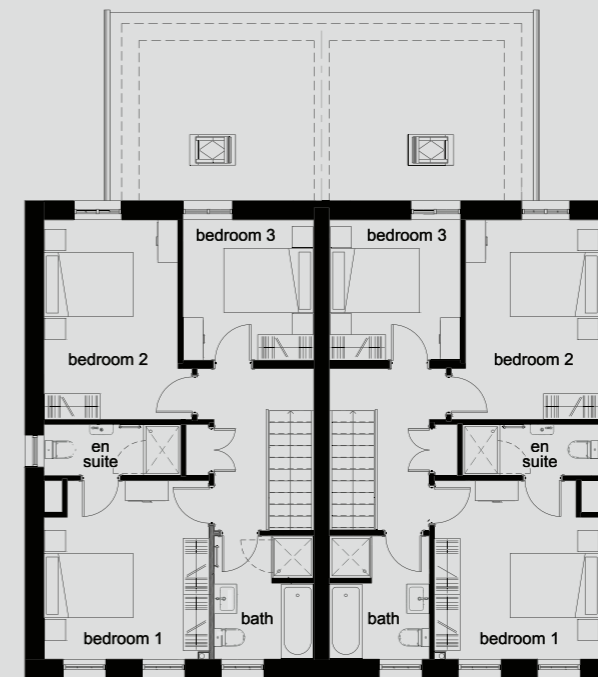


NEW HARTFORD

3 Bedroom Semi-Detached House
1,266 sq ft



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Kitchen / Dining	4.8m x 4.0m
Living Room	5.3m x 3.7m
Family Room	3.7m x 3.4m

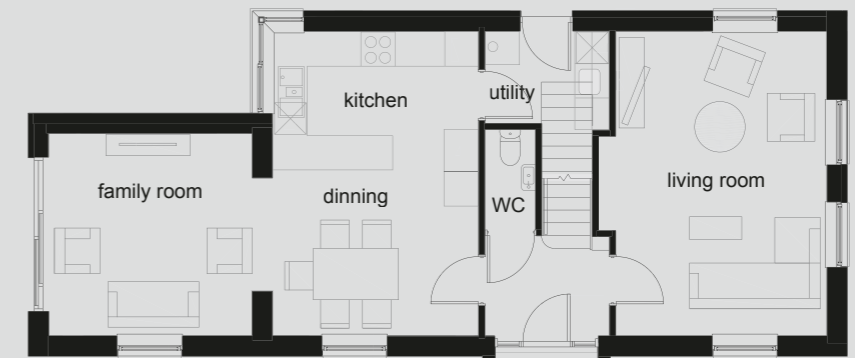
FIRST FLOOR

Master Bedroom	3.8m x 3.7m
Bedroom Two	4.3m x 2.9m
Bedroom Three	3.1m x 2.8m
Bathroom	2.7m x 2.0m
En suite	3.2m x 1.1m

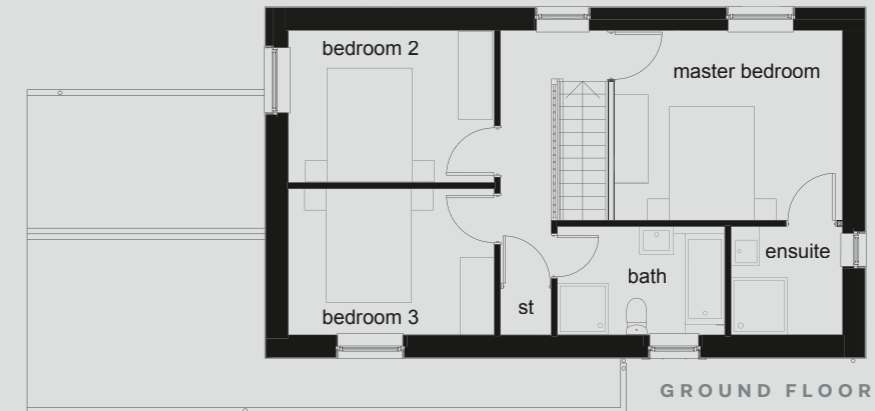


NEW HAMPTON

3 Bedroom Detached House
1,274 sq ft



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

Kitchen / Dining	5.4m x 3.6m
Living Room	5.4m x 3.7m
Family Room	3.6m x 3.6m
Utility	2.2m x 1.7m

FIRST FLOOR

Master Bedroom	4.0m x 3.3m
Bedroom Two	3.6m x 2.7m
Bedroom Three	3.6m x 2.6m
Bathroom	3.0m x 1.9m
En suite	2.0m x 1.9m

Making turnkey simple

This turnkey development allows you to be in control of the design of your home. You decide your desired floor type, tile choice and kitchen detailing, making your home unique to you.

CREATE SOMETHING BEAUTIFUL

The contemporary luxury kitchen is the heart of the home. Make it a space you love by choosing from a range of colours for your units and worktops.

STEP BY STEP

Be proud of every inch of your interior. Pick the flooring and tiling style that suits you from our preselected range.

MAKE IT YOURS

All walls and skirting boards will be painted white, giving you the final say over the internal finishes of your new home. And, as seen in our show home, internal doors are painted black, with black spindles and black ironmongery.

TURNKEY SPECIFICATIONS

KITCHEN

Contemporary kitchens.
—
Choice of kitchen colour & worktops.
—
Integrated branded electrical appliances to include gas hob, microwave and electric oven, extractor unit, fridge/freezer and dishwasher.

UTILITY

High quality units with choice of door finishes, worktops and handles.
—
Combination washer/dryer.

BATHROOMS

Contemporary white sanitary ware.
—
Heated towel rail in bathroom and en suite.
—
Full height tiling to shower enclosures. Splash back tiling to bathroom, en suite and downstairs cloakroom basins.

SMART TECHNOLOGY

Smart phone enabled heating system with digital thermostats.
—
Ring video doorbells.
—
Wiring for EV car charger.

ELECTRICAL

Superfast Fibreoptic Broadband, FTTP with speeds of up to 900mbps.
—
Smoke, heat and carbon monoxide detectors.
—
Comprehensive range of electrical sockets.
—
Connection sockets for BT and TV.
—
Cabling for digital, SKY TV and Virgin Media.
—
Zoned security alarm.

EXTERNAL FEATURES

A mixture of brick and timber effect maintenance free cladding.
—
Maintenance free PVC energy efficient double glazing with lockable system.
—
Bitmac driveways.
—
Landscaped gardens with paved patio area.
—
Timber fencing to rear boundaries where appropriate.
—
Feature external lighting to front door and rear patio.
—
Outdoor tap.

HEATING

High efficiency gas combination boiler.

ENERGY EFFICIENCY

6 inset solar panels installed flush with the roof tiles.
—
Solis Cloud app for monitoring solar performance.
—
5kW battery storage.
—
High level of insulation incorporated in floors, walls and roofs.
—
All houses are constructed to provide a high level of air tightness in order to retain heat.

FLOORING

Carpeting provided throughout all bedrooms, lounges, stairs and landings.
—
Wood laminate for entrance hall, kitchen and living/dining areas.
—
Tiles to bathroom floors, showers and splash backs. Tiles to cloakroom and utility floors (where applicable).

SELECTIONS

All selections to be made from the builder's nominated suppliers only.
—
All selections are from a pre-selected range and are subject to change.

WARRANTY

NHBC 10 year buildmark warranty.





For further details or to enquire about
a property please contact the team at
Simon Brien
028 91 800 700
www.simonbrien.com

Fraser Partners Limited is a NHBC registered company with a history of over 5000 award winning new homes completed province wide.

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