



MAISON

D'ORMISTON

397 ORMISTON ROAD,
ORMISTON

STAGE 1



DDLHOMES
DELIVERING DREAMS

YOUR EXCLUSIVE
LIFESTYLE
IN A GRANDEUR
DEVELOPMENT

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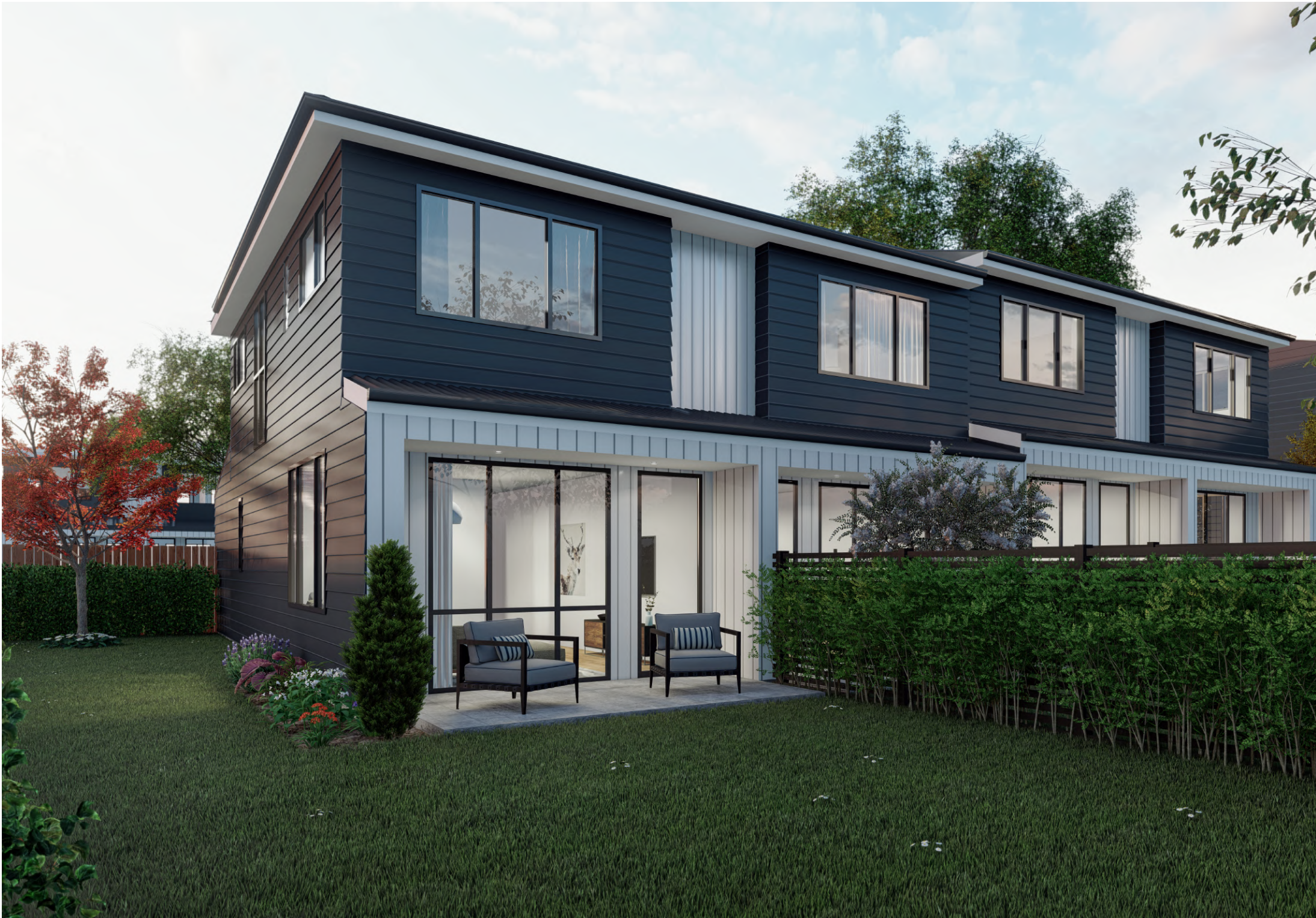


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DDL Homes

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ABOUT
MAISON
D'ORMISTON

Maison D’Ormiston is Ormiston’s upcoming locality. With its close proximity to highly sought after Ormiston schools, the much awaited Ormiston Town Centre and many other amenities within walking distance, Maison D’Ormiston is the place to be.

This development has been carefully designed to fit in yet stand out in the prime area of Ormiston, one of Auckland’s fastest growing suburbs, making it the perfect neighbourhood to settle in. Maison D’Ormiston is one of DDL Homes’ largest and highly anticipated projects with multiple options to choose from, providing the perfect home for everyone!

Our Stage 1 release includes a limited number of 3 bedroom homes from \$649,000, beautifully designed and crafted to make family time that little bit more special.

ARCHITECTURAL DESIGN

The terraced homes at Maison D’Ormiston have been architecturally designed to allow home owners to feel a sense of privacy and exclusivity yet remain a part of the grandeur development at 397 Ormiston Road. These homes are located close to a stream and native bush which allows for a great balance between modernity and nature.

Each home includes an open plan kitchen and dining with premium appliances and modern finishes. The spacious living room opens up to a good sized outdoor living area, perfect to entertain guests and for kids to play. The ground floor also includes a full sized bathroom with a double door shower. The first floor of each home includes three spacious bedrooms, each containing their own internal wardrobe. Another full sized bathroom can also be found upstairs.

Your home at Maison D’Ormiston can truly be your home as we allow you to have a say in the design of your home, from the carpet to the bathroom tiles. Speak to one of our agents to find out how you can make your home your own special place.

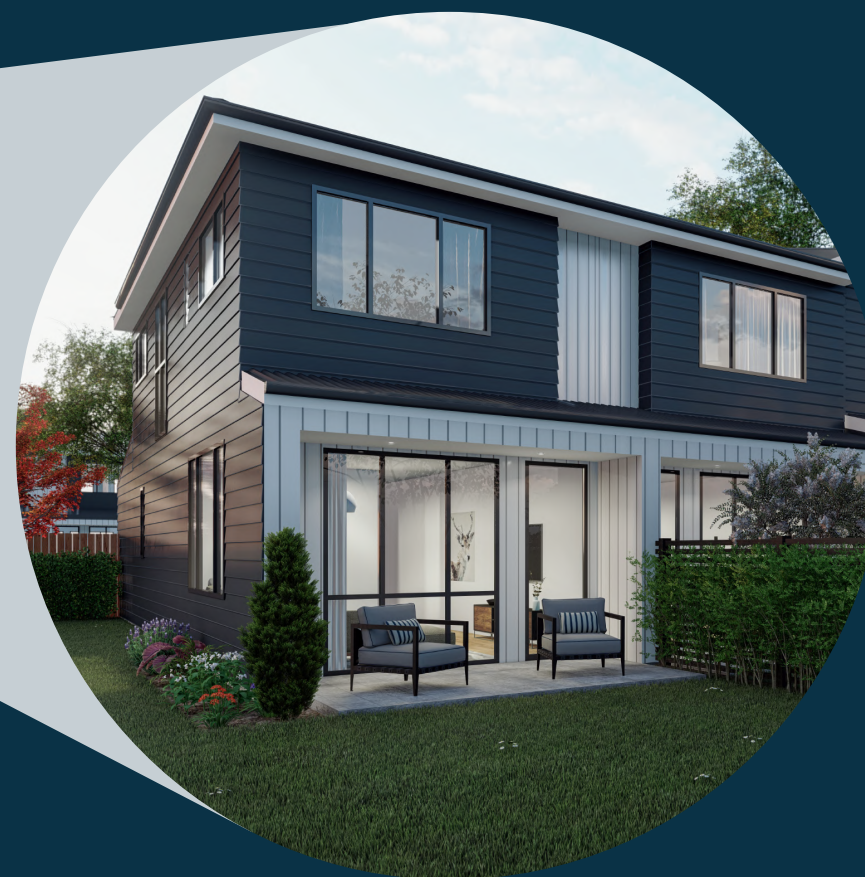
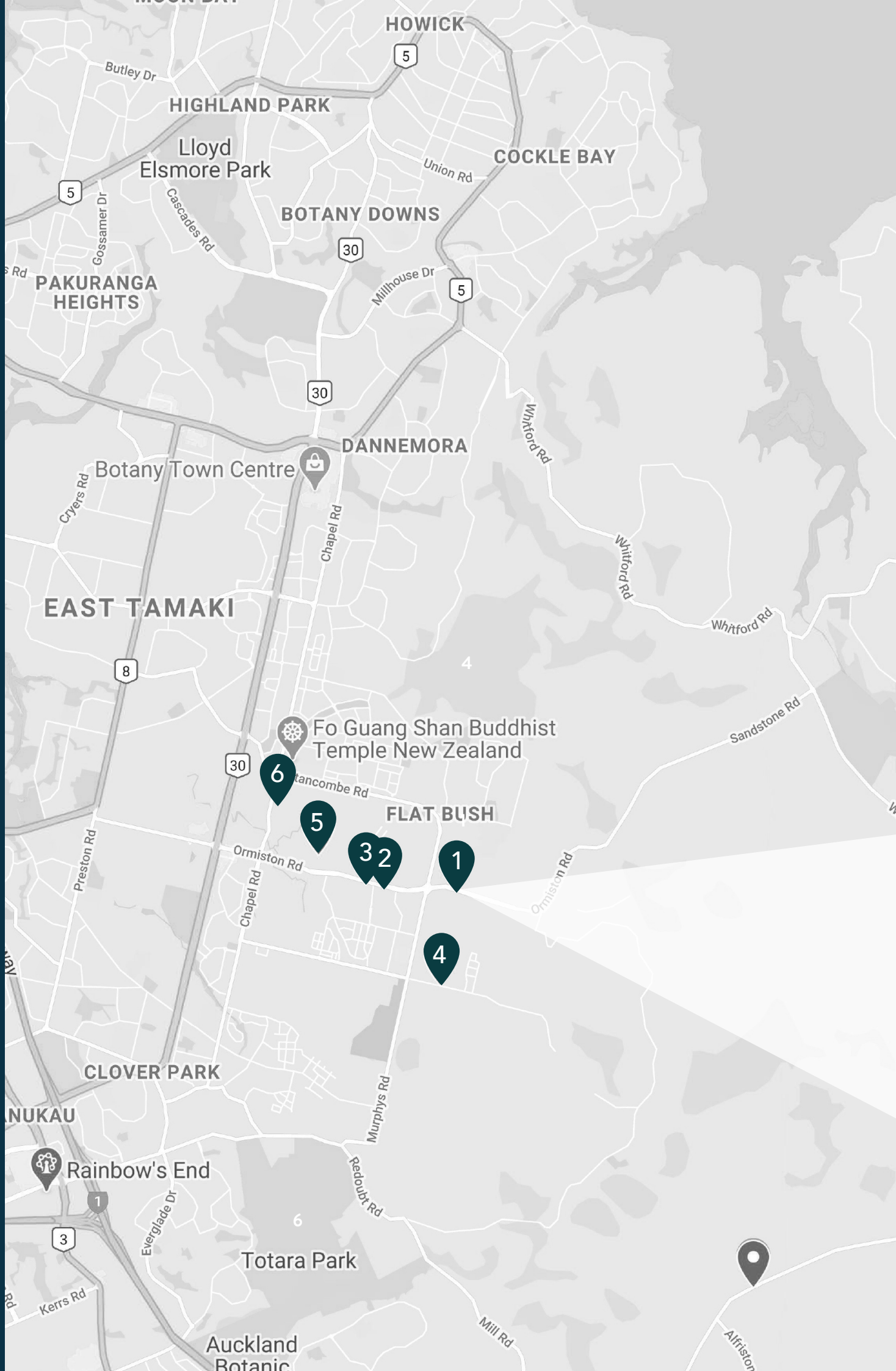


ORMISTON

397 ORMISTON ROAD

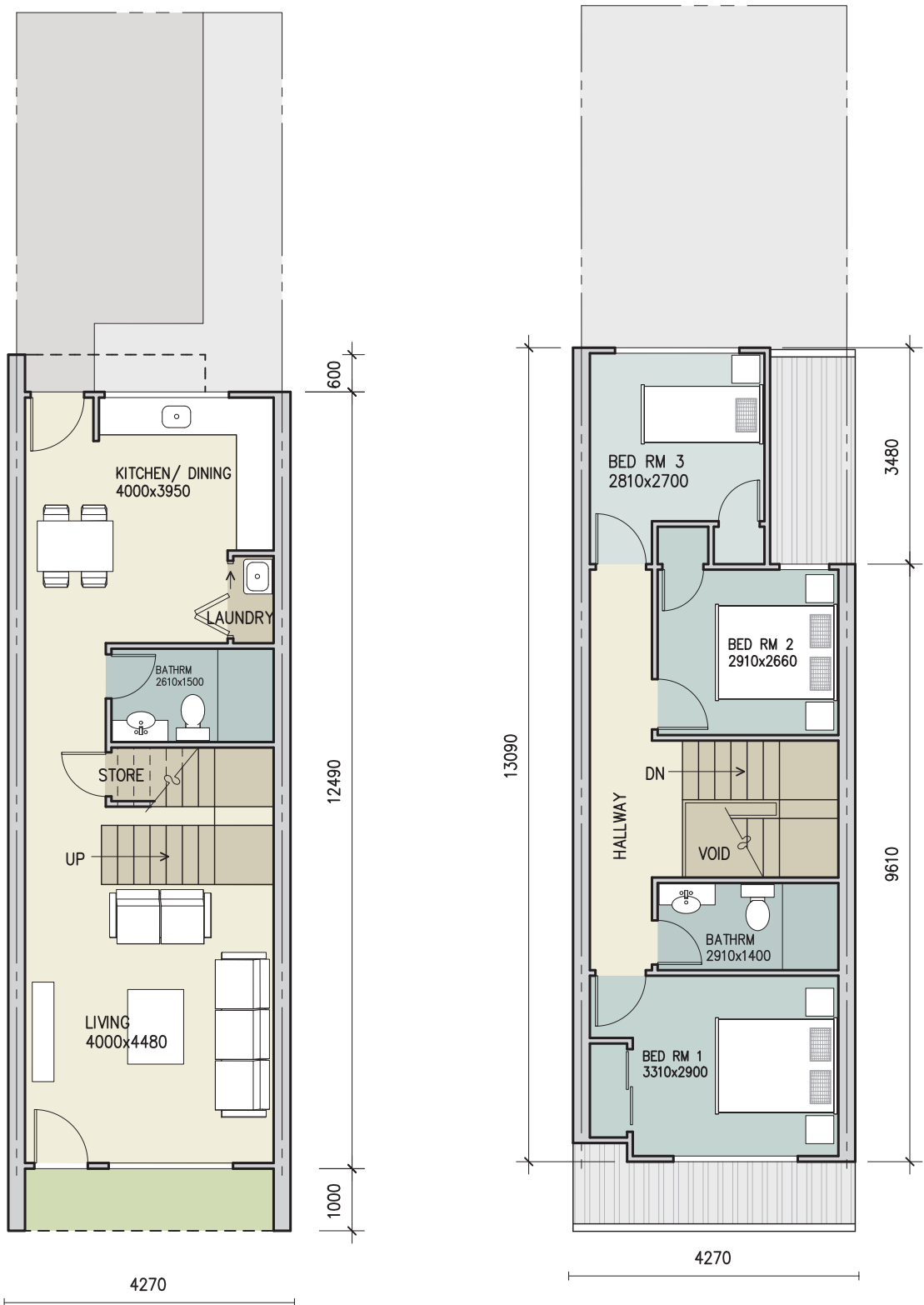
MAISON D'ORMISTON

- 1 MAISON D'ORMISTON
- 2 ORMISTON JUNIOR COLLEGE
- 3 ORMISTON SENIOR COLLEGE
- 4 TE UHO O TE NIKAU PRIMARY SCHOOL
- 5 ORMISTON TOWN CENTRE
- 6 BARRY CURTIS PARK



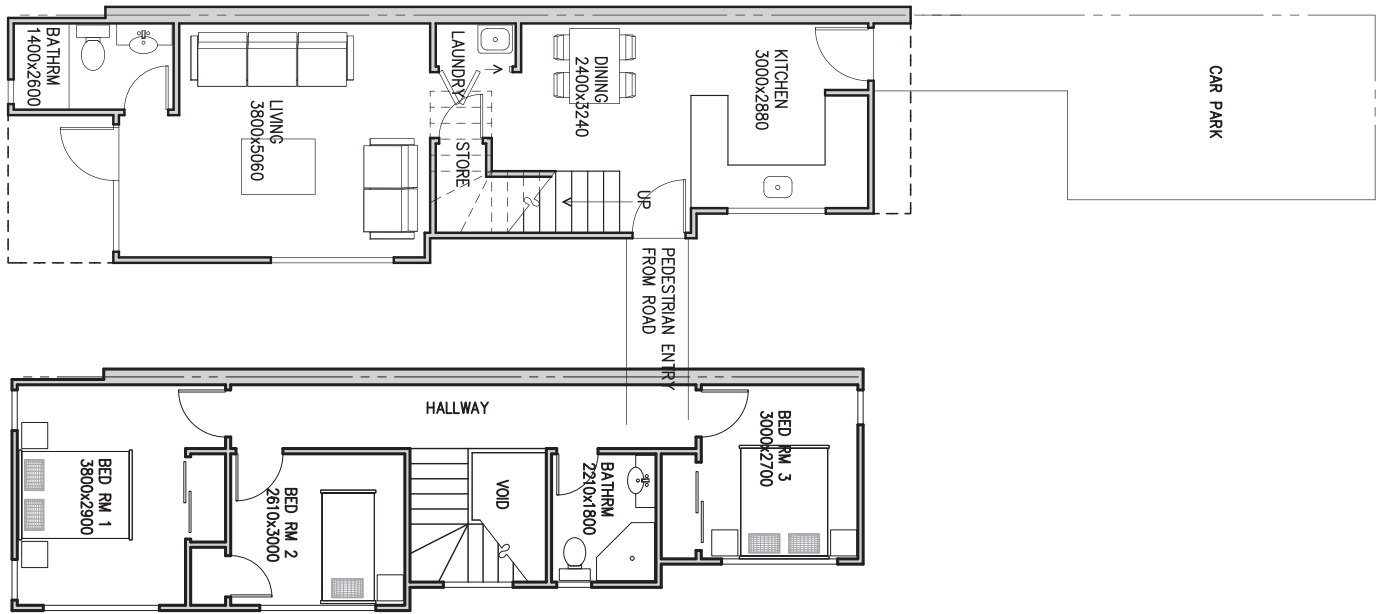
TYPE A FLOOR PLAN

F.A 98m2



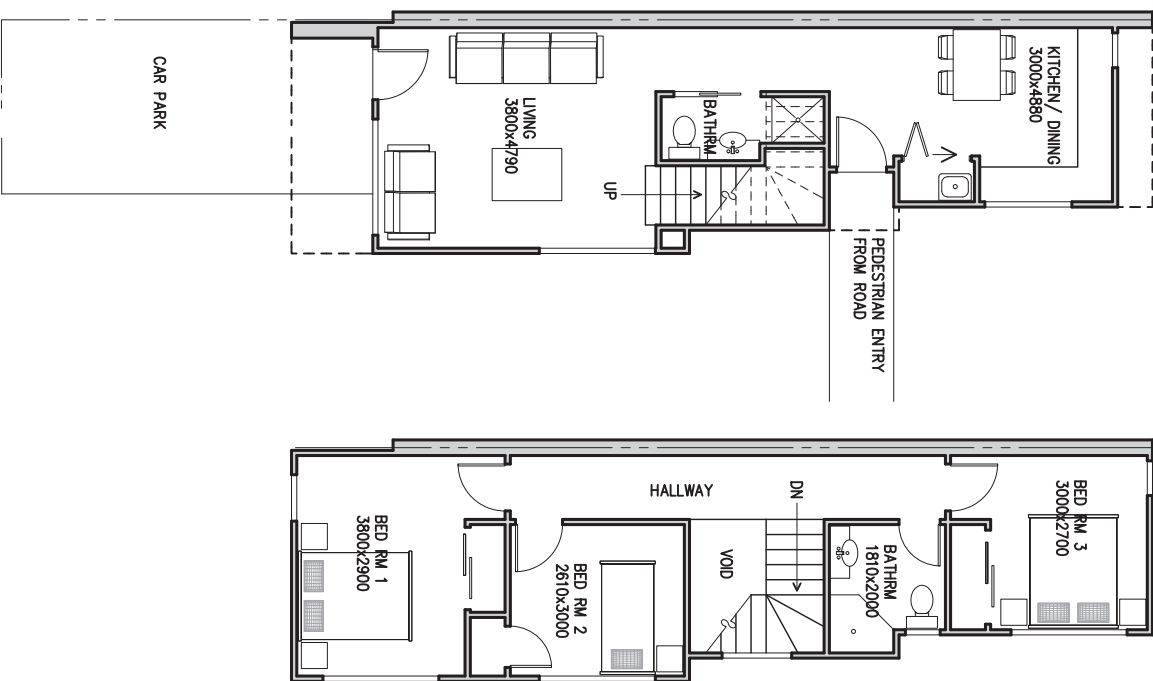
TYPE B FLOOR PLAN

F.A 100m2



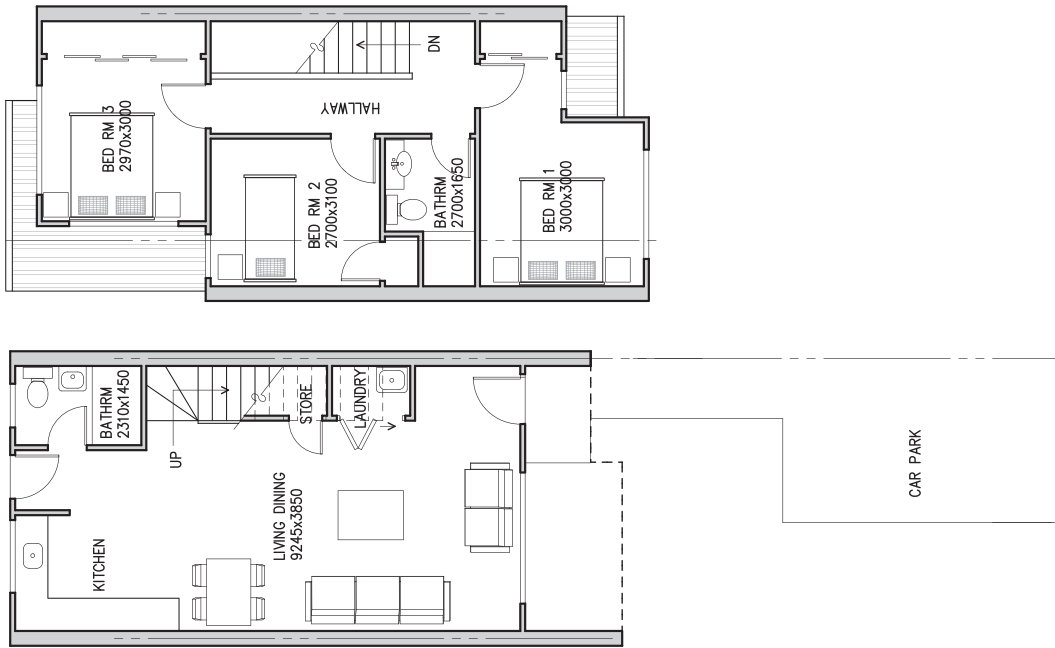
TYPE C FLOOR PLAN

F.A 97m2



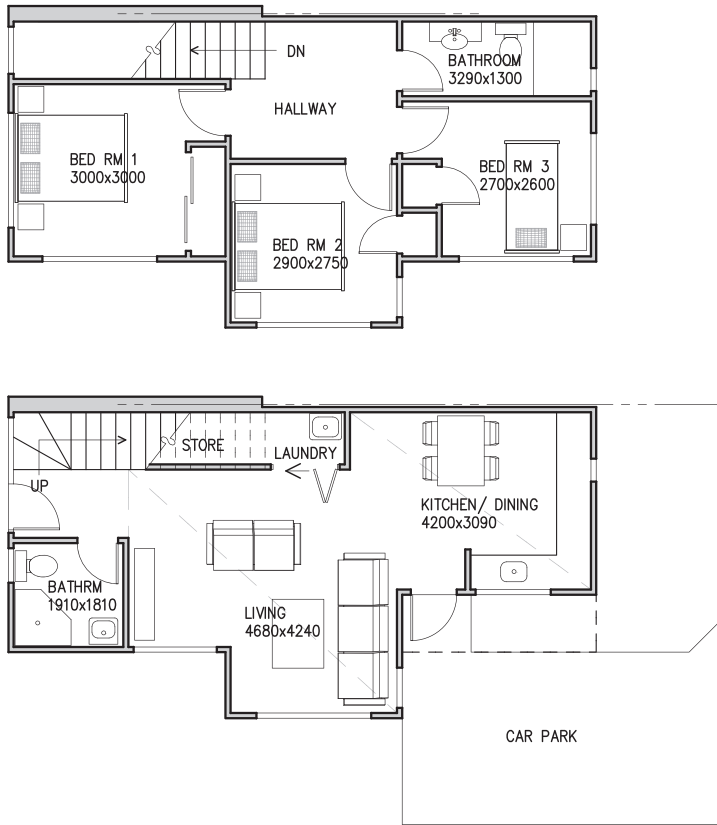
TYPE D FLOOR PLAN

F.A 94m2



TYPE E FLOOR PLAN

F.A 91m2



MASTERBUILDERS GUARANTEE

In 2019, DDL Homes became a provisional member of the Registered Master Builder’s Association. Being a member of the RMBA allows DDL Homes to issue a 10-Year Master Build Guarantee to its customers for all of its constructions. The market leading building Guarantee allows DDL Homes’ customers to rest easy in the knowledge that, in the unlikely event that something does go wrong with their home build or renovation, Registered Master Builders will help resolve any issues and finish their home to the highest standard.

The 26 terraced homes that are apart of theMaison D’Ormiston development will be covered under the 10-Year MasterBuilders Guarantee.

BUILD SPECIFICATIONS - MAISON D'ORMISTON

WARRANTY

10-year MasterBuilders warranty
90-day maintenance period

EXTERNAL

Foundation:	Concrete floor slab
Framing:	Timber wall framing
Insulations:	Ceilings & wall sas per approved plan
Drainage:	Stormwater and recharge pit
Cladding:	Variety of weatherboard and panel designs
Roof:	Colour steel long run metal cladding
Fascia:	Colour steel metal fascia/Timber fascia
Spouting:	Colour steel metal
Downpipes:	PVC downpipe (white)
Windows:	Aluminium double glazed Clear matched handles Pre-primed timber liners, painted finish
Entry Door:	Powder coated aluminium front entry door Smart keyless lock (space permitting)
Landscaping:	A landscape schedule has been prepared consisting of soil and grass seed to finish all lawn areas. Plants as specified as per the landscape schedule. Includes driveway, clothesline and letterbox.
Hose Taps:	Two exterior hose taps, as per plans, front and rear

INTERNAL

Interior Doors:	Paint finish flush panel MDF doors
Skirting:	60mm single bevel, painted finish
Gib Lining:	Wall and ceilings
Gib Stoppings:	Wall and ceilings, level 4 stopping
Flooring:	100% waterproof, soundproof, SPC (stone polymer composite) Flooring on ground floor. Carpet on first floor including stairs.
Tiles:	Tiled bathrooms
Wardrobes:	Shelf with hanging rail and sliders to robes, space permitting
Lighting:	LED downlights One feature pendant light (space permitting)

DISCLAIMER: These build specifications may be subject to variations during construction

BUILD SPECIFICATIONS - MAISON D'ORMISTON

KITCHEN

Benchtop:	Composite stone
Cabinets:	Modern design with single side gloss lacquer doors
Drawers:	Soft close drawers
Appliances:	Fisher and Paykel company appliances including gas hob, electric oven, rangehood and dishwasher
Splashback:	Tiled splashback
Tapware:	Builder range of pull out, kitchen mixer

BATHROOMS

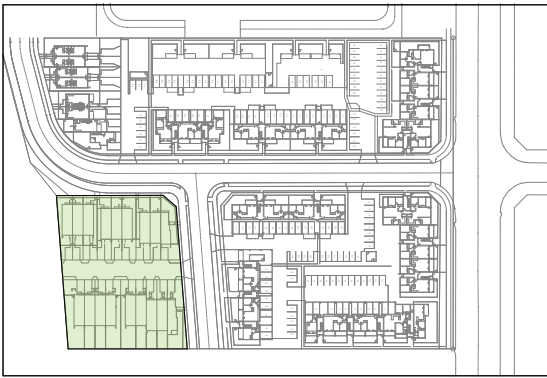
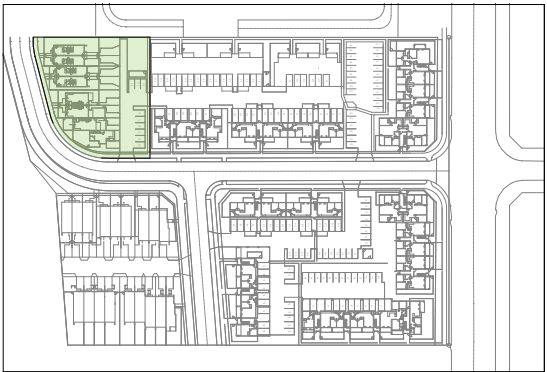
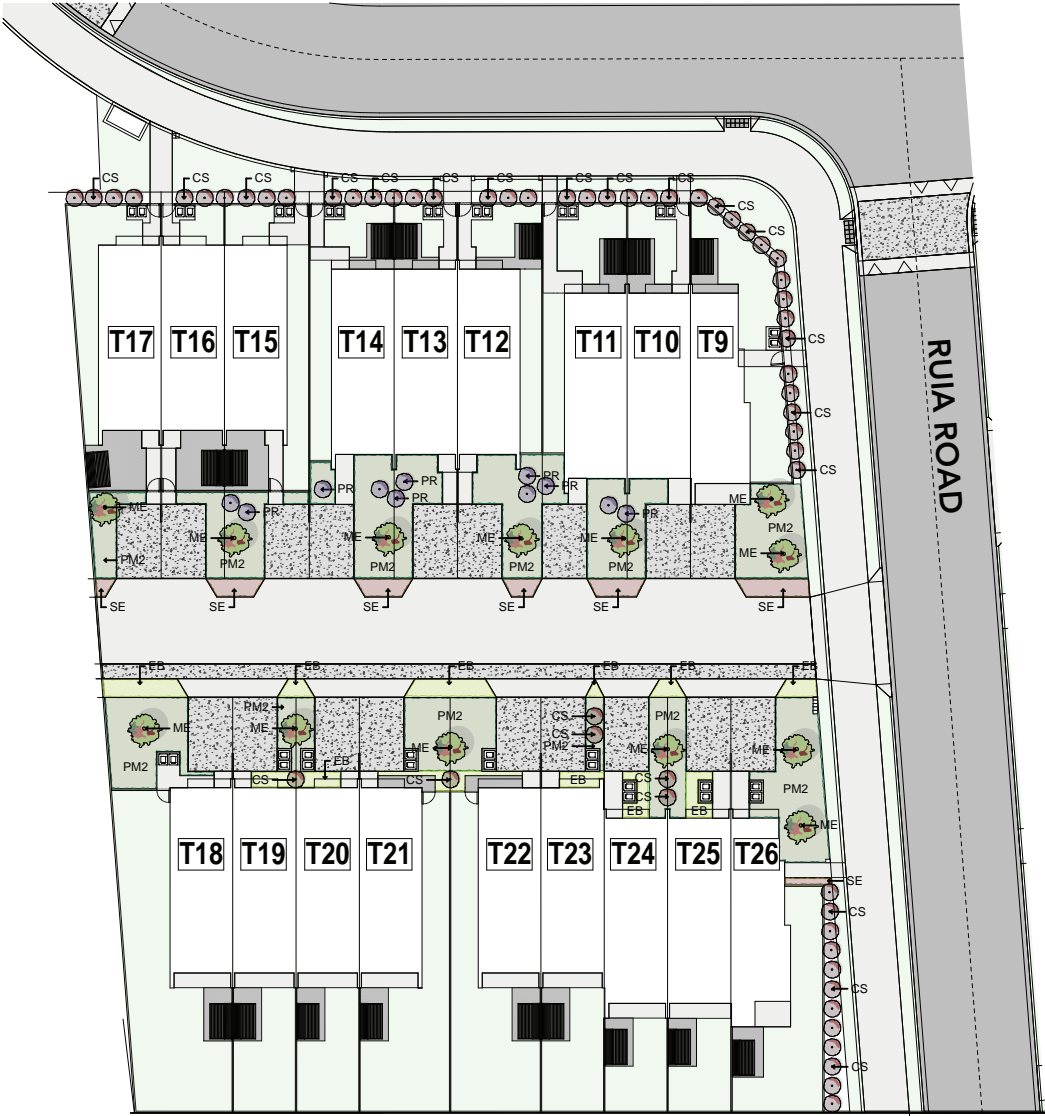
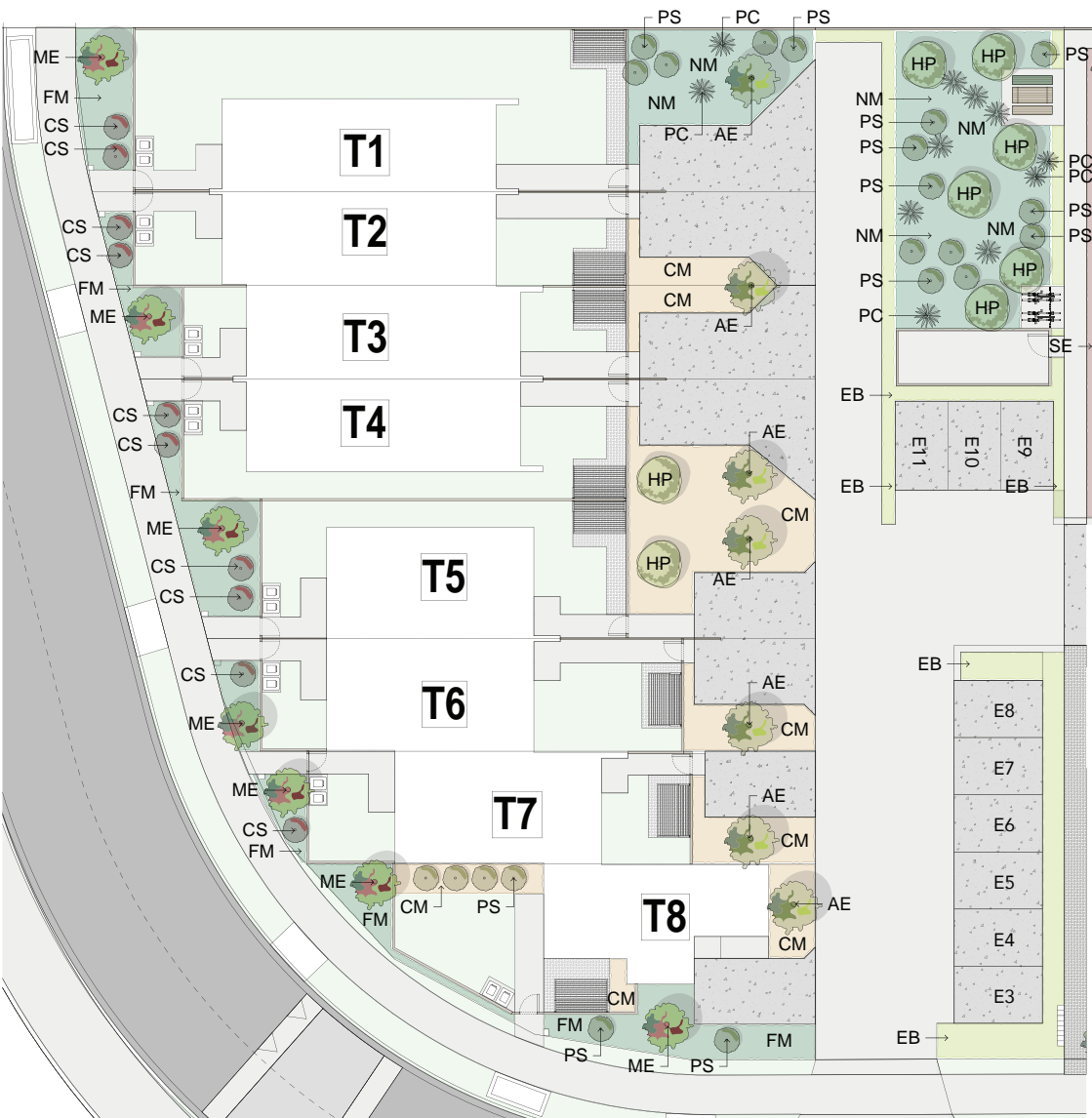
Shower:	Acrylic shower tray/tiles dependent on plumbing specifications Tiled walls and glass framing
Vanities:	Wall hung/free standing vanities dependant on plumbing specifications
Mirror:	Width to match the vanity
Toilet:	Back to wall soft close, rimless
Towel Rail:	Heated towel rail
Tapware:	Builder range of designer tapware for basin and shower
Laundry:	Mini super tub. Space for owner supplied washing machine and dryer
Landscaping:	A landscape schedule has been prepared consisting of soil and grass seed to finish all lawn areas. Plants as specified as per the landscape schedule. Includes driveway, clothesline and letterbox.
Hose Taps:	Two exterior hose taps, as per plans, front and rear

SERVICES

Electrical:	Supply and connection to services
Water:	Supply and connection to services
Gas:	Supply and connection to services
Broadband:	Provision provided, owner to organise provider connections
Data:	Provision provided, owner to organise provider connections
Phone:	Provision provided, owner to organise provider connections

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LANDSCAPE PLANS



ABOUT DDL HOMES



OUR MANTRA

Creating Communities. Delivering Dreams - That's our mantra. We aim to deliver affordable homes to everyday Kiwis, with plenty of helpful support throughout the whole process. Your dream is our dream and we're committed to that.

OUR OBJECTIVE

DDL Homes has established itself as one of New Zealand's innovative property developers specialising in building quality yet affordable houses. We are driven by our core objective to provide New Zealanders with the opportunity to own world-class homes, at affordable prices.

DDL Homes has been developing affordable, residential homes since 2012 including terraced and standalone homes, as well as walk ups ranging from 2-4 bedrooms. DDL delivers well designed, modern homes, working exclusively with highly regarded architects. DDL Homes prides itself on building quality, modern and affordable homes – using trusted appliances and high-grade materials. With a highly experienced team, and an eagerness for building and materials innovation, DDL Homes has earned the trust of Kiwis in delivering lifelong, quality homes, making the dream of homeownership a reality for many.



MAISON
D'ORMISTON

PLEASE EMAIL US AT SALES@DDLHOMES.CO.NZ FOR ALL ENQUIRIES.

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