



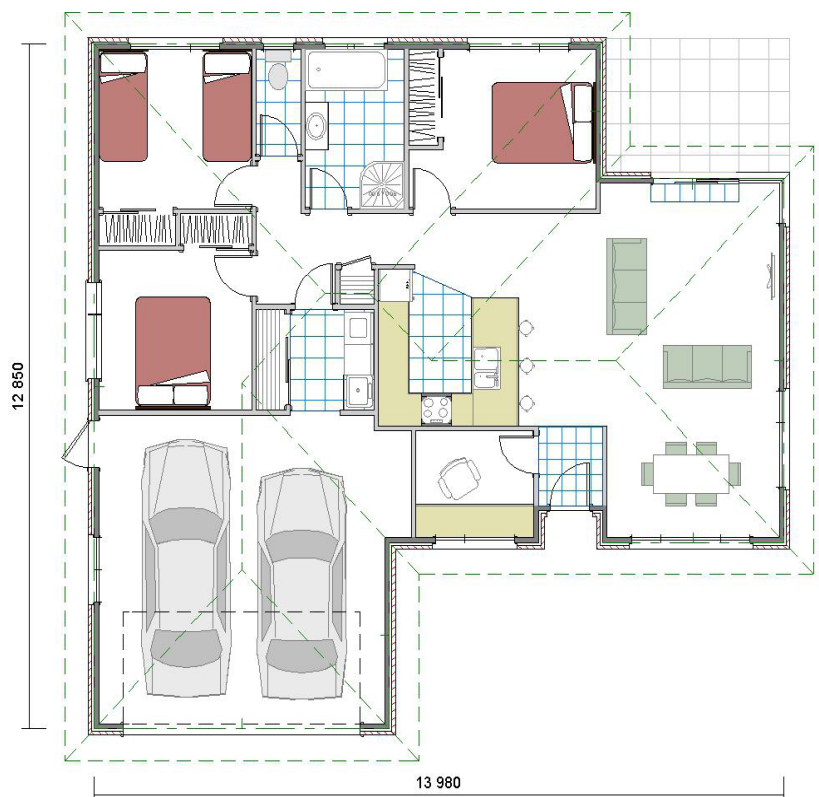
A single level home designed to make efficient use of space and provide you with all the features a home needs.

**FLOOR AREA**  
**150 sqm**

**LAND AREA**  
**635 sqm**

## Features

- Three Bedrooms plus Study
- Central Kitchen
- Open Plan Living and Dining
- Walk-Through Laundry with Storage
- Seperate Toilet
- Internal Access Double Garage
- High Wall Heat Pump
- 10 year Masterbuild Guarantee



Spica 150

## Why Build with Compass

- 10 Year Master Builder Guarantee
- Cost effective building methods, we focus on simplicity and cost effectiveness whilst delivering quality design for a price within your budget
- Open and honest communication at all times
- Compass Homes has over 70 contemporary house plans to select from which are easy to personalise
- Compass Homes make your home building journey easy. Our team of dedicated experts guide and assist you throughout your home build process
- Many repeat customers
- Team you can trust to carry out construction to meet your expectations

## 5 Simple Steps to the Purchase & Build Process

1. A deposit of \$2,000 to tailor our standard plan to your chosen section.
2. The build contract must be entered into with Compass Homes within 15 working days of signing the land sale and purchase agreement.
3. In the build contract there is a deposit stated of 10% of the MasterBuild contract with Compass Homes. This is payable on signing of the Build Contract.
4. Section: A sale and purchase agreement will be entered into directly with Swan Road Developments. Deposit and settlement terms will be set out in this agreement.
5. Build progress payments: these amounts are noted in our build contract and payable as set out in the Master Build contract for your new home.



**Damien Bruce**

Sales Consultant

021 535 744

[damien.bruce@compasshomes.co.nz](mailto:damien.bruce@compasshomes.co.nz)

**Jocosa Bruce**

Sales Consultant

027 405 9064

[jocosa.bruce@compasshomes.co.nz](mailto:jocosa.bruce@compasshomes.co.nz)

**COMPASS**  
HOMES  
[www.compasshomes.co.nz](http://www.compasshomes.co.nz)  
**09 238 0000**

Compass Homes Franklin  
4 Harriet Johnston Drive, Pokeno.



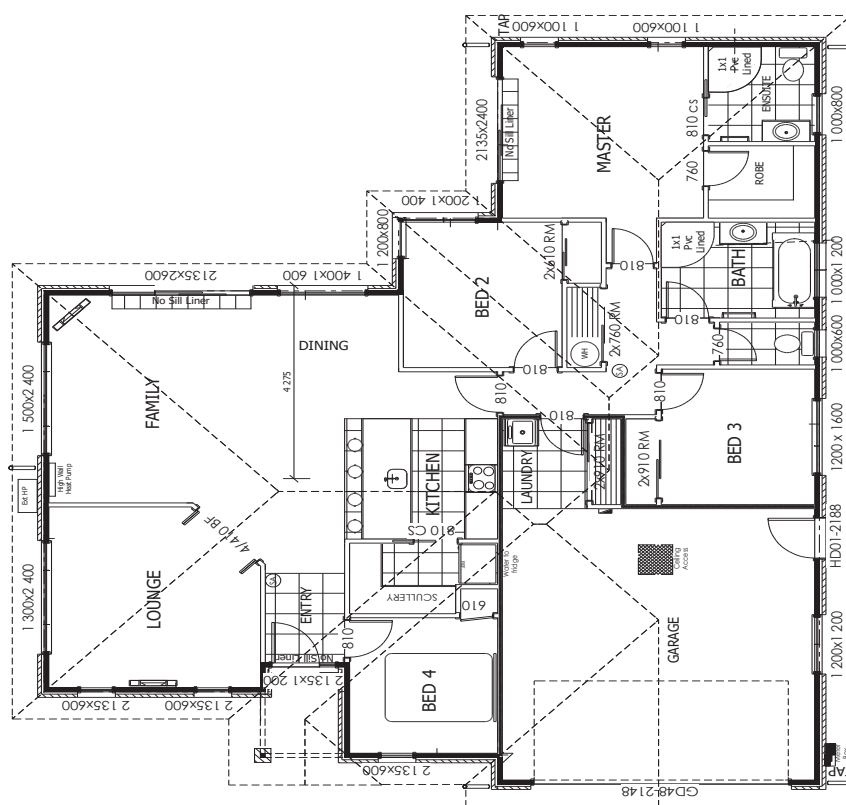




**FLOOR AREA**  
**190 sqm**

**LAND AREA**  
**635 sqm**

A single level home designed to make efficient use of space and provide you with all the features a home needs.



## Features

- Four Bedrooms
- Master Walk-in Wardrobe
- Master Ensuite
- Scullery
- Central Kitchen
- Open Plan Living and Dining
- Walk-Through Laundry with Storage
- Seperate Lounge
- Internal Access Double Garage
- High Wall Heat Pump
- 10 year Masterbuild Guarantee

**Bishee 190**

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