COAST TO COAST
HOMES

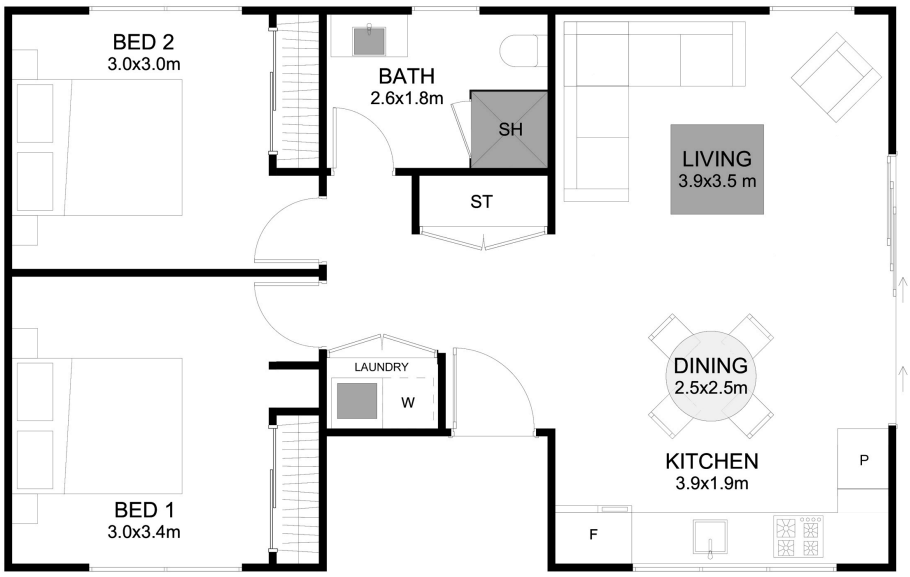
MINOR DWELLING / GRANNY FLATS

Franz

SHELL ONLY FROM
$76,990

The Franz with its timeless gable design and practical floor plan offers a perfect balance of style and functionality. The two-bedroom layout creates a natural separation between the private sleeping areas and the open-plan kitchen, dining, and living space, with the bathroom, laundry, and entry providing a central hub. Compact yet spacious, this home delivers comfortable living with an enduring appeal that will suit a wide range of sites and lifestyles.

BEDROOMS	BATHROOMS	FLOOR AREA	DIMENSIONS
2	1	67 m²	6.7 × 10.5 m



FLOOR PLAN

3D FLOOR PLAN

PLEASE NOTE (SHELL ONLY):

Cabinetry, furniture and furnishings are not included. The floor plans and illustrations may show a fitted kitchen, appliances and furniture but this is to illustrate the layout only. Room sizes are approximate.

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Roofing

We provide high-quality, genuine COLORSTEEL® and Marley products for your home's roof. Both are trusted to perform in New Zealand's challenging conditions and are backed by industry-leading warranties, giving you confidence your home will stand the test of time.

Roofing Profile

Roofing profiles are supplied by Roofing Industries, a 100% New Zealand owned and operated company that takes pride in manufacturing and supplying a wide range of residential roofing systems that are innovative, tested, and designed to withstand New Zealand's challenging climatic conditions. Roofing Industries uses quality, locally manufactured raw materials to ensure a superior product.

STANDARD

Corrugate

A timeless roofing choice that is durable, cost-effective, and built to last in NZ conditions.

- Iconic profile that stands the test of time
- Proven performance in our climate
- Backed by local expertise and full technical support

5 Rib

A modern roofing choice with clean lines and bold shadowing that is engineered for durability and performance in NZ conditions.

- Contemporary look with refined geometric lines that add visual depth
- Works efficiently even at low roof pitches
- Built to last with proven technical performance
- Backed by local expertise and full technical support

UPGRADES

True Oak Corrugate

POA

A stronger roofing choice with bold, rounded curves and timeless character that is designed for durability and performance in NZ conditions.

- Strongest corrugate profile available for superior strength
- Deep shadow lines create classic, distinctive styling
- Performs well even at low roof pitches
- Backed by local expertise and full technical support

Roof Colour

Inspired by New Zealand, loved by New Zealanders. COLORSTEEL® colours are a blend of classic, timeless shades and modern, on-trend tones.

STANDARD

Tui Tuft

LRV 68%

Cloud

LRV 74%

Titania

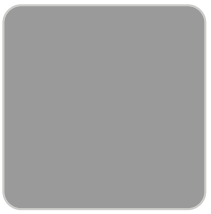
LRV 68%

Sand Scape

LRV 66%

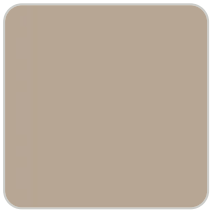
Gull Grey

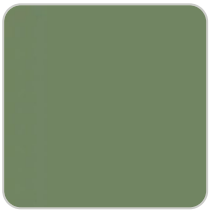
LRV 51%

Sandstone Grey

LRV 27%

Sand Bar

LRV 34%

Lichen

LRV 28%

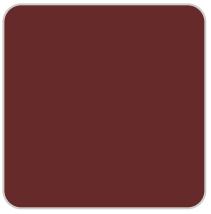
Mist Green

LRV 25%

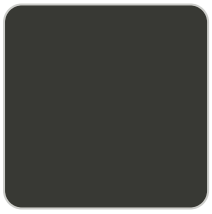
Permanent Green

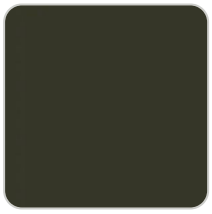
LRV 10%

Pioneer Red

LRV 12%

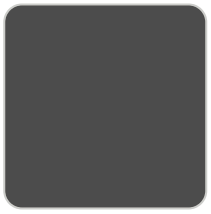
Scoria

LRV 10%

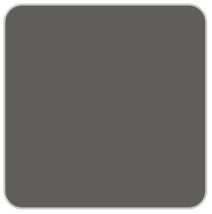
Ironsand

LRV 8%

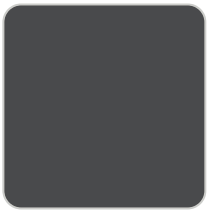
Karaka

LRV 8%

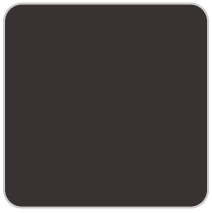
New Denim Blue

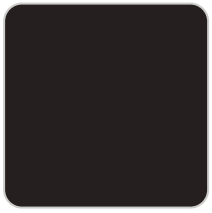
LRV 11%

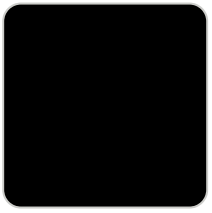
Grey Friars

LRV 10%

Thunder Grey

LRV 12%

Windsor Grey

LRV 7%

Slate

LRV 9%

Flax Pod

LRV 7%

Ebony

LRV 5%

Fascia Profile

Fascia protects the roof edge and gives the roofline a clean, finished look. Choose from 185mm COLORSTEEL® fascia or 200 x 40mm timber fascia, both included as standard.

STANDARD

200 x 40mm Timber Fascia

Radiata Fascia

- Finger-jointed for straightness
- LOSP treated for durability
- Premium primer coating
- 25-year durability warranty

185mm COLORSTEEL® Fascia

- Designed for a modern, straight-edged look that complements most rooflines
- Provides a strong, durable base for spouting and rainwater systems
- Available in a wide range of COLORSTEEL® finishes
- Integrated with Roofing Industries' rainwater solutions for seamless performance

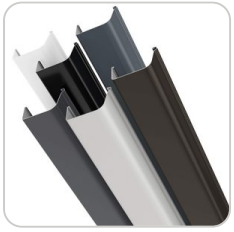
Fascia Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Gutter Profile

COLORSTEEL® Quarter round guttering with upgrade to 125mm boxed guttering. If timber fascia is desired Marley Stormcloud is available with the upgrade to Marley Typhoon.

STANDARD

Stormcloud



Stormcloud® is New Zealand's most popular spouting style.

- Versatile quarter-round profile
- Clean, strong lines
- Suits both traditional and contemporary homes
- Available in a range of colours with matching RP80® downpipes

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Quarter Round Gutter

- Clean, classic appearance that complements most rooflines
- Reliable drainage performance with proven accessory ecosystem
- Multiple finishes to match surrounding materials and colours
- Made and supported by Roofing Industries nationwide

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

UPGRADES

125mm Boxed Gutter

+$320

- High-capacity gutter ideal for larger roof areas
- Robust, modern box profile with strong visual lines
- Compatible with Roofing Industries' Ezi-Flo™ accessories
- Available in durable finishes to suit residential builds

Gutter Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green , Pioneer Red, Sand Bar, Sandscape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Typhoon

+$550

Typhoon® has been designed for high rainfall conditions.

- Half-round profile. Excellent capacity and flow characteristics
- Internal brackets for a smooth, contemporary look
- Or external brackets for a retro design feature (also makes the inside of the spouting easier to clean)
- Available in a range of colours with matching RP80® downpipes – including Metallics

Gutter Colour: Black, Copper, FlaxBlack, Grey Friars, Gull Grey, Ironsand, Titanium, White

Downpipe Colour

Marley Downpipes RP80

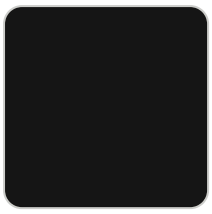
RP80® 80mm round downpipe has been the most popular downpipe system in New Zealand for over 30 years. It is available in a range of colours including to match your Marley guttering and many of the most popular COLORSTEEL® roof colours.

STANDARD

White

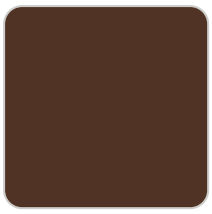
UPGRADES

Black



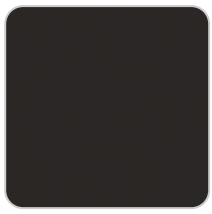
+$160

Copper



+$160

FlaxBlack



+$160

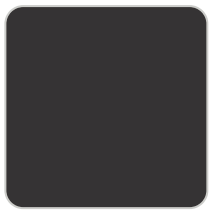
Grey Friars

+$160

Gull Grey

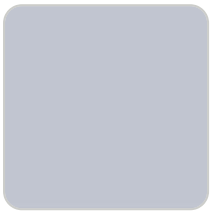
+$160

Ironsand



+$160

Titanium



+$160

Cladding

We have curated a handful of cladding offerings to suit the New Zealand climate. Other options are also available, just get in touch with the team.

Main Cladding

STANDARD

Shadowclad Natural Texture

Shadowclad Natural Texture

- Made from sustainably grown NZ plantation pine
- Textured surface suitable for staining or painting
- Treated to H3.1 LOSP for exterior durability

Shadowclad Natural Groove

Shadowclad Natural Groove

- Vertical grooved profile for a classic shiplap look
- Strong yet lightweight plywood panel system
- FSC-certified and compliant with NZ Building Code

JH Axon™ Panel 133 Smooth

Axon™ Panel 133 Smooth

- Smooth finish for a sharp, minimalist style
- Vertical grooves at 133mm centres
- Perfect for modern architectural designs
- Durable and low-maintenance

JH Axon™ Panel 133 Woodgrain

Axon™ Panel 133 Woodgrain

- Vertical grooves with a timber-look texture
- Natural woodgrain finish for a warm, traditional feel
- Ideal for residential facades and feature walls
- Resistant to shrinking, swelling, and warping

JH Axon™ Panel 400 Smooth

Axon™ Panel 400 Smooth

- Wider groove spacing (400mm centres) for a bold, dramatic look
- Smooth vertical profile adds contemporary character
- Great for larger walls or statement facades
- Designed for modern homes and commercial projects

JH HardiePlank® 180mm

HardiePlank® 180mm

- Traditional narrow weatherboard look
- Ideal for creating a classic, timeless design
- Resistant to rotting, warping, and termites
- Low maintenance compared to timber options

JH HardiePlank® 300mm

HardiePlank® 300mm

- Wider weatherboard profile for a bold statement
- Perfect for contemporary or coastal style homes
- Available in smooth and woodgrain finishes
- Designed for long-lasting performance in all conditions

Brick

BRICKWORKS

Clay bricks are one of the world's oldest and most trusted sustainable building materials. They offer enduring strength and longevity, along with excellent thermal insulation that keeps your home cool in summer, warm in winter, and significantly reduces energy bills. Bricks also deliver a unique, natural aesthetic with low maintenance, fire resistance, and eco-friendly benefits — making them an excellent long-term investment for your home.

Brick Colour: Castle, Chiffon, Cove, Grey Gum, Russo, Sea Salt, Seed, Shoreline, Silver, Silver Birch, Stimulate

UPGRADES

COLORSTEEL® Longrun Corrugate

POA

Corrugate

- Durable and weather-tested for New Zealand's varied climate
- Made from high-quality pre-painted steel (COLORSTEEL®)
- Superior coatings resist corrosion, fading, and chipping
- Minimal upkeep with long-lasting performance

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

COLORSTEEL® Longrun TrimRib

POA

TrimRib

- Sleek, modern rib design with architectural appeal.
- Rapid water shedding, ideal for low-pitch roofs or walls.
- Engineered for strength and structural reliability.
- Delivers a contemporary, clean-lined aesthetic.

COLORSTEEL® Colour: Cloud, Ebony, Flax Pod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sand Scape, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

JH Linea™ Weatherboard 180mm

POA

Linea™ Weatherboard 180mm

- Wider profile for a more modern take on weatherboards
- Accentuates horizontal lines for a contemporary look
- Maintains durability and low maintenance benefits
- Perfect for coastal and urban settings alike

Weathertex Primelok

POA

weathertex NEW ZEALAND

Primelok 200 Smooth

- Wider horizontal boards for a bold look
- Smooth finish ideal for modern facades
- Provides strong horizontal definition
- Low-maintenance and highly durable

Weathertex Weathergroove 150mm

POA

weathertex NEW ZEALAND

Weathergroove 150 Smooth

- Vertical grooves at 150mm centres
- Natural finish ready for stain or leave to silver
- Perfect for modern facades
- Resistant to warping and swelling

Feature Cladding

A contrasting cladding for a feature wall. Choose any cladding other than the one chosen for your main walls.

Any of the Main Cladding options above, other than the one chosen for Main Cladding.

Windows and Doors

We offer a range of high-quality exterior finishes from leading manufacturers so you can create a distinctive look built to last.

Windows and doors function in a variety of ways – they can slide, tilt or fold back on themselves. Understanding our range of windows and doors and how they work, will help you make the correct choice to match to your needs, and your lifestyle.

Window and Door Frame Colours

FAIRVIEW

AEONOX is our standard range of colours with tough, scratch resistant powder coat technology for protection of aluminium surfaces

STANDARD

Arctic White

White

Silver

Titania

Sandstone

Ironsand

Monument

Flaxpod

Grey Friars

Charcoal

Black

Entry Door Profile

FAIRVIEW

Insulated entry doors supplied by Fairview. Other options available upon request.

STANDARD

Tongue & Groove

T05AV

UPGRADES

3 Panel Horizontal Groove

+$800

4 Panel Horizontal Groove

+$800

Flush Panel

+$800

Entry Door Colour

STANDARD

Arctic White

Black

Charcoal

Flaxpod

Grey Friars

Monument

Sandstone Grey

Silver

Titania

White

Ironsand

Black Mist

Entry Door Hardware

Our Entry Door Handle Collection combines modern styling, durability and security to create a welcoming entrance to your home. Choose from Schlage Artus Smart Locks for convenient keyless entry or Trento 620mm pull handles in stainless steel and matte black finishes for a sleek contemporary look. Trento Handles can also be paired with the Yale Assure Deadbolt for keyless entry while keeping the pull handle.

STANDARD

Schlage Artus Narrow Profile Smart Lock - Black

- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 years mechanical and electronic warranty
- Finished in Black

Schlage Artus Narrow Profile Smart Lock - Silver

- Simple access including keypad (150 codes), mobile app, key tags (3 provided, suits up to 200 tags) or back-up key (2 provided)
- Easy to set up and program using the Schlage Breeze mobile app, program access codes for temporary or recurring visitors
- Use voice commands via Amazon Alexa or Google Assistant
- With remote access via the Schlage Wi-Fi Bridge (BZ100), you can send access codes to guests or be alerted if your lock has been tampered with (Schlage Wi-Fi Bridge sold separately)
- 2 Years mechanical and electronic warranty
- Silver coloured finish

Pull Handle Set Trento 620mm PVD Black - Silver

- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Stainless Steel finish

Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +$480, Yale Assure Digital Deadbolt Silver +$480

Pull Handle Set Trento 620mm PVD Black - Black

- 316 marine grade satin stainless steel construction for exterior use
- Suitable for standard back-to-back or optional single side installation
- Concealed grub screw fixing
- Matte Black finish

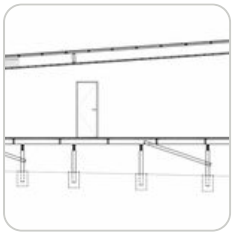
Digital Deadbolt to Replace Key Slot: Yale Assure Digital Deadbolt Black +$480, Yale Assure Digital Deadbolt Silver +$480

Interior Finishes

35mm MDF door leaves as standard, with grooved options available as an upgrade. Locware door hardware comes standard, with Windsor architectural hardware available as an upgrade.

ADD-ONS

Raking Ceiling



+$9,000

A raking ceiling option is available on this plan. In most cases this will mean the internal ceiling of a portion of the plan is following the roof pitch with rafters instead of trusses opening up the room and making it feel larger.

This normally means oversized windows up in the now open space where the trusses normally are.

What else is included

In addition to the choices on the previous pages, your home includes the following as standard.

PLANS, CONSENTS & DOCUMENTATION

- ✓ Permit plans
  Plans through council with building consent (council fees not included)

STRUCTURE & FRAMING

- ✓ Building Wrap
  Thermakraft® building wrap and tapes installed to all exterior walls

  A high-performance breather membrane that provides a critical secondary weather barrier, reducing air infiltration and improving the thermal performance of the wall system
- ✓ Wall Framing
  H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard
- ✓ Roof Trusses
  H1.2 treated, engineer-designed, gang-nailed roof trusses to suit plan and site requirements, 3604 technical standard
- ✓ Extra timber
  Beams, rafters, purlins, roof and soffit framing and timber ceiling battens

  (Rondo can be supplied at an extra cost)

ROOFING

- ✓ Roof Underlay, Screws & Flashings
  Covertek 215 self-supporting roof underlay, roofing screws, and all flashings and barge caps
- ✓ Soffits
  Fibre-cement soffit/eaves linings

WINDOWS AND DOORS

- ✓ Door Handles & Locks
  Kanso colour-matched exterior handle and lock set

What's not included

PLANS, CONSENTS & DOCUMENTATION

- × Resource consent
  Resource consent applications and associated fees if required for your site (e.g., for non-complying activities or district plan rules)
- × Consents
  On site consent for site and services
- × Geotechnical / site-specific engineering
  Site-specific geotechnical investigation, soil testing, or specialist engineering reports. Site investigations, consents, reports
- × Survey & title fees
  Land surveys, title searches, or legal fees related to the property

INSULATION

- × No insulation is included

INTERIOR LININGS

- × No interior linings are included

INTERIOR FINISHES

- × Interior finishes
  No interior finishes are included, such as interior doors, skirting, architraves or paint
- × Cupboard and wardrobe fit-out (hanging rods & shelving)
  Hanging rods and internal shelving to wardrobes

FURNITURE & DÉCOR

- × Window treatments
  Curtains, blinds, shutters, and associated tracks or hardware
- × Furniture
  All furniture including beds, sofas, tables, chairs, and storage units unless otherwise stated as an inclusion
- × Soft furnishings & décor
  Cushions, rugs, artwork, mirrors (beyond the standard bathroom mirror), and all decorative items

FLOORING

- × No flooring is included

KITCHEN

- × No kitchen is included

BATHROOM

- × No bathroom fixtures or fittings are included

LAUNDRY

- × No laundry fixtures are included

APPLIANCES

- × Appliances
  No appliances are included
- × Refrigerator / freezer
  Fridge and freezer are not supplied

× Washing machine & dryer
Laundry appliances are not supplied

× Dishwasher
Dishwasher appliance is not supplied

× Microwave
Microwave oven is not supplied

PLUMBING & ELECTRICAL

× Plumbing and electrical
No plumbing or electrical installation is included, including hot water

× Hot water heating
No hot water heating is included

× Mains power connection
Connection of the home to the mains electrical supply from the boundary or meter box. The home is wired and ready for connection; the line connection itself is the customer's responsibility

× Water supply connection
Connection to mains water supply, water tank, or pump system from the boundary to the home

× Wastewater & sewage connection
Connection to mains sewage, septic tank, or effluent disposal system. Including any septic tank design, supply, and installation

× Stormwater connection
Stormwater drainage from downpipes to an approved disposal point

× Gas supply connection
LPG bottle/cylinder supply and regulator, or natural gas connection from the boundary. The home is plumbed and ready; gas supply is the customer's responsibility

× Internet, phone & fibre
Any broadband, fibre, phone line, or Sky TV connection and associated installation fees

HEATING

× No heating is included

SITE & LAND PREPARATION

× Site visits
Physical site visits

× Site earthworks & levelling
Clearing, levelling, or grading of the land prior to or following installation

× Foundations & piles
Physical foundation piles, concrete slab, or sub-floor structure at the site

× Retaining walls
Any retaining walls, cut-and-fill works, or erosion control required on site

× Delivery & transportation
Transportation of the home to the site and any cranage, machinery, or access works required for placement

OUTDOOR & EXTERIOR

× Decks, verandahs & outdoor stairs
External decks, verandahs, pergolas, and entry stairs unless noted in inclusions

× Driveway & paths
Driveway, footpaths, concrete pads, and hardstanding areas

× Landscaping & gardens
Lawns, planting, garden beds, topsoil, bark, irrigation, and any other landscaping works

× Fencing & gates
Boundary or privacy fencing, garden gates, and associated posts or foundations

× Garage, carport & shed
Standalone garages, carports, or sheds

× Letterbox
Letterbox and house number signage

GENERAL

- × **Any item not listed in the Inclusions Schedule**
  Only items specifically listed in your signed Inclusions Schedule are covered. If you are unsure whether something is included, please ask before signing
- × **Plan customisation**
  Any changes or upgrades to the standard plan that are significant enough to require a custom concept plan
- × **Material upgrades & variations**
  Any upgrade to a standard specification (e.g., premium cladding, stone benchtops, upgraded appliances) is available at an additional cost and must be agreed in writing
- × **Damage caused by third parties or site conditions**
  Damage resulting from site conditions, weather events, or third-party works after delivery is not covered

YOUR KITSET, YOUR WAY

Ready to talk about the Franz?

Personalise this home online, see your price update as you choose, and send us your selections when you are ready. We will come back to you with a quote for your site.

COASTTOCOASTHOMES.CO.NZ/HOMES/GRANNY-FLATS/FRANZ-KITSET

Coast to Coast Homes. Kitset homes, supplied for construction on your site. Images are artist impressions and photographs of similar homes; specifications and finishes may vary. Styling accessories shown in photographs and illustrations, such as furniture, plants and outdoor features, are for presentation purposes only, to help visualise the finished home, and are not supplied. Prices shown are indicative. For a price specific to your site, please request a quote. All specifications contained in this brochure are subject to change without notice. Please check the specifications are current at the time of ordering.
While we make every effort to supply the products and finishes shown, availability can change. If a specified product becomes unavailable or is subject to supply delays, we reserve the right to substitute an alternative of equal or better quality and specification. All information is current at the time of publication (30 October 2026)