



LARGER HOMES

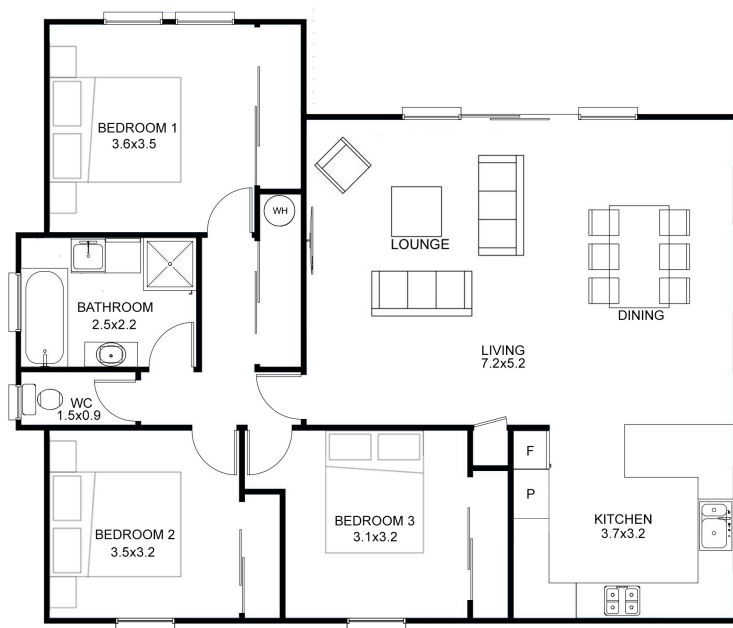
Tiroa

SHELL ONLY FROM

\$101,990

The Tiroa is a well-planned three-bedroom home which offers a practical layout that balances privacy and shared living spaces. The open-plan kitchen and living area provides a spacious central gathering place, ideal for both everyday living and entertaining. Three bedrooms are positioned around a central hallway, with a family bathroom and separate toilet providing added convenience. A compact footprint and efficient design.

BEDROOMS 3 	BATHROOMS 1 	FLOOR AREA 116 m ²	DIMENSIONS 10.5 × 12.5 m
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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



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

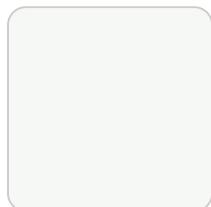
POA

Roof Colour

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

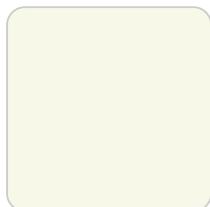
STANDARD

Tui Tuft



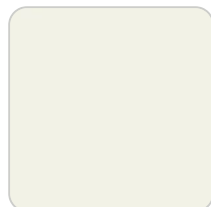
LRV 68%

Cloud



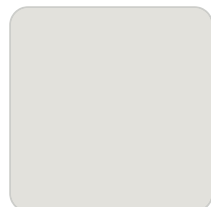
LRV 74%

Titania



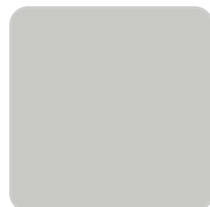
LRV 68%

Sand Scape



LRV 66%

Gull Grey



LRV 51%

Sandstone Grey



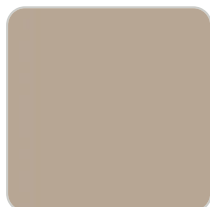
LRV 27%

Sand Bar



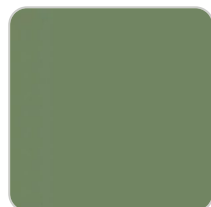
LRV 34%

Lichen



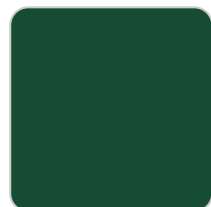
LRV 28%

Mist Green



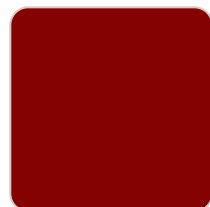
LRV 25%

Permanent Green



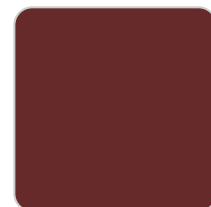
LRV 10%

Pioneer Red



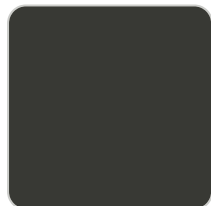
LRV 12%

Scoria



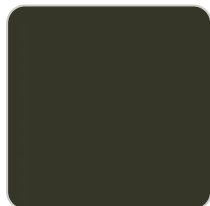
LRV 10%

Ironsand



LRV 8%

Karaka



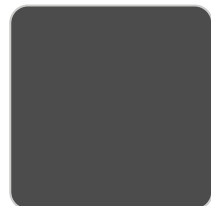
LRV 8%

New Denim Blue



LRV 11%

Grey Friars



LRV 10%

Thunder Grey



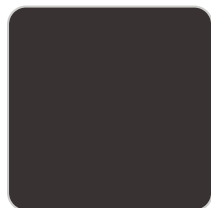
LRV 12%

Windsor Grey



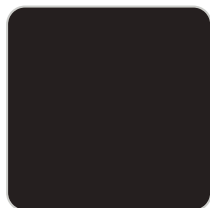
LRV 7%

Slate



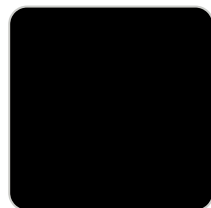
LRV 9%

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

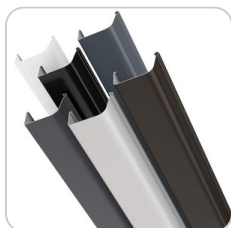
Fascia Colour: Cloud, Ebony, Flaxpod, Grey Friars, Gull Grey, Ironsand, Karaka, Lichen, Mist Green, New Denim Blue, Permanent Green, Pioneer Red, Sand Bar, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

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, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

UPGRADES

125mm Boxed Gutter



+\$200



- 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, Sandstone Grey, Scoria, Slate, Thunder Grey, Titania, Tui Tuft, Windsor Grey

Typhoon



+\$350



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



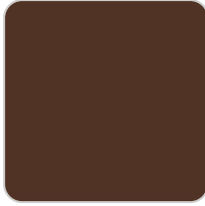
UPGRADES

Black



+\$160

Copper



+\$160

FlaxBlack



+\$160

Grey Friars



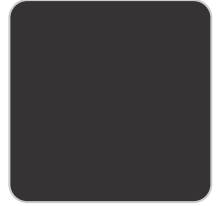
+\$160

Gull Grey



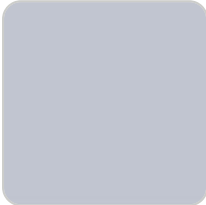
+\$160

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

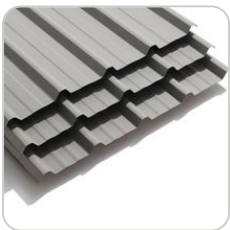


Corrugate

- 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



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



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

FAIRVIEW

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.

STANDARD

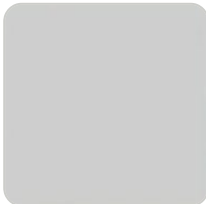
Arctic White



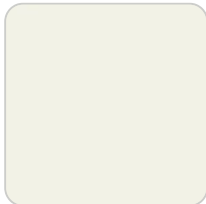
White



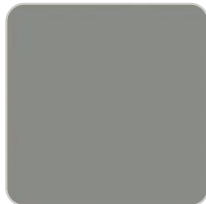
Silver



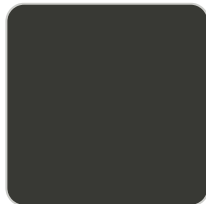
Titania



Sandstone



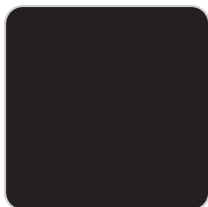
Ironsand



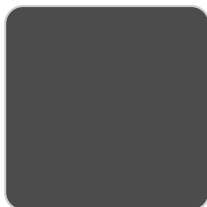
Monument



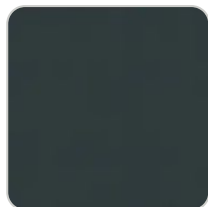
Flaxpod



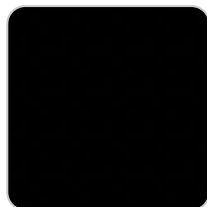
Grey Friars



Charcoal



Black



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
- ✓ **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)
- ✓ **Wall Framing**
H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard

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

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 cranes, 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 Tiroa?

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/LARGER-HOMES/TIROA

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)