

homestoyou

MINOR DWELLING / GRANNY FLATS

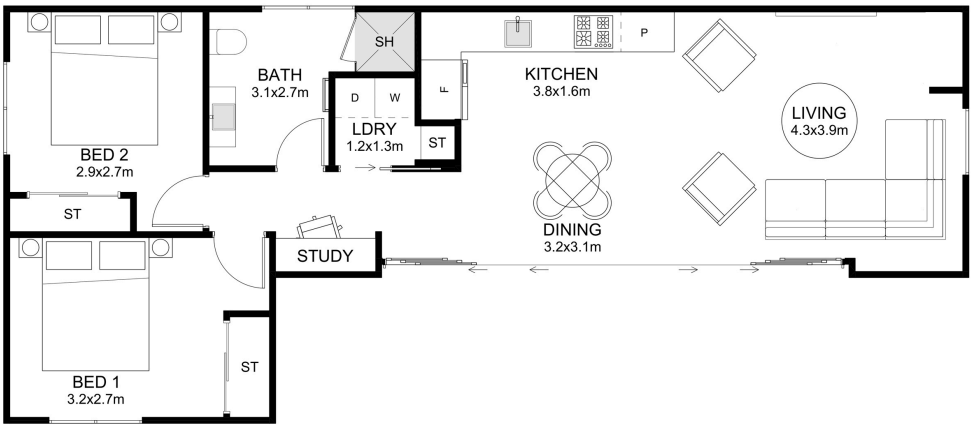
Stafford

SHELL ONLY FROM
$154,990

The Stafford is a stylish and versatile two-bedroom home combining timeless design with modern functionality. Its thoughtful L-shaped layout creates a bright, welcoming living environment. Featuring an open-plan kitchen, dining and living area, a dedicated study nook, separate laundry, and generous storage throughout, this home is perfectly suited to families, holiday homes, downsizers, or those seeking a comfortable and practical lifestyle.

BEDROOMS	BATHROOMS	FLOOR AREA	DIMENSIONS
2	1	67 m²	6.3 × 14.5 m

Stafford



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

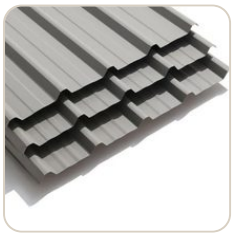
Corrugate



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

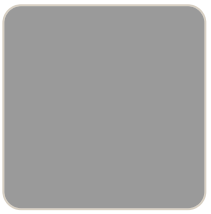
LRV 68%

Sand Scape

LRV 66%

Gull Grey

LRV 51%

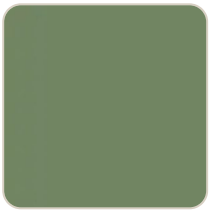
Sandstone Grey

LRV 27%

Sand Bar

LRV 34%

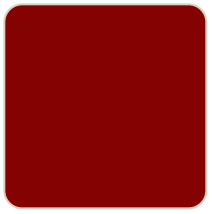
Lichen

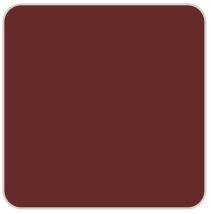
LRV 28%

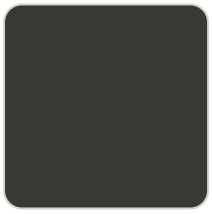
Mist Green

LRV 25%

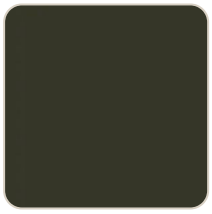
Permanent Green

LRV 10%

Pioneer Red

LRV 12%

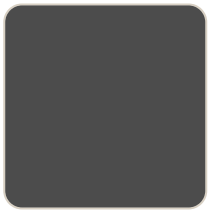
Scoria

LRV 10%

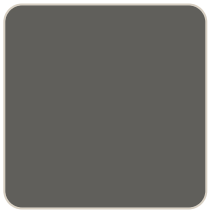
Ironsand

LRV 8%

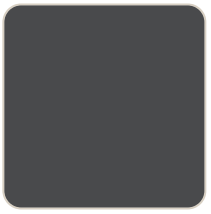
Karaka

LRV 8%

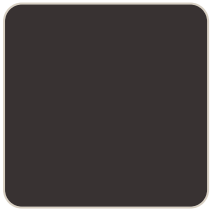
New Denim Blue

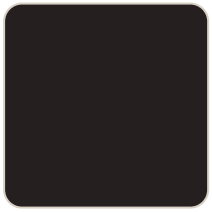
LRV 11%

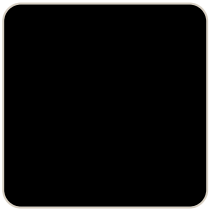
Grey Friars

LRV 10%

Thunder Grey

LRV 12%

Windsor Grey

LRV 7%

Slate

LRV 9%

Flax Pod

LRV 7%

Ebony

LRV 5%

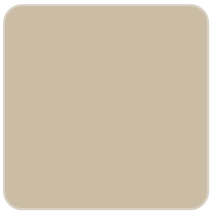
Fascia Colour

Timber Fascia painted in the following Wattyl COLORSTEEL® range of colours

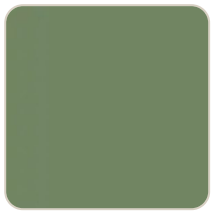
STANDARD

Cloud

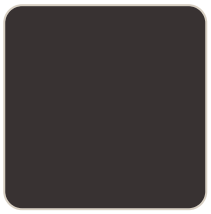
Desert Sand



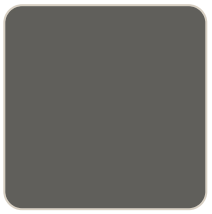
Mist Green



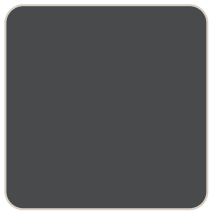
Slate



Thunder Grey

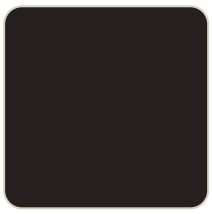


Windsor Grey



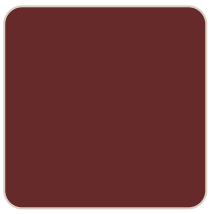
TuiTuft

Flaxpod

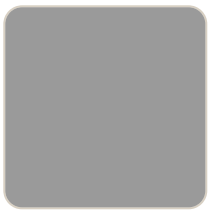


Titania

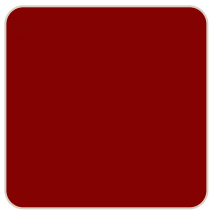
Scoria



Sandstone Grey



Pioneer Red



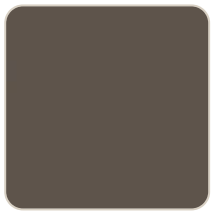
Permanent Green



New Denim Blue



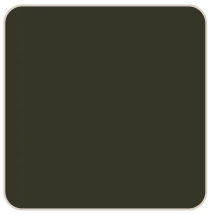
Lignite



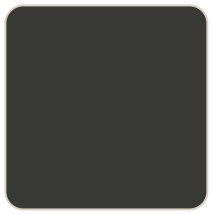
Lichen



Karaka

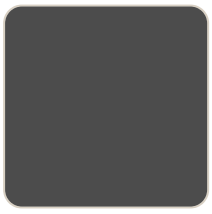


Ironsand

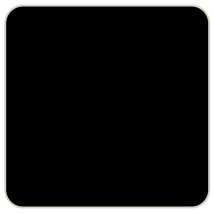


Gull Grey

Grey Friars



Ebony



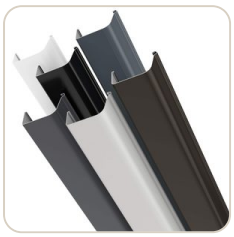
Gutter Profile

MARLEY

Marley gutters are designed and manufactured in New Zealand for New Zealand conditions. They will not corrode or rust and are ideal for coastal areas with salt-laden air. They range of styles to suit any home, all guaranteed for 15 years and are available in Marley Stratus Design Series® colours

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

Typhoon



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

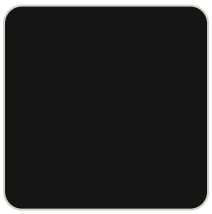
Gutter Colour

MARLEY

Available in a range of colours including to match your RP80® downpipes and many of the most popular COLORSTEEL® roof colours

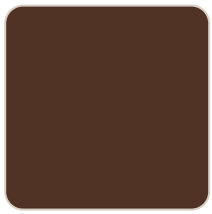
STANDARD

Black



White

Copper



FlaxBlack

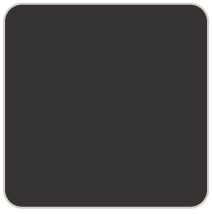


Grey Friars

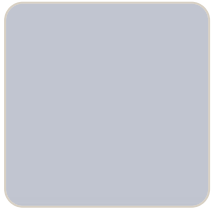


Gull Grey

Ironsand



Titanium



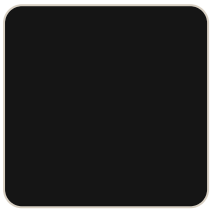
Downpipe Colour

Marley Downpipes RP80

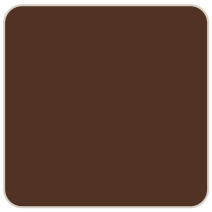
RP80® 80mm round downpipe has been the most popular downpipe system in New Zealand for over 30 years. It is available in a range of colours including to match your Marley guttering and many of the most popular COLORSTEEL® roof colours.

STANDARD

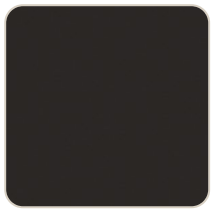
Black



Copper



FlaxBlack

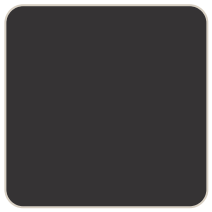


Grey Friars

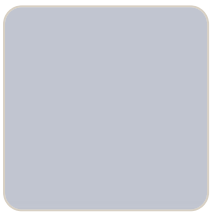


Gull Grey

Ironsand



Titanium



White

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

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

UPGRADES

COLORSTEEL® Longrun Corrugate



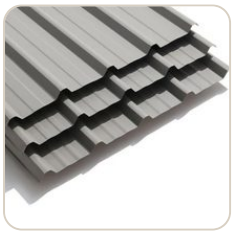
POA

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

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

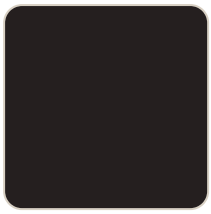
Sandstone

Ironsand

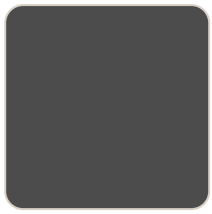
Monument



Flaxpod



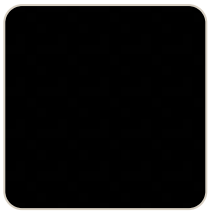
Grey Friars



Charcoal



Black



What else is included

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

PLANS, CONSENTS & DOCUMENTATION

- ✓ Working Drawings
  LBP Designer produced full working drawings - house only
- ✓ Building Consent Fees
  Building consent fees - house only
- ✓ Code Compliance Certificate (CCC)
  Code Compliance Certificate obtained on completion - house only
- ✓ Electrical Certificate of Compliance (CoC)
  Electrical Certificate of Compliance issued by a licensed electrician - house only
- ✓ Guarantees & Warranties
  All applicable manufacturer warranties and builder guarantees provided on completion

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
- ✓ Floor Framing
  H1.2 treated joist framing including particle board flooring substrate, 3604 technical standard
- ✓ Wall Framing
  H1.2 treated all wall framing timber fitted and fixed as per council plans, including pre-nailed frames, 3604 technical standard
- ✓ Bracing Plywood
  H3.1 plywood 12mm over full house structure to increase bracing
- ✓ Roof Trusses
  H1.2 treated, engineer-designed, gang-nailed roof trusses to suit plan and site requirements, 3604 technical standard

INSULATION

- ✓ Underfloor Insulation
  EXPOL rigid polystyrene underfloor insulation panels

  EXPOL underfloor insulation boards are a lightweight, moisture-resistant solution that significantly reduces heat loss through the floor, improving overall home energy efficiency

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

CLADDING

- ✓ Exterior Walls - Paint
  Wattyl Solaguard. 2 coats Wattyl Forestwood Aquatech

  A single standard colour

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 wall or ceiling 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 HOME, DELIVERED

Ready to talk about the Stafford?

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.

HOMESTOYOU.CO.NZ/HOMES/GRANNY-FLATS/STAFFORD

Homes To You. Transportable homes, built in our factory and delivered to 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 (25 November 2026)