



SHAYE'S TINY HOMES

Tiny Homes · Granny Flats · Modular Homes

Created with Love



FOR SALE

Siane Tiny Home + Luxury Conservatory

SALE PRICE \$390,000

A beautifully crafted home where thoughtful design meets warm, tactile luxury.

FOR SALE • TURNKEY LUXURY LIVING

Siane Tiny Home

Core construction, exterior envelope and high-performance insulation

Structure & exterior

- **Custom-built steel chassis** Designed to maintain the structural integrity of the home while being moved, and to enable straightforward craning and future relocation.
- **Subfloor** 100 × 50 mm treated timber subfloor.
- **Wall cladding** Corrugated COLORSTEEL® exterior cladding in FlaxPod®.
- **Roofing** Corrugated COLORSTEEL® roofing in FlaxPod®.
- **Rainwater collection** Marley spouting and gutters suitable for rainwater catchment.
- **Windows & doors** FlaxPod-coloured, double-glazed aluminium windows and exterior doors.
- **Wall framing** Engineered light-gauge steel framing supplied by Steel Frame Solutions.
- **Internal doors** Hollow-core internal doors.

Insulation & thermal performance

- **Subfloor** R1.8 EXPOL insulation, with an additional R1.8 layer to be installed on site.
- **Walls** R2.8 Pink Batts insulation.
- **Roof** Spray-foam insulation, selected as a high-quality system to support insulation certification, plus an additional R2.4 layer of Pink Batts.
- **Continuous thermal break** R0.7 GoldFoam thermal break around the home to help reduce thermal bridging through the framing.

DESIGNED FOR RELOCATION

The custom steel chassis supports the home during transport and provides practical options for craning and future relocation – this means this home is very transportable even if you have a difficult site!

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Interior Finishes

Layered natural materials, rich texture and durable premium finishes

Painting & feature finishes

- **Interior paint** Resene Half Cloud in a low-VOC paint system.
- **Artisan plaster** A luxurious Pro Clad finish built up with layers of mesh for crack resistance and a beautiful tactile texture.
- **Feature plaster locations** Bathroom walls and three walls within the lounge/kitchen area.

Flooring & waterproofing

- **Ground floor** Expert Pro Colorado Oak engineered flooring with a solid 6 mm oak wear layer, allowing the floor to be sanded and resealed multiple times over its lifespan.
- **Bathroom floor** Shale Sand Matt tiles from Tile Space.
- **Bathroom walls** Shale Sand Matt tiles from Tile Space.
- **Bedroom** Luxurious carpet with 12 mm underlay, installed by Flooring Xtra.
- **Wet-area protection** Full fibreglass waterproofing to the shower and bathroom floor area.

Bathroom & laundry

- **Shower** 900 × 900 mm fully tiled shower with custom glass doors.
- **Bathroom hardware** Copper tapware and hardware from ABI Interiors.
- **Vanity** Custom-built two-drawer vanity in real oak veneer with an Astra Polished stone benchtop.
- **Mirror** LED storage mirror.
- **Laundry** Custom-built cabinetry concealing the washer and dryer area, with additional integrated storage.

Curtains and Blinds

- **Blinds** installed throughout the home with blackout blinds being selected for the bedroom
- **Sheer Curtains** installed to the sliding doors in the lounge and in the bedroom, adding softness and elegance

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Kitchen, Living & Appliances

Custom cabinetry and considered technology for effortless everyday living

Kitchen

- **Sink mixer** ABI Interiors copper mixer with pull-out spray.
- **Sink** Undermounted ABI Interiors copper double sink.
- **Splashback** Glossy subway tiles.
- **Cabinetry** Custom-built cabinetry with soft-close Blum hardware.
- **Benchtops** Astra Polished stone benchtops.
- **Rangehood** Robinhood white-glass rangehood.

Living & bedroom details

- **Lounge cabinetry** Custom-built solid timber shelving.
- **Master bedroom cabinetry** Custom-built storage with timber features and bifolding doors to maximise usable space.
- **Feature lighting** Beautiful fabric pendant light.

Included appliances & comfort

- **Oven** Parmco electric oven.
- **Hob** Parmco gas hob.
- **Dishwasher** Integrated dish drawer.
- **Heating & cooling** Mitsubishi 5.6 kW heat pump.
- **Entertainment** Samsung picture-frame television.
- **Fireplace** Electric fireplace.
- **Fridge** Not included.

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Electrical & Lighting

A generous certified electrical layout with premium sunset-dimming technology

Electrical specification

- **Electrical layout** A generous electrical layout is included and supplied with electrical certification.
- **Sunset dimming** Switch Lighting sunset-dimming technology is installed throughout the home.

WHY SUNSET DIMMING?

As the lighting is dimmed, its colour temperature transitions from a clear white light to a warmer, softer glow that mimics the natural progression of sunset. This creates a calm and inviting evening atmosphere, beautifully highlights timber tones and textured finishes, and supports the body's natural circadian rhythm as bedtime approaches.

Lighting information source: Switch Lighting, "What is Sunset Dimming and why is it a good thing?" switch-lighting.co.nz/faqs/



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Luxury Conservatory

A fully enclosed, all-season extension with warm timber finishes and flexible indoor-outdoor living

Structure, exterior & insulation

- **Custom-built steel chassis** Designed for easy manoeuvrability and to maintain the structural integrity of the conservatory.
- **Subfloor** 100 × 50 mm treated timber subfloor with R1.8 EXPOL insulation.
- **Wall framing** 90 × 45 mm timber framing, insulated with R2.8 Pink Batts.
- **Exterior cladding** JSC Taiga timber cladding.
- **Roof structure** Steel Frame Solutions light-gauge steel roof framing with R2.8 Pink Batts insulation.
- **Roof thermal break** R0.7 GoldFoam installed above the steel roof framing as a thermal break.
- **Skylight** Custom-sized Adlux skylight.

Interior & included features

- **Internal linings** A rich combination of JSC timber cladding and Gaboon marine plywood.
- **Flooring** Rosewood decking, close-laid for a refined interior finish.
- **Wood stove** Roaring Meg wood stove included.
- **Lighting** Switch Lighting sunset-dimming lighting installed.
- **Custom curved bar** Included, flowing through to the kitchen servery window for relaxed entertaining.
- **Weather enclosure** Aluminium sliding doors provide protection from the weather and can be opened in summer to create a luxury patio feel.

A TRUE SECOND LIVING SPACE

The conservatory combines the beauty of an outdoor room with the warmth, insulation and weather protection needed for year-round use.



FOR SALE • TURNKEY LUXURY LIVING

Complete Package

Siane Tiny Home + Luxury Conservatory

OFFERING	Siane Tiny Home plus fully enclosed Luxury Conservatory
SALE PRICE	\$390,000



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This specification records the stated inclusions for the home offered for sale. Product models, colours and installation details should be confirmed in the final sale agreement.

































