

PROPERTY INFORMATION

Address:

Førsøddin Nord
Førsøddin, 2920 Leira i Valdres

Førsøddin Sør
Raunebakken, 2920 Leira i Valdres

Broker:

Eiendomsmegler/Oppdragsansvarlig

PrivatMegleren Valdres
Jernbanevegen 6
2900 Fagernes
61 35 97 00

Ansvarlig megler:
Marit Wangensten
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Daglig leder:
Knut-Walther Baldersheim
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Developer/ Seller:

Stortnok ved Stimi Development AS
Org nr 916886586

Location:

The two sites Førsøddin Nord and Førsøddin Sør are located on the Førsøddin peninsula on the outskirts of Leira, on the edge of the Strandefjorden Fiord.

Førsøddin Nord is North West facing, raised above the landscape with views down the fiord toward Fagernes.

Førsøddin Sør is South West facing with views of Oddetoppen and the southern end of Strandefjorden Fiord.

Property Types:

Residential

Type of Ownership:

Freehold

Subject to free passage over access roads.
Membership of Førsøddin Vel is required.

Building Year:

Building commenced 2018

Houses:

There is a mix of one, two and three-bedroom houses, split over two sites with five houses located on Førsøddin Nord and 12 houses on Førsøddin Sør. Six two-bedroom houses will have an additional basement level.

Areas:

BRA – Liveable Floor Area

The area of use is the entire area of the interior of the dwelling. Internal walls are included in BRA. The ceiling height must be more than 1.9 meters in order for the room to be considered as a utility area.

P-rom – Primary Room

All rooms you can count as living areas in the house fall under the designation P-room. That includes living rooms, kitchen, bedroom, office and entrance to the bathroom, toilet and laundry room. Stairs between these rooms are also included as P-rooms.

S-rom – Secondary Rooms

Secondary rooms are all non-living rooms (P-room). This includes, for example, stalls, technical rooms, uncovered attic and basement and garage.

Fjordvike (1 bed)

36 m2 BRA

34 m2 P-rom

Optional carport 20m2, with integrated shed 8 m2, total 28m2 S-rom

Fjordgløtt (2 bed)

82 m2 BRA

78 m2 P-rom

Optional carport 20m2, with integrated shed 8 m2, total 28m2 S-rom

Strandebo (2 bed plus basement 160 m2 total)

1. etasje: 82 m2 BRA

78 m2 P-rom

Kjeller etasje: 78 m2 S-rom

The Strandebo house on Førsøddin North comes with shell basement only and offers an optional external carport 19m2, with integrated shed 8 m2, total 27m2 S-rom.

The Strandebo houses on Førsøddin South come with a 78m2 shell basement and include a 25m2 integral garage and store.

Førsvike (3 bed)

126 m2 BRA

119 m2 P-room

Optional carport 20m2, with integrated shed 8 m2, total 28m2 S-rom

CONTENTS:

Fjordvike (1 bed)

House over one level.

Entrance/hall, bedroom, bathroom, kitchen, dining, living, washroom

External terrace

Optional external carport and store.

Fjordgløtt (2 bed)

House over one level.

Entrance/hall, two bedrooms, bathroom, kitchen, dining, living, washroom

External terrace

Optional external carport and store.

Strandebo (2 bed plus basement)

House over two levels.

Entrance/ hall, two bedrooms, bathroom, kitchen, dining, living, washroom and basement.

External terrace

Garage and store fitted in basements for Strandebo's on Førsøddin Sør, shell basement only for Strandebo on Førsøddin Nord.

These units will have an additional basement level provided with garage / store and/or shell only. Three sides of the basement will be constructed from concrete, the front facade will be infilled with a timber frame and incorporate a garage and a pass door, to allow the purchaser to adapt the facade at a later date.

Examples of layouts for these spaces is provided, but these are indicative only.

Stortnok, for an additional cost, can supply the (remaining) basement area fitted out to the purchaser's requirements, or to one of the illustrative layouts already produced. The fitting out of the basement will be subject to the required planning and building regulations, of which the purchaser is responsible for.

Førsvike (3 bed)

House over one level.

Entrance/ hall, three bedrooms, bathroom, toilet room, kitchen, dining, living, washroom, study,

External terrace

Optional external garage and store.

CONSTRUCTION:

Building:

The houses are modular timber frame structures, built in controlled warehouse conditions, to a high standard of construction and detailing.

Foundations:

Concrete foundations according to the requirements of the house and to building code.

Floors:

Timber floor construction with insulation.

Exterior Walls:

The outer leaf of the external walls are vertical clad natural stained timber boards.

Roof:

Flat roof constructed from cross laminated timber and insulated. Roof membrane laid to falls with welded joints.

Wood burning stove exhaust pipe to pass through roof and be sealed with welded joints.

Rainwater:

Discharge from the roof via rainwater pipes concealed within the external walls. Heating coils to be located within pipework.

Basement:

The basements will be provided as shell only. The walls will be constructed of concrete and insulated externally and internally, with no internal wall finishes applied, the floor will be finished with a root mat and gravel topping. The sub-floor will be without a concrete slab, to allow the purchaser to install drainage and services at a later date.

The external side walls of the basement will be painted, smooth finished silicone render. The front elevation will be a timber façade with opening for a garage and pass doors.

External Terrace:

Treated pine timber boards.

INTERIOR:

This description has been prepared to inform you about the building's most important components and functions. There may be discrepancies between the delivery description and the floor plans. In such cases, this delivery description is always the guide. Some illustrations in the drawing material can show non-conforming conditions, such as furnishing, colour schemes, door and window shapes, building details, facade details, common areas and materials selection etc.

Floors:

The houses come with wide parquet oak flooring to the main habitable rooms with timber skirting boards. The entrance/ hall, washrooms and bathrooms are porcelain floor tiles.

Internal Walls:

Insulated timber frame construction. Wall finishes to habitable rooms are a mixture of stained timber cladding and painted plasterboard. The bathroom will have ceramic tiled walls, the kitchen will have partial tiled walls and the washroom will have painted plasterboard walls.

Ceilings:

Living and bedrooms are to have a white-washed timber finish. Entrance/ hall has suspended gypsum plasterboard which is painted. In the bathroom and washrooms, a moisture resistant painted plasterboard is used.

Ceiling Heights:

Ceiling heights to be 2.4m other than in the entrance/ hall, bathroom and washroom where the ceiling height is 2.2m.

Basement ceiling height to be minimum 2.6m clear.

Windows:

Full height triple glazed tilt & turn floor to ceiling windows, interior White frame finish and exterior Anthracite frame finish.

Doors:

Timber external entrance door with glazed panel, White interior, Anthracite exterior finish, with handles and locks.

MDF internal doors with timber casing and mouldings, handles and locks.

Bathroom:

Geberit Citterio Bathroom Furniture - Oak Natural Beige

- 2 Draw Vanity Unit
- Illuminated Mirror
- Tall Cupboard

Geberit Citterio Bathroom Fittings

- Wall hung toilet with concealed cistern
- Vanity top wash hand basin

Hansgrohe brasswear - Chrome Finish

- Wash hand basin tap
- Hand-held and overhead shower

Full height glass screen to shower

Heated towel rail

Kitchen:

Kitchen cupboards - White with high-gloss coloured doors

Solid Oak worktop

Stainless-steel tap and porcelain sink

Series 6 Bosch appliance package including:

- Fridge Freezer
- Induction Hob
- Oven
- Integrated Dishwasher
- Exhaust Hood

Washroom:

Washrooms are plumbed ready for the purchasers washing machine and dryer.

A drain area is included for wet gear.

+ For an additional cost the following series 6 Bosch appliances can be provided:

- Washing Machine
- Dryer

SERVICES:

Heating:

An air-to-air heat pump provides the main heating for the homes.

Bathrooms, washroom and entrance/ hall provided with electric underfloor heating.

Glass panel radiators provided in bedrooms.

The following wood stoves will be provided in the houses:

- Jøtul F3 Wood Burning Stove provided in the living room for the Fjordgløtt, Førsvike and Strandebo houses.
- Jøtul F602 wood burning stove provided in the living room for the Fjordvike houses.

The above chosen wood stoves are a historical contrast to our otherwise modern homes.

Water:

An electric storage heater will provide hot water for the house.

Ventilation:

A mechanical ventilation system is used to supply and extract air within the house.

Electrical:

Electrical distribution board and fuse box, and all electrical installations are carried out to the required installation standards.

Switches and sockets are a white finish.

Additional external sockets will be provided around the building perimeter.

Lighting:

Bathroom, washroom and entrance/ hall to have recessed downlights.

Bedrooms, kitchen and living to have ceiling mounted lights and the dining area to have a suspended light.

External lamp to be provided outside entrance door.

Basement:

The following services/ items are included in the basement for future use:

- Water connection
- Electrical distribution board
- Waste pipe connection
- Standard light switch and light fitting to garage, storage and remaining basement area

ADDITIONAL OPTIONS:

The following items are optional upgrades that are available for an additional cost.

External Carport/ Store:

Free-standing building, clad with vertical stained timber to match the house, providing cover for a car and a store room, with a lockable access door.

Washroom:

Washroom Bosch appliances.

- Washing Machine
- Dryer

Prices for additional options:

Item	Description	Cost
Carport and storage	Free standing timber car port with secure store room	150,000
Washroom Appliances	Bosch Series 6 Washing Machine and Series 6 Tumble Dryer	13,950