



# PEAR ANNEXE

This stylish 3-bedroom, 1.5-bath home offers 107 m<sup>2</sup> of well-designed space, featuring an expansive living area, bright kitchen, and a spacious master bedroom.



|              |  |
|--------------|--|
| Product Name | PEAR                                   |
| Category     | Annexe                                 |
| Size         | W 17.7x11.9m   H 4.8m                  |
| Roof area    | 138.0 m <sup>2</sup>                   |
| Living space | 107.5 m <sup>2</sup>                   |
| Insulation   | Insulated A+   SIPS 174mm   SIPS 224mm |
| Product type | Self Build KIT                         |



## EXCELLENT INSULATION

The insulation capacity is elevated by up to 50% compared to conventional building materials



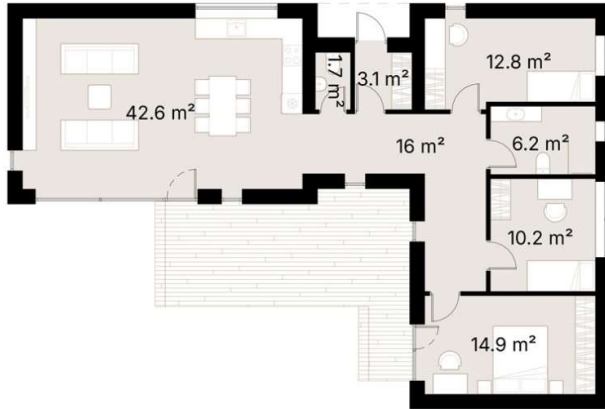
## PREMIUM MATERIALS

Our kits are comprised of top-tier components and materials, ensuring superior quality and finishes



## SUSTAINABILITY

Our KITS are made from renewable materials and produce less waste than traditional construction methods



Step into this stylish 3-bedroom, 1.5-bathroom home, boasting 107 m<sup>2</sup> of well-designed living space. Annex layout thoughtfully separates the living and sleeping areas, enhancing functionality and privacy.

The expansive 42.6 m<sup>2</sup> open-plan living area at one end of the home is crafted to maximize space and natural light, with large windows that create a bright and inviting atmosphere. The open-plan kitchen and dining area are designed to facilitate easy meal preparation and social gatherings.

The master bedroom provides a spacious 14.9 m<sup>2</sup> sanctuary, while the additional two bedrooms offer versatile space for children, guests, or a home office.

The 1.5 bathrooms are conveniently located to serve both ends of the home, ensuring functionality and ease of access.

Combining elegance with practicality, this home provides a harmonious environment that adapts perfectly to modern living.

## SPECIFICATION

|   |   |
|---|---|
| Dimensions  | W 17.7x11.9m   H 4.8m   |
| Category  | Annexe  |
| Roof area   | 138.0 m <sup>2</sup>  |
| Living space  | 107.5 m <sup>2</sup>  |
| Exterior Walls  | SIPS 174mm, EPS Carbon treated, 0,031 W/mK, OSB3  |
| Roof structure  | SIPS 224mm, EPS Carbon treated, 0,031 W/mK, OSB3  |
| Internal walls  | -   |
| Windows / doors   | PVC Double-glazed, 6-chamber profile, Anthracite grey (both sides)  |
| Roof cover  | Metal roofing including fasteners and steel guttering, Anthracite grey, Elevate's RubberGard™ EPDM, 1.14mm thick, fully adhered system  |
| Exterior trim   | Natural Pine/Spruce trim, sanded to a smooth finish<br>Low-maintenance Thermowood Pine/Spruce trim, sanded to a smooth finish (optional)<br>T&G Low-maintenance Iron Sulphate coated Larch timber cladding (optional) |
| Breathable membrane   | DuPont™ Tyvek® Housewrap  |
| Exterior sills  | Steel, Anthracite grey  |
| Parapet Flashing  | Steel, Anthracite grey  |
| Interior covering / Flooring / Skirting / Interior sills                | -   |
| Foundation (not included)   | Any type of foundation can be used: Concrete Pad / Concrete Base / Ground Screw / etc.  |
| Water Supply and Sewerage, Electrical installation, HVAC (not included) | Any type of Water Supply /Sewerage, Electrical installation, HVAC systems must be done ensuring local requirements  |