



# The Original Villa The Ponsonby 136 and 150 Ranges



Our pre-packaged homes are designed with character,  
backed by experience!

# About David Wraight Cottages

David Wraight Cottages is a Marlborough-based building Company known for designing and crafting character-filled homes that feel just right from the moment you step inside. With our experience in transportable building, we've refined a system that brings both charm and practicality to life.

Our Ponsonby 136 and 150 kitset villas offer a fresh, flexible way to build - combining our most loved layouts with precision-cut structural components and a detailed guide to support your builder on site.

These homes are timeless, functional, and designed to make the most of every square metre.

They're perfect for those wanting a home that's simple, stylish, and built to last - with a touch of cottage charm in every detail.

**\*\*Each kitset includes a construction manual outlining DWC's specific building systems. These systems are the intellectual property of David Wraight Cottages.**

Builders are required to sign an agreement confirming this information will not be reproduced or shared\*\*



# What You'll receive in your kitset

Every kitset is supplied with a substantial package of quality materials and a clear builder's manual, capturing the way we craft our homes.

- Piles
- Fixings
- Polythene and tape for underfloor
- Bearers
- Joists
- Poly Blocks
- Flooring
- Z Nails
- Expol
- Droppers for Baseboards
- Baseboards (decking - 5 high for house and 3 high where there is veranda)
- Frames and Trusses
- Handi Brackets
- Nails and Screws
- Nail plates and Strapping
- 140 x 45 ripped down for where verandas fix
- 190 x 35 Ceiling plates
- 70 x 45 Purlins
- 70 x 35 Ceiling Battens
- Cavity Battens
- DPC
- Staples
- 7mm exterior ply
- Super Stick window tape
- 20mm Cavity Closer
- Roof strap bracing with tensioners

- Roofing and Flashings
- Dri stud building paper
- 2 pot stopping compound
- Permafill
- MS Silicon
- Adhesive glue for wall linings
- 187 x 18 Weatherboards
- 185 x 18 Dressing boards
- 185 x 30 Dressing boards
- 115 x 18 Dressing boards
- 90 x 18 facing boards
- 60 x 18 facing boards
- 90 x 40 sills
- 27 x 18 Scribes
- 280 x 18 Dressing board
- Downpipes, jointers, glue and clips
- Finials and Scrolls
- Foam
- Sanding discs
- Loose Sandpaper
- PVA
- Batts - ultra 5.0 ceilings
- Batts - 2.8 walls

### Linings

- Panelline 9mm 2.7 x 1.2
- Bathrooms elite panelling smooth 12mm 2.7 x 1.2
- Bathroom ceiling SD 9mm plywood
- House ceilings 9mm MDF - sizes to suit rooms
- MDF 18mm 2.4 x 1.2

### Mouldings

- Skirting 135 x 18
- Scotia mix of 85 x 18, 60 x 18, 40 x 12
- Dado - 90 x 18
- Pine corners 20 x 20
- Pine skirting/architraves 90 x 10
- Architraves 85 x 18

- Manhole
- Perf Rod
- Smoke Alarms
- Door handles
- Door stops
- Comprehensive guide for builders hours
- Builders manual for builder - this is copyright signed
- Plans - not consent copy
- Windows

Veranda and posts - no decking

- Interior doors
- Tapware
- Kitchen and Laundry units + robes
- Vanities
- Showers
- Toilets
- Freestanding oven
- Rangehood

## *Items that are Precut*

Note: Some items may require cutting or trimming

All exterior plywood

All cavity battens

All window tape

All weatherboards

Timber barge boards

Exterior sills

Window and door facings

Window heads

Truss purlin 300 x 35 blocks

Soffit blocks

Door and window head flashings  
Architraves - but trimming required  
Template sticks and blocks supplied

# Owner to Supply

- Engineer
- Final Plans
- Council Consent
- Contract Works Insurance
- Excavations
- Concrete
- Nets - \$6 per square metre
- Scaffold
- Batts Installation
- Paint
- Painters Labour
- Plumber
- Electrician
- Drainlayer
- Floor Coverings
- Plumber - site work
- Heat Pump
- Dishwasher
- Lighting (outside downlights)
- Glass Splashback
- Squab
- Builders Labour

**NO ALLOWANCE FOR:  
Skip Hire, Curtains, Landscaping**

# Total Cost Guide - 136 sq metres

Kitset Price - \$290,000.00

Owner Supply guide price - \$220,000.00

(this price includes builders labour to our recommended guide)

**TOTAL GUIDE COST \$510,000.00**

The pricing exmple for owner is a guide only and gives a realistic indication of what we can build these homes for in the Marlborough Region. Please note that site conditions, location, interior finish selections and other project-specific requirements may alter the final pricing.



# Total cost guide - 150 sq metres

Kitset Price - \$320,000.00

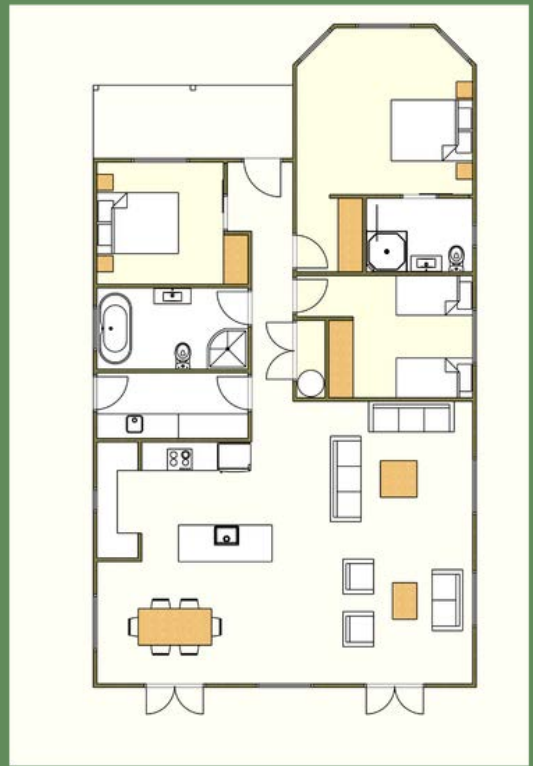
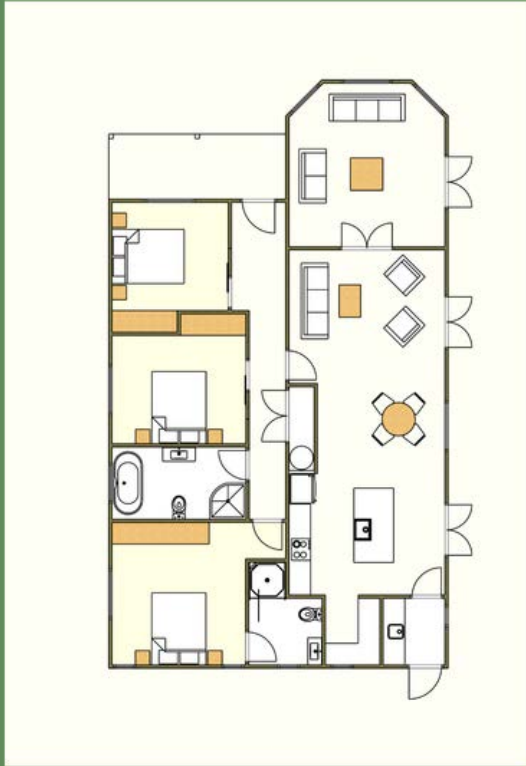
Owner supply guide price - \$242,000.00  
(this price includes builders labour to our  
recommended guide)

**TOTAL GUIDE COST \$ 562,000.00**

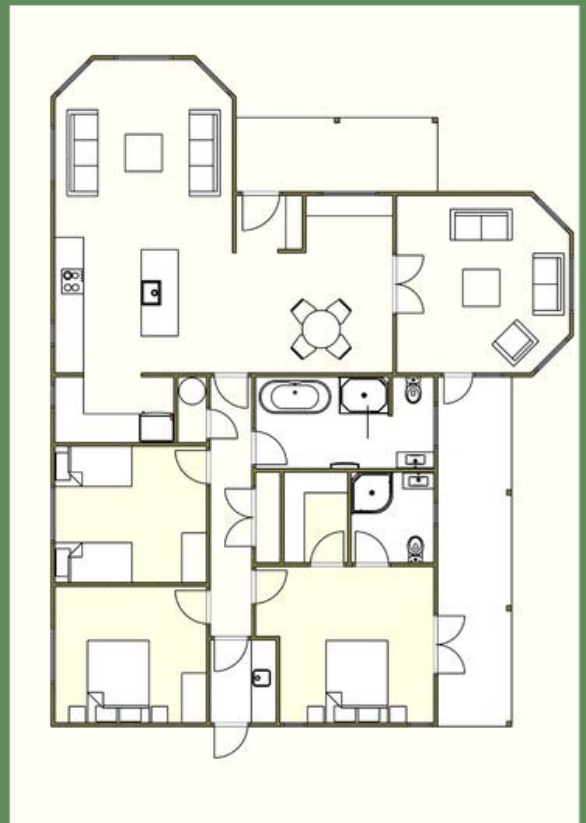
The pricing exmple for owner is a guide only and gives a realistic indication of what we can build these homes for in the Marlborough Region. Please note that site conditions, location, interior finish selections and other project-specific requirements may alter the final pricing.



# The 136 sq metre plans



# The 150 sq metre plans





## Contact Details

Kirsty: 0275198282

David: 0276023354

[www.davidwraightcottages.co.nz](http://www.davidwraightcottages.co.nz)

[davidwraightcottages@xtra.co.nz](mailto:davidwraightcottages@xtra.co.nz)

Showhome available by appointment  
Yard address - 121 mahers Road, Kaituna

*Designed with Charm - Build for Life*