



SIPS GARDEN

PEAR ANNEXE

This stylish 3-bedroom, 1.5-bath home offers 107 m² 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 ²
Living space	107.5 m ²
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



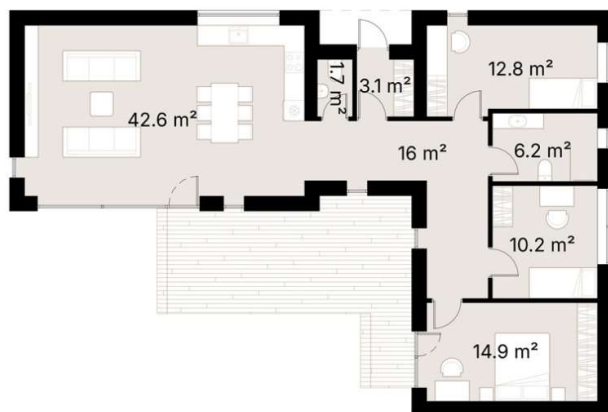
PREMIUM MATERIALS

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 m² of well-designed living space. Annex layout thoughtfully separates the living and sleeping areas, enhancing functionality and privacy.

The expansive 42.6 m² 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 m² 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 ²
Living space	107.5 m ²
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 Low-maintenance Thermowood Pine/Spruce trim, sanded to a smooth finish (optional) 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