

BUILDING EXTERIOR & STRUCTURE

- Insulated concrete slab
- Exterior wall finishes and cladding are a combination of:
 - » Brick with textured paint
 - » Vertical Shiplap; Radiata Pine Linea over cavity system
 - » Weatherboard; Radiata Pine Linea over cavity system
- Dimond roofing; Styleline or similar approved to .55
- Coloursteel downpipes
- Powder coated steel fascia and external gutters
- Structure is a combination of structural steel, posts, beams and treated timber
- Aluminium Joinery
 - » Double Glazed
 - » Vantage Metro Series
 - » Window restrictors installed on upper levels
 - » Entry door is aluminium
- Garage door; Automatic sectional door
- External grade LED security lighting
- External fencing boundaries for security and privacy

INTERIOR FEATURES

- 2.7m ceiling heights typically to ground living areas and 2.4m ceiling heights to first level
- Internal door height typically 2.2m where ceiling height is 2.4m
- Internal door height typically 2.4m where ceiling height is 2.7m
- Painted plasterboard ceilings and wall finishes to a F4 finish
- Aqualine Gib lining to wet areas
- Skirtings – 60 x 10mm Pine
- Architraves – 40 x 10mm Pine
- Individual Hot Water Cylinders
- Door hardware - Miles Nelson Sara Lever
- Hollowcore doors to most rooms
- Laundry spaces designed to accommodate standard sized washing machine and condenser dryer
- 100% nylon carpet on underlay
- LED lighting for energy efficiency
- Sky TV & Freeview connection. Personal decoder & connection is required - includes built in data & entertainment hubs
- Smoke alarms which comply with NZ Building Code
- Security alarm
- Mitsubishi Heat pump in the living area
- Hot water cylinder - Mains pressure

KITCHEN

Please refer to specific Lot plan

- Benchtop – Engineered stone
- Cabinets – Meltecca / Bestwood
- Stainless under mounted sink
- Tiled splashback - refer to colour palette
- Ion tapware
- Fridge space – 750mm wide to 950mm
- Fisher & Paykel Range
 - » Wall Oven OB60SC5CEX1 or similar
 - » Ceramic Cooktop CE604CBX2
 - » Freestanding Dishwasher DW60FC2X1
 - » Waste Disposal with Air Switch DW600CDX1
 - » Integrated Rangehood HP901DCHX2

BATHROOMS & LAUNDRY

- Quality acrylic shower tray with clear safety glass screens
- St Michel Verde Slim and/or Novara vanities with ceramic basin and top
- Caroma Liano Tapware
- Caroma Urbane wall faced toilet
- See individual Lot plans for Bath specifications
- Heated towel rail, toilet roll holder, towel rail
- Ventilation fan ducted to exterior
- Quality tiled floors to all bathrooms, ensuites and laundry areas
 - » Laundry tub: Robinhood ST3601, including Tap with single lever mixer

WARDROBES

- Melamine wall hung with 3 drawers and shelves to the master bedroom and shelves to other bedrooms

SITE

- Please refer to the Landscape Plan
- Timber fencing (Lot specific)
- Folding clothesline
- Letterbox
- Concrete poured patio's and driveways

Disclaimer: Variations, substitutions, or departures from these specifications may be made by the vendor in the course of construction provided that they do not make any appreciable reduction in or have any adverse effect in the value, appearance or usefulness of the completed home. This specification is for the purposes of description only.

