

Plans

- Council Building consent house fees included
- Architecturally designed plans, specifications and engineering details
- Insurance - Contract works and Public Liability included
- 10 Year Master build Warranty

Exterior

- Ribraft concrete foundation 85mm thick Float Finish, R1.3 insulation rating for TC1
- Aluminium Joinery - powder coated, double glazed clear glass
- Miro joinery hardware - colour matched, keyed alike
- Latitude Entrance Door with Windsor Polo Pull Handle and 1184 Lock Set
- Metalcraft Trapezoidal or Corrugated Long Run colorsteel roofing
- Downpipes - 55x75 Colorsteel square, power coated
- Metal line Facia with Colonial Quad Gutter
- Painted Durasheet Soffit lining
- H1.2 Laminated Wall Framing (LVL)
- Exterior cladding 70s Midland Brick or Rockcote Plaster system, painted
- 3 x Exterior hose taps and 1 internal in garage
- Dominator - Futura smooth panel sectional garage door with auto opener remotes x 2

Interior

- 2.55 stud height throughout as per plan
- Walls - 10mm GIB® Plasterboard, Aqualine® to wet areas
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to wet areas
- Skirtings - 85mm single bevel MUF - Pine or Tiled to Wet Areas
- Custom designed Trusses with attic engineering included as per plan
- Eco R2.6 insulation to external walls (excluding garage)
- Eco R3.6 ceiling insulation (excluding over garage)
- Homeview 2.2h Grooved Panel Painted Doors with Windsor Futura handles as per plan
- Level 4 stopping throughout
- Painting allowance includes for up to 3 Resene white based colours including architraves and skirtings to match wall colour - as per plan
- Scissor trusses to dining, family, lounge (where shown on plan)

Electrical Fittings Switchgear

- 40 x LED interior downlights as per plan
- 22 x double power points as per plan
- 9 x Service power points
- 2 x Inline fans ducted to soffit
- 2 x phone points as per plan
- 1 x fibre ready wiring
- 2 x TV point including data point as per plan
- 1 x 2-way circuit as per plan
- 1 x 3-way switch
- 1 x integrated internal switchboard & meterbox
- 8 x exterior lights (LED) downlight
- 1 x outside sensor for security lighting
- 1 x TV aerial
- 1 x internal mains single phase
- 1 x inspection and connection
- 1 x Certificate of Compliance
- 10 year photoelectric smoke alarms
- 1 x prewire for alarm security system

Heating

- 300 litre hot water mains pressure HWC or VT26 gas
- 1 x Split system heat pump sized for home

Kitchen

- Exterior in Melamine, edges finished in in matching PVC
- Greens Galliano Pull-out sink mixer
- Tiled splashback behind hob cabinet to Cabinet Rangehood
- PC \$9,000, Pantry as plan \$2,500

Kitchen Appliances

- BOSCH cooktop PKE611K17A
- BOSCH oven HBF133BS0A
- BOSCH stainless-steel dishwasher SMU46US01A
- ROBINHOOD rangehood RWE3CL9SS

Bathroom

- Two-sided shower, 1000mm x 1000mm, chrome frame
- Elementi Ion 3 Function Slide Shower
- Elementi Ion Shower Mixer
- Newbury 1675 Island Bath in Tiled Plinth
- Elementi Bath Spout wall mounted
- Elementi Ion Bath Mixer
- Cashmere Single Draw or, Qubo wall hung Vanity, 900mm (choice of colours)
- Elementi Ion Basin Mixer
- Fixed mirror above vanity, Vanity width, custom height
- Heirloom Genesis 5 Bar Square or Round heated towel rail, stainless steel
- Serene Heater

Ensuite

- Custom Tiled Shower as per plan - tiles from Trendsetter Range
- Elementi Ion 3 Function Slide Shower
- Elementi Ion shower mixer
- Clarke Alto BTW toilet suite with soft close seat
- Cashmere Single Draw or, Qubo wall hung Vanity, 900mm (choice of colours)
- Elementi Ion Basin Mixer
- Centro Toilet Roll Holder
- Fixed mirror above vanity, 900mm x 1200mm
- Heirloom Genesis 5 Bar Square or Round heated towel rail, stainless steel
- Serene Heater

Toilet

- Clarke Alto BTW toilet suite with soft close seat
- Centro Toilet Roll Holder
- Tivoli 400mm Vanity (choice of Colours) as per plan
- Elementi Ion Basin Mixer as per plan

Floor Coverings

- Carpet EHD 50oz Miro 100% solution dyed nylon with 130kg, 11mm underlay
- Floor Tiles or vinyl/plank from TRENDSETTER Traditional range. Bathroom ensuite, kitchen & entry
- Garage carpet Direct Stick

Wardrobes

- Shelf and rail, prefinished panel by Mallia
- Prefinished wardrobe unit to WIR

Laundry

- Aquatica Laundra Centro Tub

Services - Power, Water and Tel

- 50 metres of 100mm stormwater drain
- 40 metres of 100mm sewer drainage
- 15 metres of 25mm water mains
- 15 metres of single phase power main
- Power connection

Clean

- Complimentary house clean and detail
- Windows and doors glass clean