

The image features a solid teal background. In the center, the word "Specifications" is written in a large, white, serif font. Scattered around the page are several green leaf icons of varying sizes and orientations, some appearing as solid shapes and others as simple outlines. The overall aesthetic is clean and modern with a natural, organic touch.

Specifications

Exterior



Floor Structure

- Concrete floor slab to garages and ground floor
- Suspended upper floor joists with particle board or ply flooring

Walls

- Timber framed walls and trusses
- Gib inter tenancy wall or equivalent

Cladding

- Brick and weatherboards (timber or linear or similar) on a cavity system

Roof

- Prefinished profiled metal or long-run roofing with associated flashings on roof underlay

Soffits

- Fibre cement sheet soffit with PVC soffit jointers with paint finish

Fascia

- Powder coated steel fascia with steel gutters and PVC downpipes

Entry Door

- Feature front door in powder-coated aluminium joinery. With digital door lock.

Windows/ Doors

- Selected powder-coated aluminium heavy residential sections.

Garage

- Automatic opening sectional door with 2 remotes and wall mounted hard wired switch.

Balcony

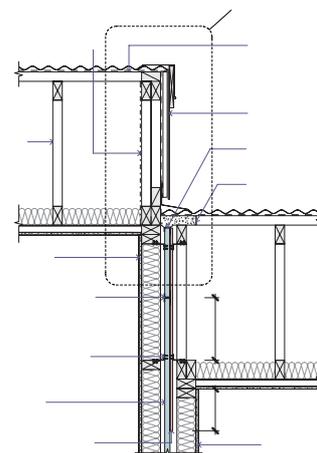
- Selected timber decking with vertical metal balustrades where applicable.

Front Yard

- Concrete entry footpath and/or selected paving
- Low maintenance ground cover, hedging and feature planting to gardens
- Mains pressure hose tap
- Letter box at front boundary

Private Rear Courtyards

- Carpark space to rear yard in exposed aggregate concrete
- Precast concrete pavers or in-situ concrete patio
- Fully fenced including gate to where shown
- Foldup clothesline mounted to fence
- Mains pressure hose tap
- Low maintenance ground cover, hedging and feature planting to gardens



Disclaimer: This is a preliminary document prepared prior to the commencement of construction for marketing purposes. Should a product become unavailable the developer reserves the right to make changes to these specifications at their discretion, however it will be with another product that is of similar standard and style.



Interior

Flooring

Lounge:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans

Kitchen & dining:

- 1900x190mm solid engineered wooden flooring

Laundry & WC:

- Full bodied ceramic floor tiles, with 100mm timber skirting

Bedrooms & stairs:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans

Bathroom & ensuite:

- Full bodied ceramic floor tiles, wall tiles up to ceiling

Interior Linings

- Plasterboard walls and ceilings stopped and painted to level 4 finish
- Water resistant plasterboard to all bathrooms and wet areas
- Insulated to exceed current NZ Standards for thermal insulation (R3.6 to roof and 2.4 to external walls)
- Pine skirting's - Paint finish
- 55mm classic gib cove throughout paint finish
- Ceiling heights as per drawing

Doors

- Hollow core doors, paint finished
- Door Hardware – Satin chrome lever action

Internal Hand Rails

- Timber or powder-coated aluminium handrails

Electrical

Lounge Area:

- Minimum 2 x double power points and 1 x TV

Dining area:

- Minimum 1 x double power points

All Double Beds:

- Minimum 1 x double power points

Kitchen:

- Minimum 1 x double power points

Laundry:

- Minimum 1 x double power points

Bathroom:

- Minimum 1 x double power points with RCD, 1 x heater towel rail direct connection

TV:

- Minimum Wall outlets are provided in living area, 1 x bedroom and level 1 living rooms

Lighting (generally)

Lounge:

- 4 x recessed LED downlights

Kitchen:

- 2 x recessed LED downlights

Dining:

- 2 x recessed LED downlights

Bedrooms:

- 2 x recessed LED downlights

Front Door:

- 1 exterior soffit downlight or wall light on motion sensor

Rear Courtyard:

- 1 exterior wall light

Mechanical Ventilation

- 1x ducted extract from each bathroom, laundry to external vent

Fire protection

- Battery smoke alarm to meet code requirements

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Kitchens, bathrooms, & laundry

Kitchen Fittings

Features:

- Pantry cupboard, storage cupboards and/or drawers, hob, oven, microwave shelf and cupboards, pull out drawer with proprietary bin inserts or under sink door mounted bin

Mechanisms:

- Metal cabinetry hinges, selected chrome finish pull handles

Cabinetry:

- Laminate finish

Bench Top:

- Engineered Stone, 20mm thickness

Sink:

- Stainless steel sink

Splash backs:

- Tiled

Kitchen Tap:

- Englefield milano kitchen mixer

Kitchen Appliances

Oven:

- Fisher and Paykel stainless steel wall oven, built in. 60cm

Hobs:

- Fisher and Paykel Induction cooktop - 60cm, 4 hob

Range Hood:

- Fisher and Paykel Built-in stainless steel ducted extraction power pack

Dishwasher:

- Fisher and Paykel 60cm stainless steel

Plumbing Fixtures

Hot Water Cylinder:

- 180 Litre Hot Water Cylinder

Bathroom fittings

Vanity:

- 900 Englefield double drawer salty elm wall hung vanity, Englefield milano basin mixer

WC:

- 400mm sapphire wall hung white vanity

Shower:

- Frameless shower panel and door
- Englefield studio shower slider with englefield milano shower mixer

Bath:

- Acrylic Bath, bath spout in polished chrome

Misc Fittings:

- Toilet roll holder in polished chrome

Heated towel rail:

- 400W Chrome finish heated towel rail to each bathroom

Mirror:

- Fixed mirror mounted above vanities in all bathrooms

Laundry & Storage

Laundry:

- Laundry areas incorporate services connections for washing machine

Tub:

- Slim, seamless stainless steel tub for easy cleaning and durability

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1



2



3



4



1. Electric Cooktop

60cm 4 Zone, Dual Element (CE604CBX2)

The Fisher & Paykel dial control 60cm 4 zone electric cooktop is designed for easy everyday cooking.

- A compact cooking area with four cooking zones including a dual element
- High speed ribbon elements heat up quickly for ideal heat distribution
- Elements that glow red until they are safe to touch
- Ceramic glass with black glass

2. Dishwasher

15 Place Settings (DW60FC2X1)

This Fisher & Paykel Dishwasher provides a superior wash with 3 phase filtration and is designed to match the Fisher & Paykel family of kitchen appliances.

- 6 wash programs to suit any load from Delicate to Heavy
- Auto-sensing option for easy operation
- Stainless Steel

3. Rangehood

60cm Built-in Integrated (HP60ICSX2)

These integrated rangehoods are hidden from view. They are easy to install and efficiently remove steam, smoke, and lingering odours.

- Brushed Stainless Steel

4. Built-in Oven

60cm 85L, 5 Function (OB60SC5CEX1)

This Fisher & Paykel 60cm, 85L built-in oven with five functions gives you a spacious cavity to suit your cooking needs.

- 85L total capacity
- Five oven functions including Fan Bake and Pastry Bake
- CoolTouch door effectively keeps in heat to improve energy efficiency
- Brushed Stainless Steel with black glass

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Master Build 10-Year Guarantee

Our homes hold a Master Build 10-Year Guarantee developed in New Zealand, for New Zealand homes.

Only a Registered Master Builder can offer you the peace of mind of a Master Build 10-Year Guarantee.

10
year

Master Build 10-Year Guarantee

The protection provided by our Guarantee gives you peace of mind and it also makes good financial sense:

- If something does go wrong with your build, your Guarantee kicks in and we will step in to help you get your home finished to the highest standard
- It adds value to your property
- It's fully transferable if you decide to sell
- It helps finance your build, as most banks require it

The Master Build 10-Year Guarantee is designed to ensure you have the protection you need:

- **Workmanship and Materials:** Your home is covered for defects in workmanship and materials for two years after your building work is completed.
- **Structural Defects:** You're protected for any structural defects including weathertightness issues (rot and fungal decay) for 10 years from the date your Guarantee is accepted.



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