

**EXTERIOR**

- Mono-pitch roofline, 5 degree pitch, 600mm soffit, 450mm at gable ends
- Roof, Metalcraft Colorsteel Endura
- Cladding, James Hardie Weatherboard, 180mm smooth
- Powder coated Nulook aluminium joinery, double glazed windows and doors
- Strandfloor 20mm composite board flooring

**INTERIOR**

- Walls GIB board™ stopped for wallpaper, GIB Aqualine™ to wet areas for paint finish
- Ceilings GIB board™ with 55mm GIB Cove™ excluding cupboards and wardrobes
- Fully insulated with Pink® Batts® in exterior walls and ceilings and Greenstuff™ underfloor
- Interior doors, paint quality, flush 1980mm high main doors and 2270mm high wardrobe & cupboard doors
- Door handles, Schlage lever type, satin chrome
- Wardrobes, single wire shelf with hanging rail, (white). Two shelf organiser, in bedroom 1 only

**KITCHEN**

- 600mm wide units, prefinished in white Melteca, soft close doors & drawers
- Doors, Drawers and Panels—KHH Melteca colour option with 2mm PVC edges
- Dishwasher provision for 600mm wide with plumbing and power point included (appliance not included)
- Formica® laminate bench tops with formed edge (Gloss, AR and HD tops not included)
- Handles, satin chrome bar style (options available)
- Stainless steel overlay 1 ¼ bowl with drainer and 3 piece accessory pack
- Methven faucet, single lever chrome
- Stainless steel under-bench oven with ceramic hob
- Rangehood with 600mm canopy vented to soffit and stainless steel splashback
- Parmco waste disposal unit

**DECORATING**

- Resene paint to exterior
- Resene wallpaper to interior walls (Home Range)
- Resene paint to bathroom, laundry, doors, ceilings and finishing lines
- Carpet Mill Casabella 4Kg solution died nylon carpet & domestic vinyl to wet areas

**BATHROOM—ENSUITE (WHERE APPLICABLE) AND LAUNDRY**

- Methven Echo Minimalist tapware and chrome bathroom accessories
- Clearlite moulded wall shower with easy clean shower waste, safety glass
- Engelfield acrylic bath with white tile splash 300mm above bath
- Vanity, wall mounted, prefinished white, Sumner white acrylic top
- Bathroom/ensuite mirror 1000mm high x width of vanity
- Caroma close coupled toilet suite
- Premier Compact Smart Tub STPC, 465mm wide
- Rinnai 180 litre hot water cylinder mains pressure raised 1800mm in cupboard (where possible)

**ELECTRICAL**

- Fully wired ready to “plug in” on site
- Telephone sockets, TV points and battery powered smoke alarms
- Recessed LED down lights
- Heat/light/extractor fans to bathroom

**GENERAL**

- Delivery onto level site within 30kms of nearest construction yard (subject to road and site inspection)
- Yard Building Consent

**OPTIONAL EXTRAS**

- Site Building & Resource Consents
- Cladding upgrade
- Special foundations, site excavation
- Site service connections—power, phone, water, drainage etc.
- Decks, steps & handrails

*Specifications as at December 2017. Specifications are subject to change without notification.*