

EXTERIOR

- Hip roofline, 3 degree pitch
- Roof, Metalcraft Coloursteel Endura
- Sheet cladding with negative detail, James Hardie Titan Board
- Powder coated Nulook aluminium joinery, double glazed windows, doors and pocket sliders
- Pine decking to alcove outside ensuite and between wing walls outside living area

INTERIOR

- Walls GIB board™ stopped for paint finish, GIB Aqualine™ to wet areas
- Ceilings GIB board™ with square stopped wall ceiling junctions and negative detail to joinery and doors
- Fully insulated with Pink® Batts® in exterior walls and ceilings and Autex GreenStuf® underfloor
- Interior doors, paint quality, flush, full height doors
- Door handles lever type, satin chrome
- Wardrobes, free standing full height joinery units, satin chrome handles

KITCHEN

- 600mm wide units, prefinished in any one of 8 Laminex Melteca colour options, with 2mm PVC edging
- Formica or Laminex bench tops with square edge clashing (Gloss selections not included)
- Formica or Laminex privacy panel (Gloss selections not included)
- Satin Chrome, bar style handles
- Westinghouse underbench oven, 600mm ceramic cooktop, integrated Rangehood
- Provision for dishwasher, power and water (Appliance not included)
- Provision for separate Integrated Fridge and Freezer units (appliances and integration kits not included)
- Stainless steel over-mounted 1 ¹/₄ bowl sink with drainer
- Methven goose neck faucet, single lever chrome
- Painted back glass splash back
- Parmco waste disposal unit

DECORATING

- Resene paint systems to interior and exterior

BATHROOM & ENSUITE

- Fully plumbed ready to connect on site
- Methven Echo Minimalist tapware and chrome bathroom accessories
- Clearlite shower with easy clean shower waste, safety glass
- Wall hung vanity, prefinished (white), 2-4 drawers, Sumner acrylic top (2 drawers standard and 4 drawers for double)
- Bathroom/ensuite mirror 1000mm high x width of vanity
- Robertson in-wall cistern toilet suite
- Rinnai 180 litre hot water cylinder mains pressure raised in cupboard

ELECTRICAL

- Fully wired and fitted off, ready to “plug in” on site
- Telephone sockets, TV points and battery powered smoke alarm
- Recessed incandescent down lights
- Manrose ceiling mounted extractor fans to bathroom and ensuite

GENERAL

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

OPTIONAL EXTRAS

- Building & Resource Consents
- Floor coverings
- Special foundations, site excavation
- Site services—power, phone, water, drainage etc.
- Additional decking, steps and handrails

Specifications as at November 2014. Specifications are subject to change without notification