

# 370 Stokes Valley Road

## Lower Hutt



Indicative Perspective  
Block A

# 370 Stokes Valley Rd Lower Hutt

## At a Glance:

A total of 17 townhouses in four blocks:

- 1 x One bedroom townhouse
- 16 x Two bedroom townhouses

- Open plan design
- High quality finishes
- Juliet balconies in bedrooms (selected units)
- Open views of park next door
- Bus stop on the doorstep
- 10 minute walk to local shopping centre & supermarket
- Clean, modern claddings and colour scheme
- Low maintenance living
- Bathroom, guest WC & semi-ensuite for most units
- Above code specification for insulation
- Fireproof (60min burn time) & soundproofing offers exceptional isolation between townhouses
- 12 month replacement guarantee on landscape planting



Indicative Perspective  
Living Unit 11



Indicative Perspective  
Block D



Indicative Perspectives  
Outdoor areas





**Indicative Perspective**  
Kitchen Unit 16

**Indicative Perspective**  
Bedroom

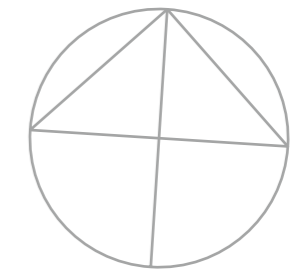




Indicative Perspective  
Block B

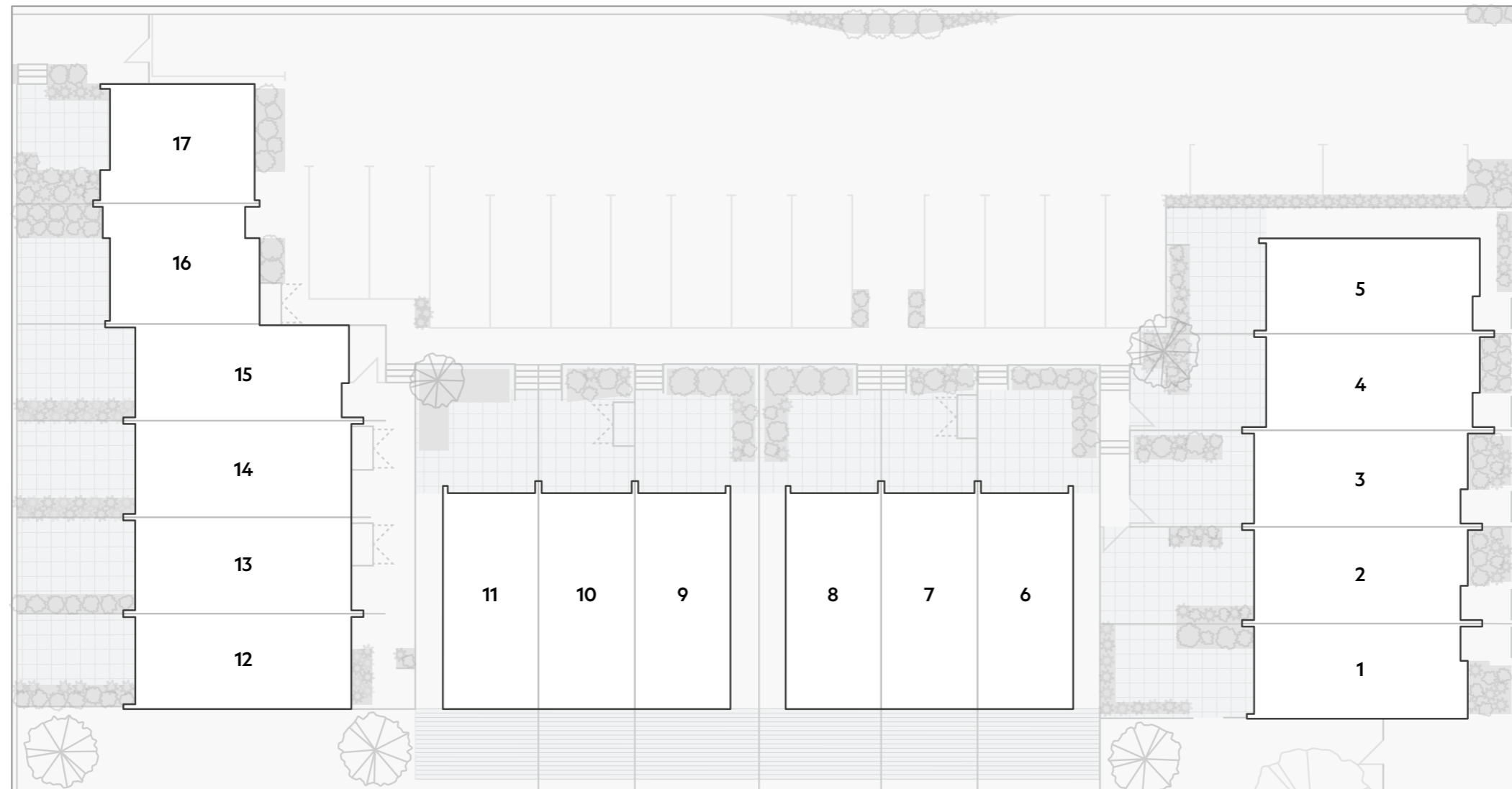
Indicative Perspective  
Reverse Block A





Block D

Block A



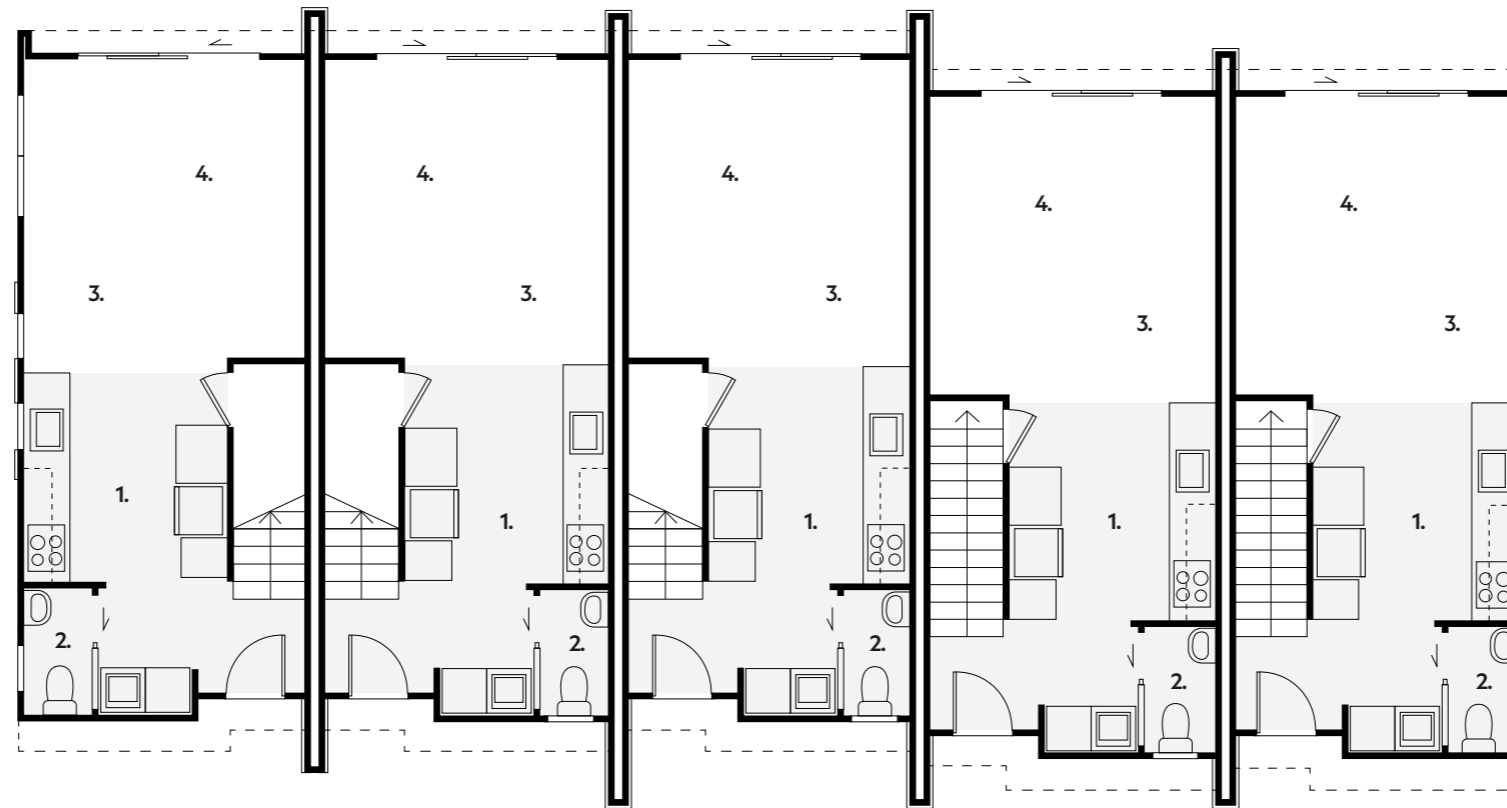
Stokes Valley Road

Block C

Block B

# Floorplans - Block A

Townhouse 1      Townhouse 2      Townhouse 3      Townhouse 4      Townhouse 5



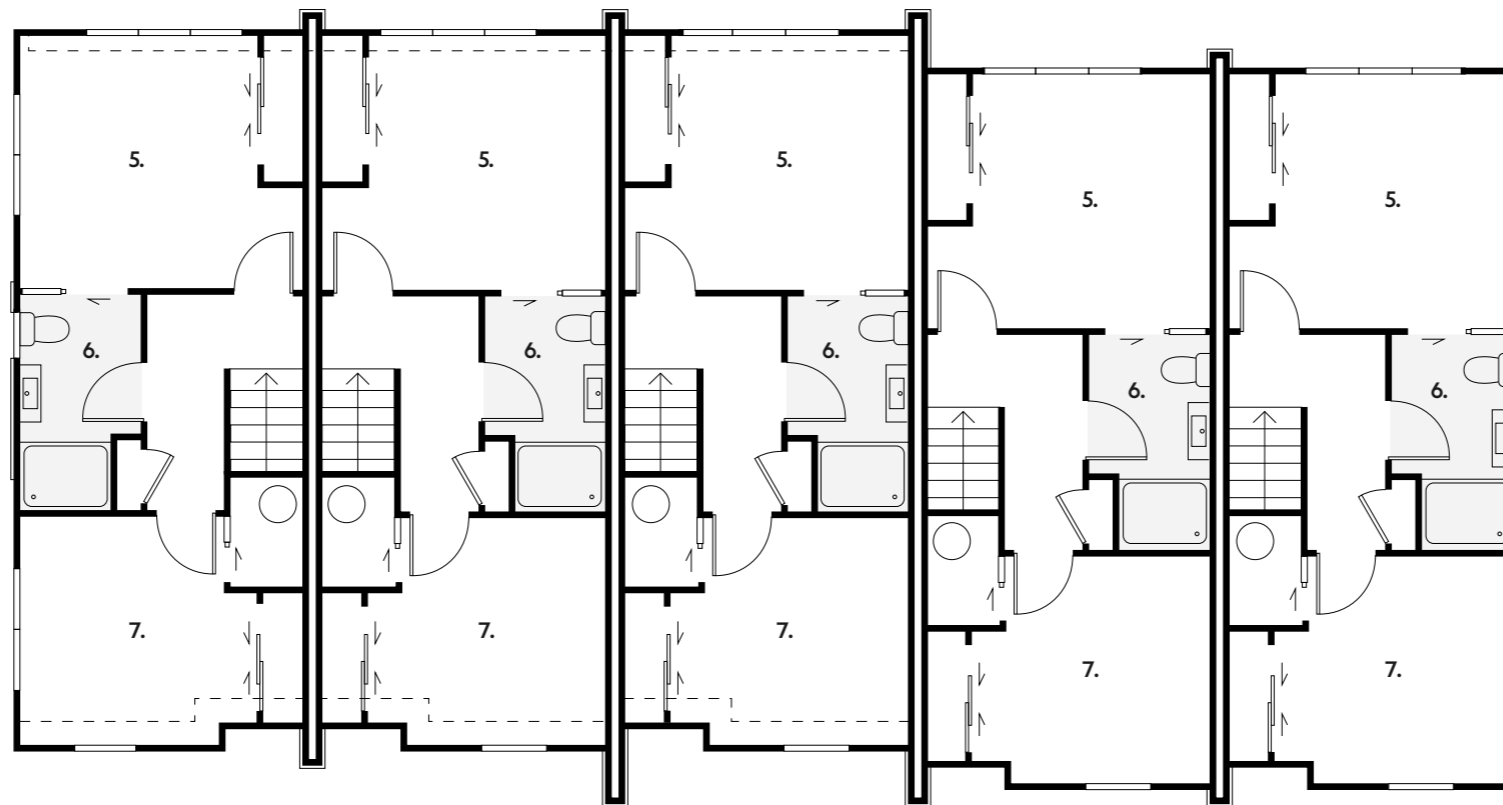
Lower Level

- 1. Kitchen
- 2. Guest WC
- 3. Dining
- 4. Living



# Floorplans - Block A

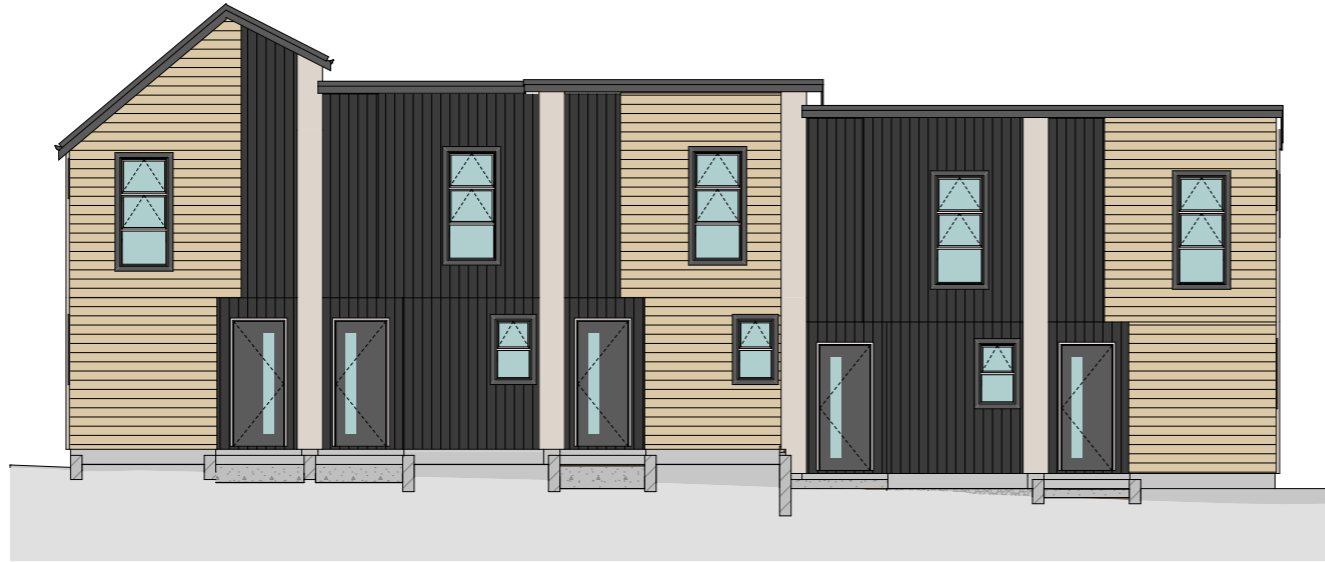
Townhouse 1      Townhouse 2      Townhouse 3      Townhouse 4      Townhouse 5



Upper Level

- 5. Bedroom 1
- 6. Bathroom/Ensuite
- 7. Bedroom 2

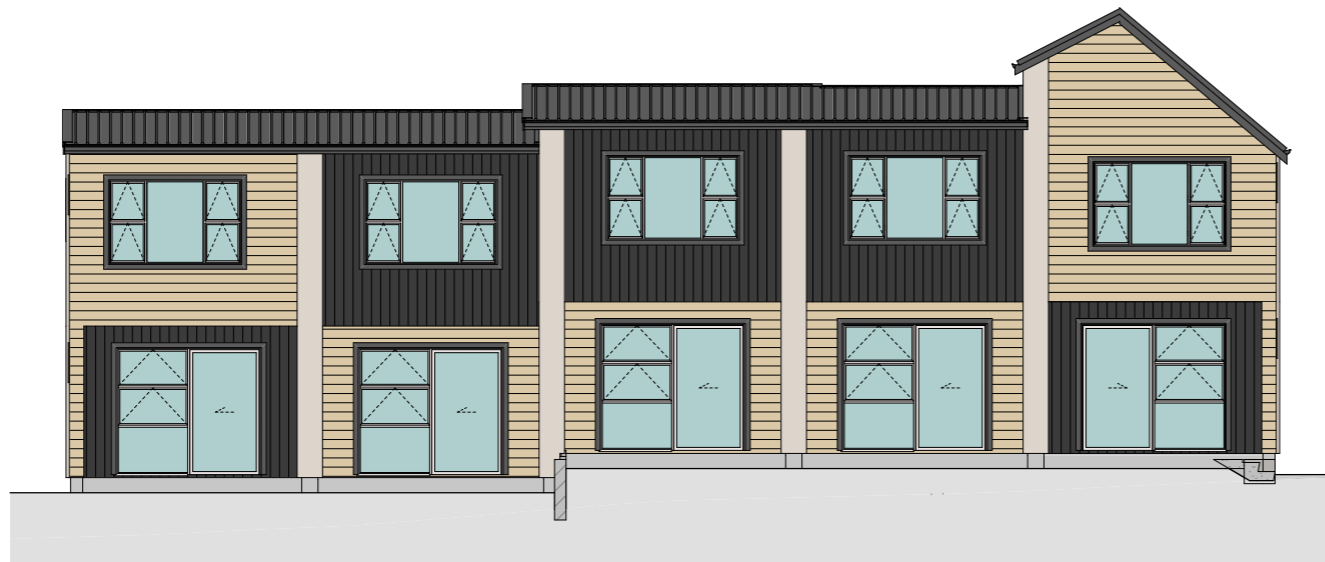
# Elevations - Block A



East



North



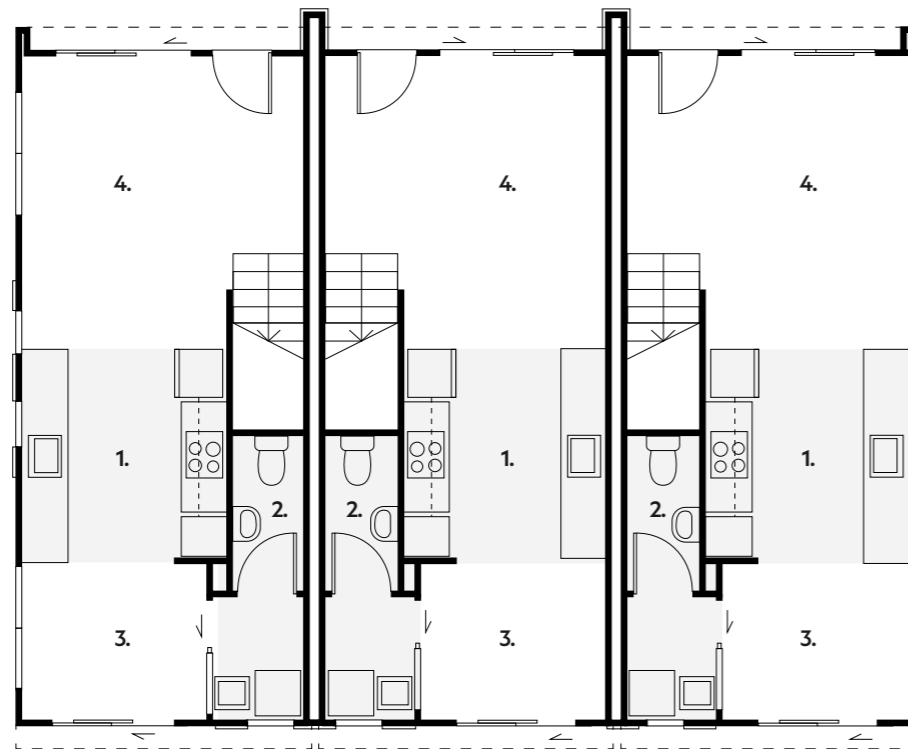
West



South

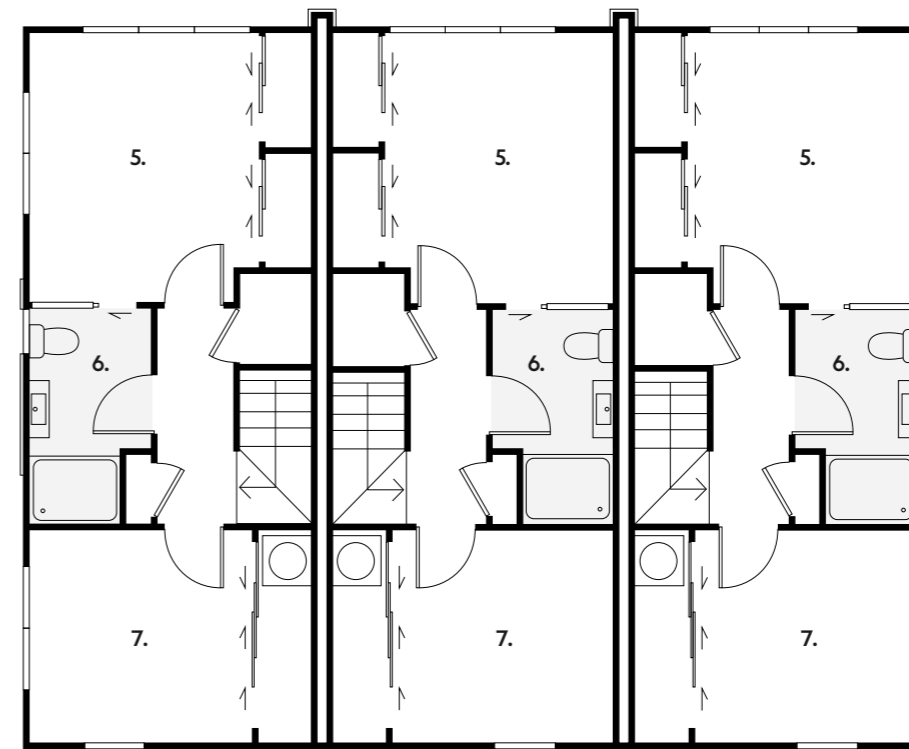
# Floorplans - Block B

Townhouse 8      Townhouse 7      Townhouse 6



Lower Level

Townhouse 8      Townhouse 7      Townhouse 6



Upper Level

- 1. Kitchen
- 2. Guest WC
- 3. Dining
- 4. Living
- 5. Bedroom 1
- 6. Bathroom/Ensuite
- 7. Bedroom 2

# Elevations - Block B



North



West



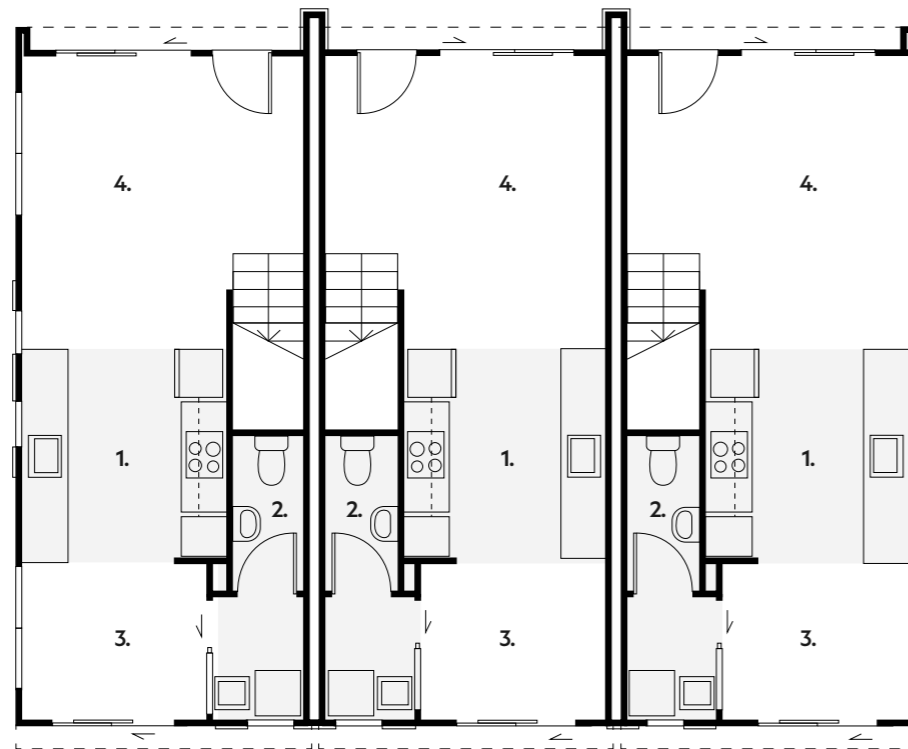
South



East

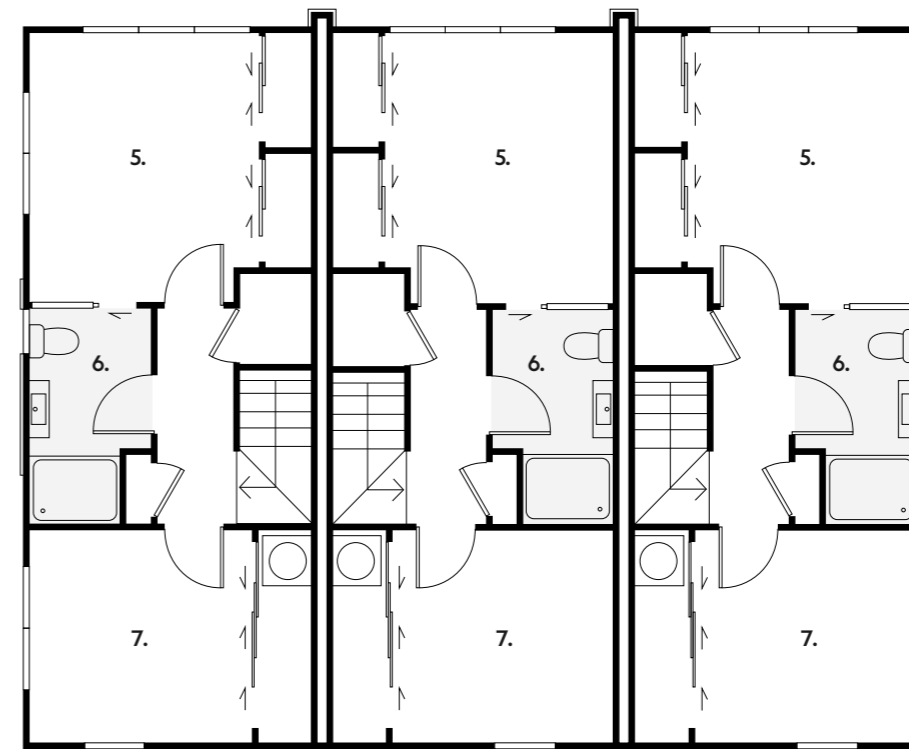
# Floorplans - Block C

Townhouse 11    Townhouse 10    Townhouse 9



Lower Level

Townhouse 11    Townhouse 10    Townhouse 9



Upper Level

- 1. Kitchen
- 2. Guest WC
- 3. Dining
- 4. Living
- 5. Bedroom 1
- 6. Bathroom/Ensuite
- 7. Bedroom 2

# Elevations - Block C



North



West

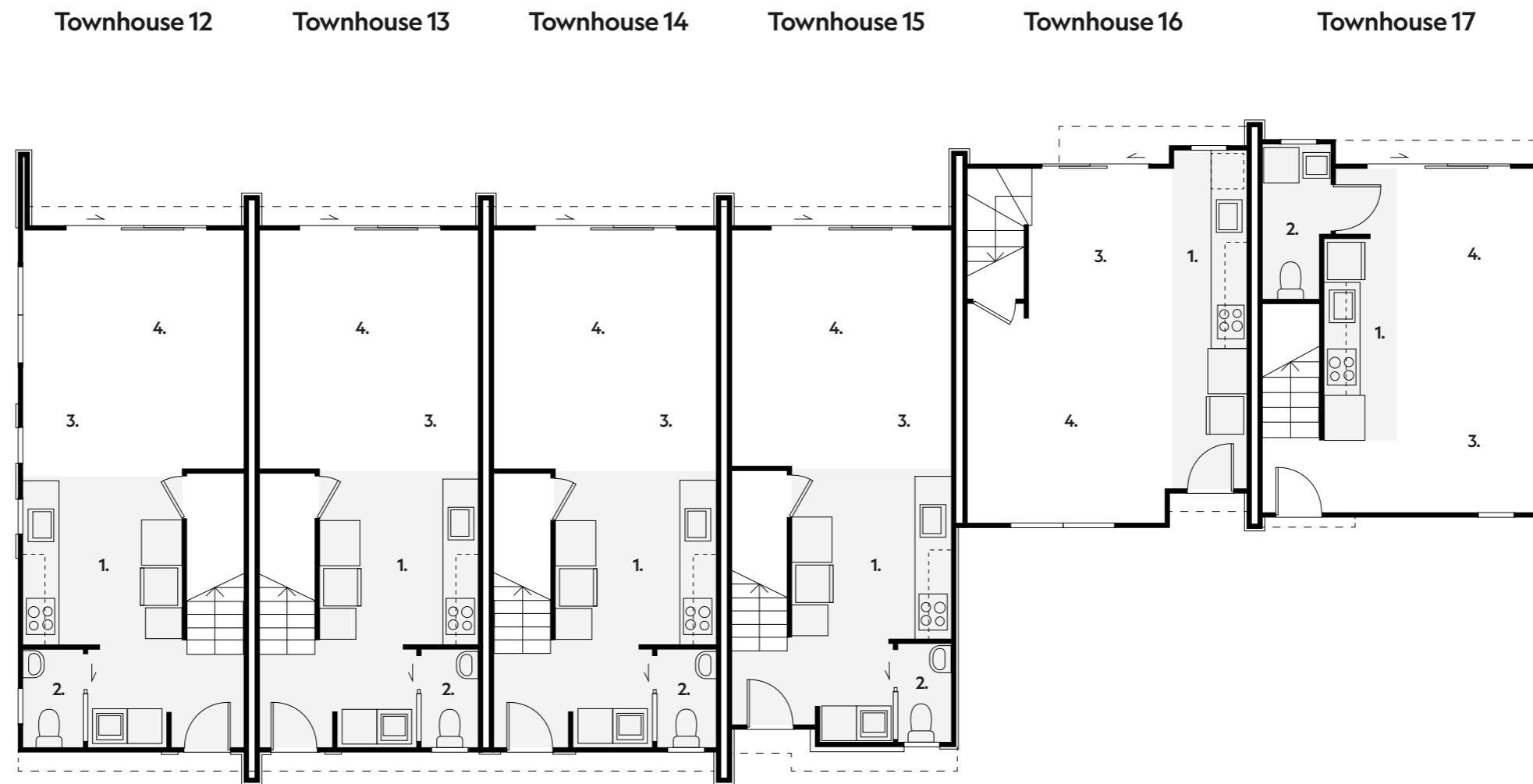


South



East

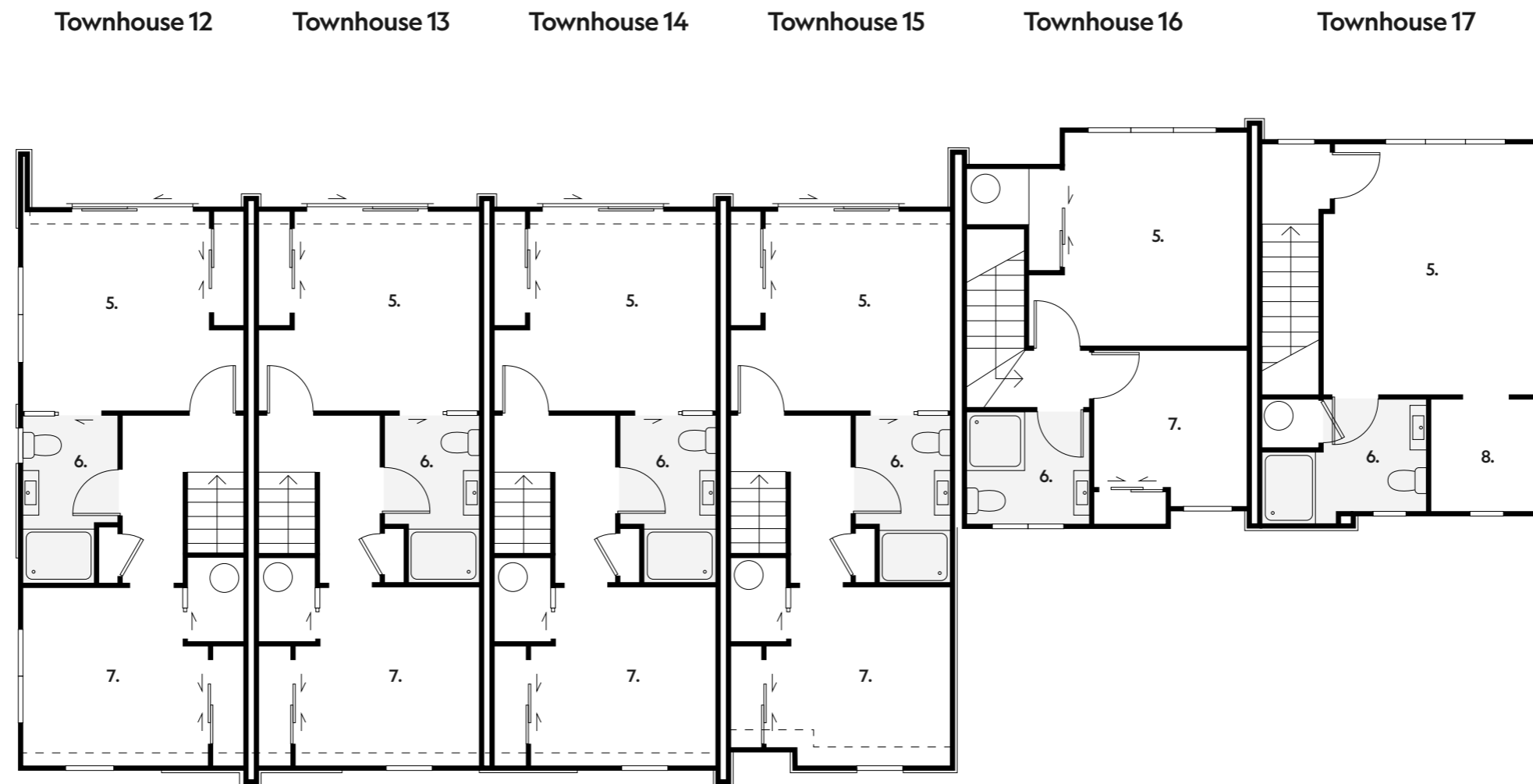
# Floorplans - Block D



Lower Level

- 1. Kitchen
- 2. Guest WC
- 3. Dining
- 4. Living

# Floorplans - Block D

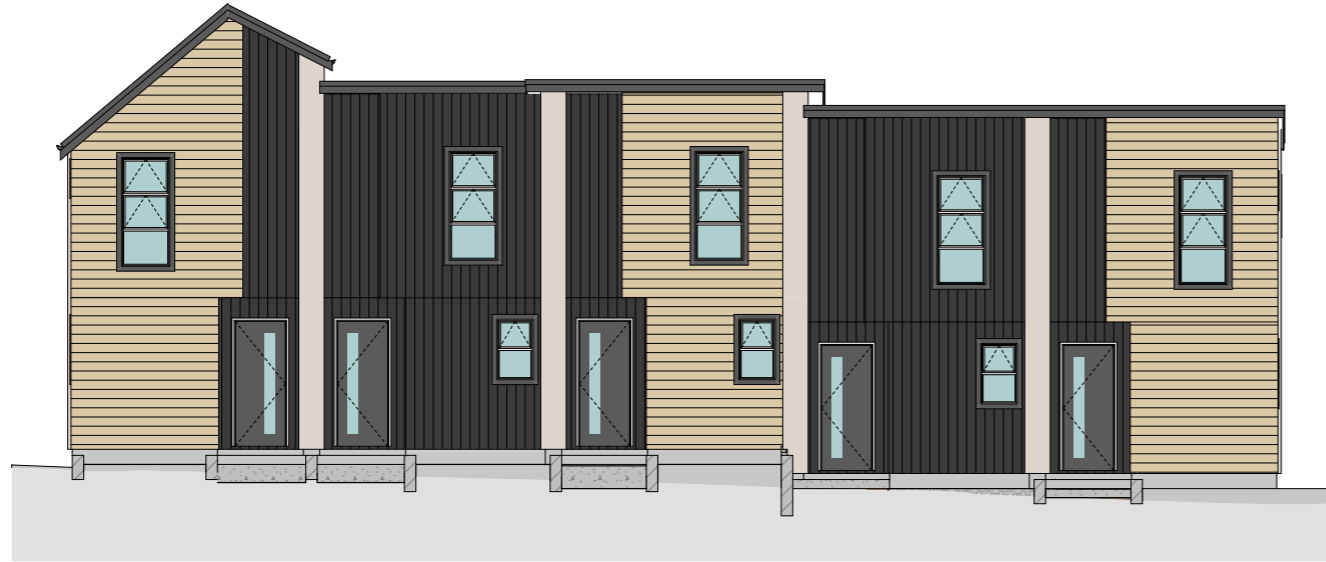


## Upper Level

- 5. Bedroom 1
- 6. Bathroom/Ensuite
- 7. Bedroom 2
- 8. Walk-in Wardrobe



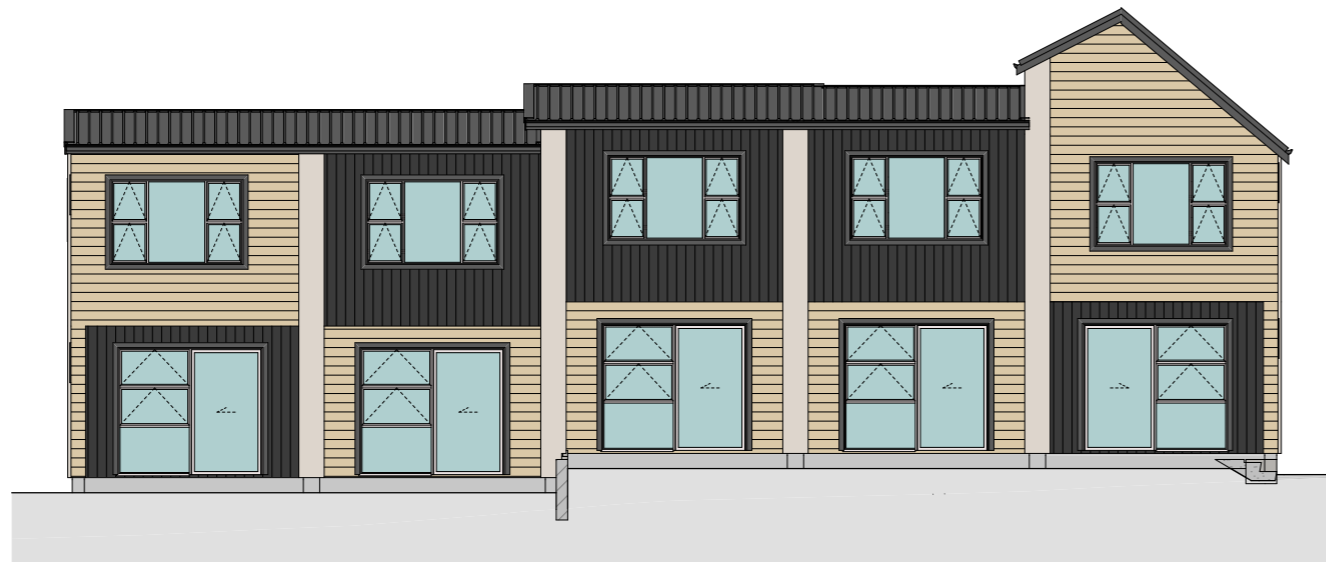
# Elevations - Block D



East



North



West



South

# Specifications\*

## Kitchen

Bench Top • Engineered Stone

Sink • Stainless Steel Sink

Sink Mixer • Levivi Range

Base Unit • Base Units High Standard Melteca

Hardware • Quality Drawer & Hinge Hardware (Soft Close)

Oven • Panasonic Under Bench Oven HL-FN645SJPQ

Hob • Panasonic Ceramic Cooktop KY-R645RLJPQ

Dishwasher • Panasonic Dishwasher NP-6R2MUQNZ

Waste Disposal Unit • Insinkerator 0.55hp Waste Disposer 1D56

Rangehood • Ariston Undermount Rangehood ARU52AX-L

Splashback • Glass Splashback

Fitted Waste Bin • Fitted Waste Bin

## Bathrooms

Shower • Acrylic shower liner, Glass Partition & Door

Shower Mixer • LeVivi Range

Slide Shower Head • LeVivi Range

Mirror • Polished Edge Mirror to suit vanity size

Toilet Suites • LeVivi Range

Tapware • Levivi Range

Bathroom Venting • Bathroom Mechanically Vented

Towel Rail • Wall Mounted Heated Towel Rail

Toilet Roll Holder

Vanity • LeVivi York 750mm Wall-Hung Vanity LEVYO75SDWVWH

LeVivi Surrey 600mm Wall-Hung Vanity LEVSUR600WHWH

LeVivi Leeds 570mm Wall-Hung Vanity LEVLEE40WHDW

## Windows & Doors

Windows & External Doors • All Windows & Exterior Doors Double Glazed Aluminium

Front Door • Aluminium Frame & Door

Internal Doors • Paint Quality Hollow Core Doors

Skirting & Architrave • Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas

Door Hardware • Schlage Medio Alba Satin Chrome

Bedroom Blinds • Block out roller blinds

## Laundry

Modern Integrated Laundry Package • Joinery, Benchtop and Tapware to suit front-loading washer or washer/dryer.

## Water

Water Heater • Rheem 180lt Electric Water Cylinder 31218015

\*Some products may become unavailable or discontinued during the course of construction. In situations where a product is no longer suitable we will substitute for a product of the same or greater value.

## Heating

Heat Pump In Living Area • 5-6kw Heatpump

Wall Insulation • Premier Insulation R2.6 Wall Insulation 90mm

Ceiling Insulation • Premier Insulation R4.0 Ceiling Insulation 195mm

Party Walls Sound & Fire Insulation • INTEGRA Lightweight Concrete

Inter-tenancy System with Double Sided R2.6 Wall Insulation 90mm

## Plasterboard Linings & Trim

Gib • Plastered to Level 4 Paint Finish

Scotia • Square Stop

Trim • Level 4 Paint Finish

## Flooring

Lower Level: Kitchen, Guest WC • Woodgrain Vinyl Plank

Living, Bedrooms, Hallway, Stairs, Wardrobes & Cupboards • Miro Carpet 50oz Cutpile

Underlay • Sleepyhead 10mm/90kg

Upper Level Bathrooms & Ensuites • Woodgrain Vinyl Plank

## Cladding & Roofing

Cladding • Resene Rockcote INTEGRA Lightweight Concrete Facade System

Cladding • Cedar

Roofing • Five Rib Longrun Roofing System

Spouting & Downpipes • Colour Steel Continuous Spouting & Downpipes

## Landscaping

Landscaping • Timber Decking or Concrete Paving, Fencing & Planting to Landscape Design Plan

## Other Items

Electrical • Standard LED Recessed Lighting

Electrical • Standard Double Plugs

Electrical • Telecom, Data & TV Points in Lounge & Master Bedroom

Letterbox • Letter Box to Council Approved Location

Storage • All Wardrobes with Full Width Shelf & Hanger Rail

Clothes Line • Fence Mounted Clothes Lines in Outdoor Space

Hose tap • Rear Courtyard

Front Door Lock • Smart Lock

# Interior Scheme Options

## Choice of two interior schemes:

### 1. Warm



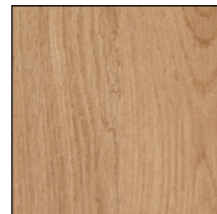
Flooring:  
Max Floor Legna Birch\*



Carpet:  
Miro Fog Grey



Kitchen Joinery:  
Melteca Seal Grey



Kitchen Joinery:  
Melteca Planked  
Urban Oak



Benchtop:  
Quantum Quartz  
Luna White Stone



Interior Walls:  
Dulux Half Haast

### 2. Light



Flooring:  
Max Floor Legna Maple\*



Carpet:  
Miro Snowfield



Kitchen Joinery:  
Melteca Malibu



Kitchen Joinery:  
Melteca Classic Oak



Benchtop:  
Quantum Quartz  
Luna White Stone



Interior Walls:  
Dulux Half Haast

\*Or Similar

# Upgrade Options

## Optional upgrades available:

### Bosch Washer/Dryer +\$2150

- Model: Bosch – Serie | 6 Washer/Dryer WVG28420AU

### Induction Hob +\$850

- Model: Panasonic – KY-R644CLEPG

### Fridge +\$1200

- Model: LG – GB-335PL
- 335L capacity

### Tiled Splashback in Kitchen & Laundry +\$1200

- White Subway Tile

### LED Strip Lighting +\$650

- Under overhead cabinets in kitchen and laundry.

### Kitchen Pendant +\$400

- Black Rectangle Pendant  
Only available for kitchens with islands.

### TV Wall Mount Internal Cabling +\$700

- Ethernet, HDMI & power installed for wall mounting TV

### Smart Home Package +\$2700

- Wifi mesh setup  
Internet from day one
- Echo Show & Echo Dot
- Smart thermostat
- Smart lighting in master bedroom

Cheers.

**Get in touch**

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