

# Full Specifications List

## Design

- Townhouses are available in two or three bedroom options
- Choose from two interior colour scheme options that have been carefully chosen and selected in detail by our interior design team
- Homes come complete as a turnkey package with the option to upgrade on some items
- These houses are constructed with reinforced precast concrete walls and a concrete midfloor. This superior method of construction provides you with a structurally sound home with added acoustic and fire benefits along with the energy efficient properties a concrete dwelling creates
- The beauty of your concrete building is that they still look new years after construction. There are no maintenance requirements to the structure. The concrete walls are not vulnerable to rot, rust, settlement or deterioration as in other building materials and in turn offer higher resale value
- 2.55m ceiling height to all ground and first floor areas, 2.7m ceiling height to master bedroom of each 3-bedroom home
- Healthy Homes – meets current healthy homes standard 2020. Documentation available on request

## Construction Materials

- Foundations & floors: reinforced concrete ground floor with required structural foundations
- External walls: reinforced precast concrete exterior walls
- Floors: concrete floors to both ground and midfloor
- Roof structure: trusses
- Exterior cladding: precast concrete panel with a range of 1.5mm Sto render finish, boardform concrete stained and sealed in two colour ways as per elevations
- Soffits & fascia board: painted and/or rendered finish over fiber cement board or 50mm ACC panel
- Roofing: trapezoidal low profile metal roofing with metal spouting and downpipes (colour steel finish)
- Windows: aluminium double glazed
- Front door: aluminium flat panel
- Canopy: folded aluminium entry canopy (2-bedroom units only)
- Internal framing: timber internal wall frames
- Insulation: insulation to external walls and first floor ceiling

## Interior Finishes

- Interior lining: 10mm GIB plasterboard wall linings and 13mm GIB Plasterboard ceiling linings, Aqualine GIB plasterboard to bathroom walls and ceilings
- Ceiling battens: timber ceiling battens to first floor

- ceiling fitted to underside of trusses, 35mm rondo ceiling battens to ground floor ceiling
- Interior doors: MDF flush panel doors (paint finish)
- Interior door hardware: Windsor Brass Futura – apex lever set
- Handrail to stairs: 40mm dia timber painted handrail
- Scotia: square stopped
- Skirting and architraves: 60x10mm single bevel skirting, and 40x10mm single bevel architrave

## Plastering & Painting

- Interior paint: ceiling and walls flat finish, doors and trims in semi-gloss, bathroom low sheen. Colour is Resene Black White, (see colour scheme)
- Plaster: Gib tradeset with papertape to all joints to level 4 plaster finish. Square stopped throughout

## Tiles

- Bath upstand and shower enclosure: white gloss subway tiles
- Vanity splashback: white gloss subway tiles
- Kitchen splashback: white gloss subway tiles
- Grout: as per colour scheme

## Electrical

- As per plan
- LED lighting throughout as per lighting plan (includes pendant lights above bench)
- External LED up down lights x2
- Pendant lights x2
- Home hub: located under the stairs
- Smoke alarms x2
- Extract fans to bathroom and laundry

## Main Bathroom Fittings

- Towel rail: Evoke Heated Towel Rail 5 bar brushed nickel (main bathroom)
- Mirror: LeVivi Anya mirror cabinet
- Bathroom accessories: Swiss Toilet Roll Holder - Brushed Stainless Steel, Swiss Towel Ring - Brushed stainless steel (2-bedroom units only).
- Shower over bath: Matisse Bath 1655mm, with shower screen and white gloss subway tiles on bath upstand and shower enclosure. Shower only option available, see upgrade list.
- Vanity: Levivi York 900mm wide wall hung vanity. Colour as per colour selection option.
- Toilet: Progetto white gloss compact back to wall toilet suite
- Tapware: all below mentioned tapware to be in brushed stainless steel. Swiss Basin Mixer, Swiss Slide Shower, Swiss Diverter Mixer, Swiss Wall Mount Bath Spout.

## Laundry/Toilet Fittings

- Toilet: Progetto white gloss compact back to wall toilet suite
- Accessories: Swiss Toilet Roll Holder - Brushed Stainless Steel, Tube Towel Rack located above laundry tub.
- Laundry tub: Robin Hood slimline Laundry Tub
- Washing machine: Robinhood 7.5kg Front Loader
- Dryer: Robinhood 7kg Condenser
- Robinhood Washing machine & dryer stacking kit

## Plumbing Fixtures

- Hot Water Cylinder: 250L mains pressure
- Stormwater to on lot soak pit
- Exterior Taps: x2

## Kitchen

- Kitchen layout as per 2 or 3 bedroom plan
- Door & Panel: 18mm Melteca moisture resistant particle board with 2mm PVC edges, colours as per colour scheme options
- Internal Carcass: 16mm moisture resistant white particle board, with 1mm PVC edges, all cabinets measure no more than 2100mm in height
- Adjustable Shelving: provision is made for adjustable shelving
- Drawer Mechanism: soft close drawers
- Sink Insert: Mercer single bowl sink insert with drainer
- Sink mixer: Swiss Kitchen Mixer - brushed stainless steel
- Handles: Archant Altar black handle or Archant Anzio black handle as per colour scheme
- Bench Top: Cerrera marble matt laminate. See upgrade option for stone bench with waterfall end, Uniquartz Lenin White

## Kitchen Appliances

- Oven: InAlto IO60XL5T 60cm Single Wall Oven Programmable timer oven. 5 oven cooking functions, 90L gross capacity, push pull knob controls, cavity cooling and oven ventilation systems, three interior lights, black glass door with stainless steel trims
- Cooktop: Inalto 60cm ceramic cooktop. Durable schott ceran glass, front touch control operation, frameless with beveled edges, high speed ribbon elements, 9 power levels, child lock function. (See upgrade options for induction hob)
- Dishwasher: Inalto 60cm stainless dishwasher - 14 place settings, unique orbital wash arm - for complete coverage of dishes, 27-minute quick wash
- Rangehood: Applico GPP52L 52cm Powerpack Rangehood
- Waste Disposal: Applico 3/4 h.pwr waste disposal
- Fridge not included (see upgrade option to include)

## Flooring

- Vinyl planks: Moduleo Impress – Finch Wood. These luxury vinyl planks replicate timber looks. Highly resistant to scratches and scuffs
- Carpet: Feltex Cable Bay Nylon carpet- 36oz. Cable Bay is an extra heavy duty 100% solution dyed nylon. 10mm foam chip underlay. See colour schemes for dark and light options
- Upgrade option for Wool Carpet available

## Storage Cupboards

- 2x bedroom wardrobes per dwelling to include an Elfa shelf and rail starter kit (this makes it very easy for owners to add customized shelving as they wish)
- First floor store cupboard: Elfa shelf and rail system
- Understairs Storage cupboard: switchboard and home hub located in this cupboard, raw concrete floor and wall finish
- Bike & bin store in front of unit (2-bedroom homes)
- Garden Shed (3-bedroom homes)

## Home Heating

- Heat Pump: Mitsubishi heat pump high wall 5.0/5.8kw
- Heated towel rail in bathroom

## Curtains & Blinds

- Roller Blinds: Vibe Plain Fabric roller blinds. Supplied and Installed to all windows (excluding Bathroom). Developer to select blind colours (this will be carried out to best match the clients selected colour scheme)

## Landscaping and Garden

- Driveway, paths, and landscaping: refer to landscape plan
- Clothesline: foldaway
- Letterbox
- Fencing: as per landscape plan
- Bike & bin store in front of unit (2-bedroom homes)
- Garden Shed (3-bedroom homes)

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