

Lot 31 Tavarnya Way Patumahoe Inclusions

Preliminaries

- ✓ 10 Year Masterbuild Guarantee
- ✓ House fully cleaned on completion
- ✓ Code of Compliance Certificate
- ✓ Colour schemes as per builders choice

Site works

- ✓ Earthworks including carting away of soils
- ✓ Power water & Phone

Concrete Floor

- ✓ Engineered ribrافت foundation M class soils

Exterior

- ✓ Longrun Colour Steel
- ✓ 25 degree pitch roof
- ✓ Coloursteel fascia and gutters
- ✓ Aluminum powder coated downpipes
- ✓ Hardie soffits 4.5mm
- ✓ Sycon Linea weather board 180mm where shown on plans
- ✓ Designer Schist Pillars where shown on plans
- ✓ Double glazed aluminium windows including garage
- ✓ Clear float glass with Etchlite to bathrooms and WC
- ✓ Stellar SR 13 front door by Stellar Doors
- ✓ Touch Screen Deadlock Handleset Yale 3109

Interior

- ✓ 2400mm stud standard
- ✓ Int doors vertical groove (Hag 11) panel 1980mm high
- ✓ Steel ceiling strapping
- ✓ Square chrome door stops
- ✓ Schlage Stella passage sets
- ✓ Ventilated shelving to linen cupboards and wardrobes
- ✓ 55mm Gib Cove
- ✓ Bevel pine skirting 60mm
- ✓ Insulation - R2.4 Walls R3.3 ceilings, including Garage
- ✓ Manhole to ceiling
- ✓ 40mm Architraves to Interior doors and exterior windows
- ✓ 10mm plaster board to Walls, 13mm plaster board to Ceilings. 10mm Aqualine to wet areas

Garage

- ✓ Garage fully insulated walls and ceilings
- ✓ Fully lined and Painted
- ✓ Flat woodgrain steel garage door insulated
- ✓ Electric motors with remote controls

Alarm System

- ✓ Paradox Spectra 8 Zone Control Panel
- ✓ 10 Zone Keypad
- ✓ 1 x Internal screamer
- ✓ 1 x Multifunction Siren with deterrent LED's
- ✓ 3 x Pro Plus sensors
- ✓ 2 x Hardwired smoke detectors
- ✓ 1 x Back up Battery

Kitchen

- ✓ Custom built kitchen design as per plans
- ✓ 30mm Silestone Benchtops Pencil Arris edge
- ✓ Bestwood melamine door & drawer fronts
- ✓ Softclose doors and drawers
- ✓ Satin Designer R15 BFD695R15 Burn & Ferrall Undermount
- ✓ Hafele 2 x 15 Litre pull-out bins
- ✓ Sink mixer Goose neck Pafoni with vege spray SK 185
- ✓ 900mm x 750mm glass splash back no cut outs

Kitchenette

- ✓ Custom built kitchen design as per plans
- ✓ 50mm Laminate benchtops with Flat Freeform Edge
- ✓ Bestwood melamine door & drawer fronts
- ✓ Softclose doors and drawers
- ✓ Satin Designer BFD380R15 Burn & Ferrall Top Mount
- ✓ Sink mixer Goose neck Pafoni with vege spray SK 185

Kitchen Appliances

- ✓ Oven - Fisher & Paykel OB60SC5CEX1 SS
- ✓ Hob - Fisher & Paykel Ceramic Hob CE604CBX1
- ✓ Fridge - Fisher & Paykel E402 BRXFD 3
- ✓ Concealed hood 90cm - Fisher & Paykel Power pack
- ✓ Dishwasher - Fisher & Paykel One Touch DW60CEX1

Plumbing

- ✓ Basin mixers by Adesso - Urban
- ✓ Shower Slides by Adesso - Urban 3 Function
- ✓ Shower mixers by Adesso - Urban
- ✓ 180 litre mains pressure hotwater cylinder
- ✓ 2 x Exterior hose taps

Electrical

- ✓ Recessed down lights
- ✓ Up down exterior wall lights
- ✓ 2 way switching
- ✓ Sensor unit
- ✓ Legrand Excel Life switch gear
- ✓ LED Rings to Light swithes
- ✓ Heat light fan units
- ✓ Heated towel rail points
- ✓ Single power points Legrand Excel Life
- ✓ Double power points Legrand Excel Life
- ✓ Wall mounted recessed entertainment boxes for TV's
- ✓ TV points
- ✓ Skypoints
- ✓ Telephone outlets
- ✓ Door bell

Drainlaying

- ✓ Sanitary sewer
- ✓ Storm water
- ✓ Cesspits as shown on plans

Concrete Driveways

- ✓ Driveways and paths upto 200m2

Fences

- ✓ Property fenced as per plans

Bathrooms Ensuite and Laundry

- ✓ Tiled Showers as per Plans
- ✓ Kohler Parliament back-to-wall toilet soft close seat
- ✓ St Michel Riva Classic wall hung vanities with ceramic tops
- ✓ Coroma Cube free standing bath 1600
- ✓ Heated Mirrors with Polished edges
- ✓ Chrome toilet roll holders
- ✓ Raymour S-Series Square 5 rail towel rail
- ✓ Estasi E6200 Laundry Tub

Decorating

- ✓ Level 4 paint finish with 3 coats to walls and ceilings
- ✓ Feature wall paper to one wall in master bedroom
- ✓ Feature wall paper to one wall in second bedroom
- ✓ Internal Doors 1 undercoat with 2 x top coats

Tiling

- ✓ Mosaic feature tiles between vanities and Mirrors
- ✓ Floor tiling including trims, finishings & water proofing

Laminate Floorings

- ✓ 8mm Laminate on 2mm acoustic underlay. Min 12m2 (oiled white oak additional)

Floor Coverings

- ✓ Feltex Salerno Dalton Cut pile Solution dyed Nylon 30oc on 11mm underlay

Landscaping Package

- ✓ Hills supra fold duo frame
- ✓ Letter box steel with numbers
- ✓ 10m2 Bark Garden
- ✓ 10 x Ground Covering plantings
- ✓ 10 x Shrubs including staking
- ✓ 3 x 2-3metre Trees including staking
- ✓ Lawn seed Sown

Specifications valid as of 1st June 2017 and are subject to change without notification.