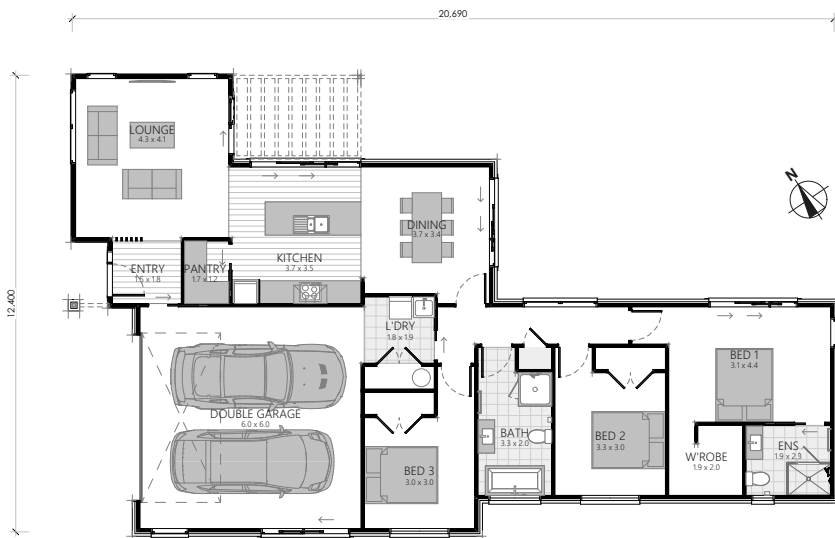


SHOWHOME

7 NGARU CRESCENT, KOKOMEA PARK, WHAREWAKA, TAUPO



3 | 2 | 1 | 2

Land area: 507m²

Floor area: 168m² O/C

Showhome opening hours:
Wednesday - Friday 10am - 2pm
Sunday 1pm - 3pm
or by appointment
Closed public holidays

Refer to architectural plans for exact measurements. O/C is over cladding.

0508 4 CLASSIC | CLASSICBUILDERS.CO.NZ



SPECIFICATIONS for 7 Ngaru Crescent, Kokomea Park, Wharewaka, Taupo

3 Bedroom, 2 Bathroom

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance – Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Raft concrete floor system
- Joinery - aluminium powdercoated **Flaxpod**, double glazed clear glass
- Aria black joinery hardware
- Entry Panel, Aluminium Plasma with E-Lok Digital entry hardware
- Steel & Tube Longrun Corrugate roof in **Flaxpod**, including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated **Flaxpod**
- Multiline Colorsteel fascia, Customline Colorsteel spouting, **Flaxpod**
- Painted Hardiflex soffits in **Dulux Rawene**
- James Hardie Axon Panel, 133mm, smooth profile, **Dulux Rawene**
- Decorative vertical cedar battens, entry, **Resene Woodsman Pickled Bean**
- Aluminium powder-coat pergola, **Flaxpod**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series brick painted **Dulux Whakarewarewa**, protruding mortar
- 2x Exterior hose taps

Interior

- Walls - **Dulux Double Wairakei**, 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings - **Dulux Wairakei Quarter**, 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - **Dulux Wairakei Quarter** 55mm Gib-Cove® to all living areas
- Skirtings - **Dulux Double Wairakei** 60mm single bevel finger jointed pine
- Architraves - **Dulux Double Wairakei** 40mm single bevel finger jointed pine
- Eco R2.2 insulation to external walls (excluding garage)
- Eco R3.6 ceiling insulation (including over garage)
- PCM Painted interior doors **Dulux Wairakei Quarter** with Schlage Element Lianna lever door handles, satin chrome wall mounted door stops
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Recessed vaulted ceiling, lounge with feature LED strip lighting
- GE Masonary Breeze Block feature wall, entry
- Prime Adombo Feature panelling, Wave 40 Design end of entry & Master Bedroom

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer Electrical Design

Heating

- Rheem 180 litre hot water mains pressure
- 1x Ducted Daikin heat pump design

Kitchen

- Cabinetry in **Melteca Warm white Naturale**, Open shelving **Melteca Oiled Legno Naturale**, Toekicks & Negative detailing **Laminex Matte Rose Gold** Stone bench top, **Archant Serene Trace**, Formica benchtops **Prime Laminate Calacutta Grey Mafra**, Kitchen handles **Archant Duo Black**
- Feature Panelling front of island, Prime Adorno in **Dulux Magnitude**
- Elementi Uno Gooseneck kitchen mixer Brushed Nickel
- Tiled splashback Frit Glass penny round white matt

Kitchen Appliances

- Bosch ceramic frameless cooktop PKE611K17A
- Bosch HBF133BS0A 10 function built-in oven SS
- Bosch stainless steel dishwasher SMS4HTI01A
- Ariston ARU52AX-L powerpack range hood includes installation and venting to the soffit or roof (dependent on plan)
- Insinkerator Model 56 with air switch with white air switch cover

Bathroom

- Two-sided moulded shower, 900mm x 900mm, semi frameless, sq handle
- Elementi Splash plus round 3 function slide shower Brushed Nickel
- Elementi Savon shower mixer Brushed Nickel
- LeVivi Lucca BTW Bath 1600 x 800mm
- Elementi Savon Brushed Nickel bath spout, wall mounted
- Elementi Savon bath mixer Brushed nickel
- Studio Plus vanity, wall hung, 900mm Seasoned Oak
- Elementi Savon basin mixer Brushed Nickel
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 825mm heated towel rail, Brushed Nickel
- Uno close coupled BTW toilet suite with soft close seat
- Eletech Brushed Nickel toilet roll holder, without cover
- Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit

Ensuite

- Newline Tiled shower, 900x1200mm, slim hob entry, Brushed Nickel hardware
- Elementi Splash plus round 3 function column shower Brushed nickel
- Elementi Savon shower mixer Brushed Nickel
- Elementi Evolve vanity, wall hung, 900mm, Seasoned Oak
- Elementi Savon basin mixer Brushed Nickel
- Uno close coupled BTW toilet suite with soft close seat
- Eletech Brushed Nickel toilet roll holder, without cover
- Elementi mirror cabinet 900mm, Seasoned Oak
- Heirloom Genesis 825mm heated towel rail, Brushed Nickel
- Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit

Bathroom Tiles

- Floor tiles & Ensuite skirtings from Classic Builders Traditional Range in Calcutta Real from finished floor level up to 1100mm high behind bath & Boulevard white gloss wall tiles above vanity

Floor Coverings

- Carpet from Classic Builders traditional range, **Sophora Grey Castle** 100% solution dyed nylon with 11mm underlay
- Timber Laminate in Quickstep Classic **Spotted Gum Light**
- Garage Carpet in Crazy Carpet, direct stick, Anthracite

Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan

Walk in Wardrobe

- Wire coated shelving (\$575 PC Sum)

Laundry

- Aquatica LaundryTubbie

Garage Door

- Valero smooth steel sectional insulated garage door, 2 x openers

Fencing/Landscaping/Driveway/Patio

- Refer to Landscape plan

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox – Box Design range

Services – Power, Water and Telecom

- Underground services included

*The power account for your new home will be connected to Classic Builders for the duration of your build, nearing completion Trustpower will be in contact with you to transfer the power account from Classic Builders into your name or to your preferred provider with no obligations.

**These specifications are a guideline only. They are subject to change without notification and although all reasonable care has been taken to ensure the accuracy of these specifications, actual product may vary slightly in some circumstances.