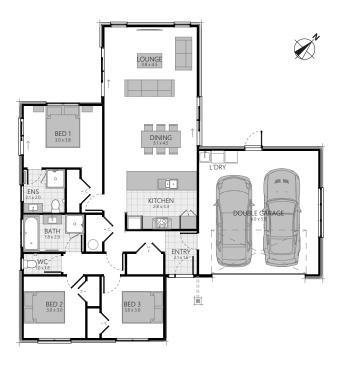


HAPORI PARK

SIGNATANGA ROAD, TEMPLE VIEW





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Land area: **523m**² Floor area: **153.3m**² O/C

Showhome opening hours: Wed & Fri 11am-3pm Saturday 10am-1pm or by appointment Closed public holidays



SPECIFICATIONS for Lot 1, Hapori Park at Temple View

3 Bedroom, 2.5 Bathroom

Plans

- Architecturally designed plans, specifications and engineering
- details
- Insurance Construction Risk and Public Liability Insurance
 All City Council permit fees and connection fees
- All City Council permi10 Year Warranty

IO year vvar

Exterior

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery aluminium powdercoated, double glazed clear glass

Matt Flaxpod

- Aria black joinery hardware
- Latitude TGV entrance door with Securicraft combo set (doorknob and deadlock) Matt Flaxpod
- Monier 'Horizon' Concrete Tile roof (incl. self-supporting underlay) Sambuca
- Downpipes 100 x 50mm aluminium square, powder-coated Matt Flaxpod
- Multiline Colorsteel fascia, Customline Colorsteel spouting Flaxpod
- Painted Hardiflex soffits Dulux Mt Aspiring Quarter
- Exterior cladding in James Hardie 180mm Linea weatherboards™ painted, as per plan **Dulux Franz Josef Half**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic standard brick range
- (natural coloured mortar) Crevole from NZBD Origin Range
- 2x Exterior hose taps

Interior

- Walls 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice 55mm Gib-Cove® to all living areas
- Skirtings 60mm single bevel finger jointed pine
- Architraves 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 with Regent Series 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)
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour Dulux Mt Aspiring
- **Quarter** to walls, ceilings & trims
- Concrete floor to Garage

Electrical Fittings (HPM H&L XL Life Switchgear)

Refer to Electrical plan

Heating

- Rheem 180 litre hot water mains pressure
- 1x Daikin heat pump unit with remote control as per suppliers recommendations (includes connections) (3k PC)

Kitchen

- Exterior in Melamine Bestwood Indian Ink Velvet with Bestwood Honey Ash Timberland accents, edges finished in in matching PVC and stone bench top Primestone Papamoa Polished, as per kitchen plan
 Savon Bauflow gooseneck chrome sink mixer
- Tiled splashback behind hob Sensorial Line White Mix 333x1000mm tile

Kitchen Appliances

- Ariston ceramic frameless cooktop ACT60E
- Ariston FA3 834HIXA 10 function built-in oven SS
- Ariston stainless steel dishwasher LFC2C19X
- 90cm Robinhood RWC3CL9SS range hood includes installation and venting to the soffit or roof (dependent on plan)
- Insinkerator Model 56 with air switch

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide

- Savon Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760 with Plain White Wall
- Matt 75x300 tiled bath, surround & splashback
- Hydra chrome bath spout, wall mounted
- Savon Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm French Oak Velvet with Jet Black
 Handle
- Savon Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm with Plain White Wall Matt 75x300mm tiled splashback
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

Ensuite

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Savon Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm French Oak Velvet with Jet Black
 Handle
- Savon Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Fixed round mirror above vanity, 800mm with Plain White Wall Matt 75x300mm tiled splashback
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Floor Coverings

- Carpet Sophora 100% solution dyed nylon from Norman Ellison with 10mm underlay Grey Castle
- Floor Tiles from Classic Builders Traditional range as shown on plan
 New Sandstone White 600x600mm

Wardrobes

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

Walk in wardrobe

• Wire coated shelving (\$545 PC Sum)

Laundry

• Aquatica LaundraTubbie

Garage Door

 4.5m Futura smooth steel sectional garage door with 2x automatic openers Matt Flaxpod

Fencing/Landscaping/Driveway/Patio

 Fencing to 3 boundaries. Landscaping – Grass sown (no maintenance on establishment of lawn). Driveway exposed aggregate half black 36sqm, patio half black concrete, 20sqm.

Clothesline/Letterbox

• Hills Duo clothesline, metal letterbox- Metware range

Services - Power, Water and Telecom

• Underground services included

Clean

· Complimentary house clean on completion

*The power account for your new home will be connected to Classic Builders for the duration of your build, nearing completion Trust Power 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.
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