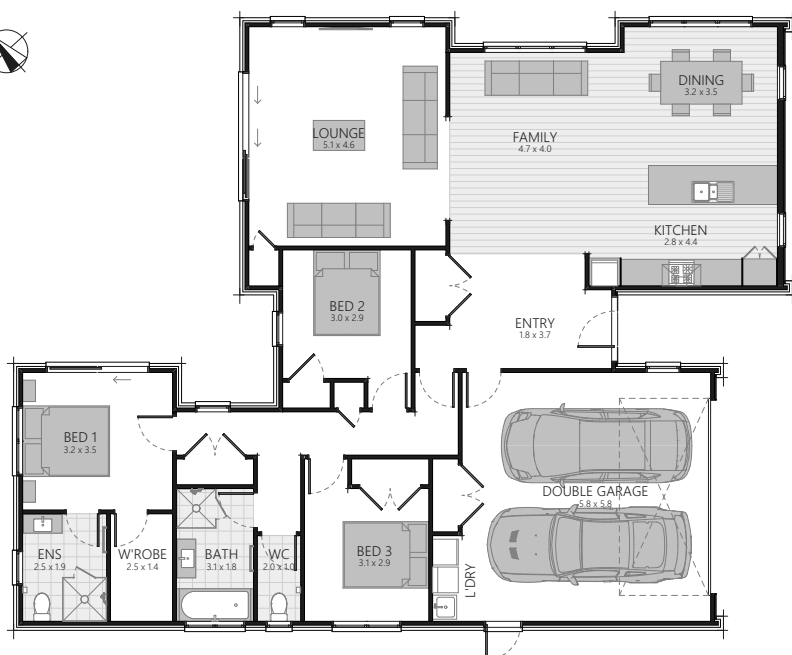




DISPLAY HOME

3 YORKSHIRE CLOSE, WHITBY, PORIRUA



4 | 2.5 | 2 | 2

Land area: 496.0m²

Floor area: 193.4m² O/C

Showhome opening hours:

By appointment only

Closed public holidays

SPECIFICATIONS for 3 Yorkshire Close, Whitby, Porirua 4 Bedroom, 2.5 Bathroom

Earthworks and retaining (if required)

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

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated **Matt Black**, double glazed clear glass
- Urbo joinery hardware aluminium powdercoated **Matt Black**.
- Axis entrance door AXOO **Matt Black** with Securicraft combo set (door knob and deadlock)
- Steel and Tube ST 963 Profiled Metal Roofing including self-supporting underlay in **Ebony**
- Downpipes - 100 x 50mm aluminium square, powdercoated **Ebony**
- Multiline Colorsteel fascia, Customline Colorsteel spouting in **Ebony**
- Painted **Dulux Mt. Aspiring Half** Hardiflex soffits
- Cedar **Dulux Intergrain Light Oak** cladding to gable as per plan
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic standard brick range
- **La Paloma Alicante**, colour matched mortar
- 2x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms painted **Dulux Wairakei Double**
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms painted **Dulux Mt Aspiring Quarter**
- Cornice - GIB Alto® 2 step to all living areas painted **Dulux Mt Aspiring Quarter**
- Skirtings - 90 x 20mm single bevel finger jointed pine painted **Dulux Mt Aspiring Quarter**
- Architraves - 60 x 20mm single bevel finger jointed pine painted **Dulux Mt Aspiring Quarter**
- PinkBatts® R2.6 insulation to external walls (excluding garage)
- PinkBatts® R3.6 ceiling insulation (including over garage)
- Accent Grooved interior doors painted **Dulux Mt Aspiring Quarter** with 7000 Angelo Series lever door handles
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)

Electrical Fittings (HPM H&L Arteor Square Switchgear)

- 36x HPM DLI9001 LED downlights
- 14x double power points
- 3x double power points including USB charging points
- 1x double power point for dishwasher and waste disposal unit
- 1x single power point
- 1x power to rangehood
- 1x power to refrigerator
- 1x power to microwave
- 2x heated towel rail point
- 2x fan/heater/light (FAN4463 LED) ducted to soffit
- 1x phone point
- 2x data points
- 1x dimmer
- 1x fibre ready wiring
- 2x TV point including data point
- 1x power to auto-garage door opener
- 1x 2-way circuit
- 1x 3-way circuit
- 1x hotwater connection
- 1x hob and oven connection
- 1x integrated internal switchboard & metrebox
- 1x external power point
- 2x exterior wall lights (LED Trio Mini)
- 1x outside sensor (HPM 630/3A)
- 1x UHF TV aerial
- 1x earth and bonding
- 1x internal mains single phase
- 1x inspection and connection
- 1x Certificate of Compliance
- Cavius 10 year photoelectric smoke alarms
- 1x prewire for alarm security system

Heating

- Rheem 26L external continuous gas hot water system
- Braemar TQ320 Gas Ducted Heat Pump System

Laundry

- Custom laundry cabinetry in **White Melteca** with a Grohe Gooseneck Mixer

Clothesline/Letterbox

- Hills Duo clothesline, letterbox metal - Metware range

Kitchen

- Custom made kitchen - as per Heirloom Kitchens plan 35812 dated 19/03/2019
Cabinetry main colour - Snowdrift; Cabinetry accent colour - **Blackened Legno (woodgrain)**
- Silestone benchtop in **White Storm**
- Splashback Plain **Grey Matt** 75x300mm Herringbone style
- Tiled splashback behind hob

Kitchen Appliances

- BOSCH Gas cook top 5 Burner SS PCR9A5B90A
- BOSCH stainless steel oven HBG633BS1A
- BOSCH electronic stainless steel dishwasher SMS46GI01A
- BOSCH DHL555BAU power pack range hood, includes installation and venting to the soffit or roof (dependent on plan)
- Robinhood 1/2 hp waste-disposal unit SE390QA with air switch
- Ion (Elementi) chrome sink mixer

Bathroom

- Newline frameless two-sided tiled shower with ProFin+ tray 1000mm x 1000mm, 1950mm high, hob entry
- Senso 900mm multi-function chrome shower slide
- Ion (Elementi) chrome shower mixer
- Robertson Medida Bath 1685 x 750 x 450mm white
- Ion (Elementi) chrome bath spout, wall mounted
- Ion (Elementi) chrome bath mixer
- Novara 900mm wall hung vanity **Fjordland Elm Wilderness**
- Ion (Elementi) single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 825mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Ensuite

- Newline frameless two-sided tiled shower with ProFin+ tray 1000mm x 1000mm, 1950mm high, hob entry
- Senso 900mm multi-function chrome shower slide
- Ion (Elementi) chrome shower mixer
- Novara 900mm wall hung vanity **Fjordland Elm Wilderness**
- Ion (Elementi) single lever chrome basin mixer
- Cygnet Neu close coupled BTW toilet suite, square cistern with soft closed seat
- Elementi Project chrome toilet roll holder
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 825mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Bathroom Tiles

- Bellingen **White Matt** 300x600mm tiles to Bathroom 3 walls full height, Ensuite 4 walls full height
- Kosmos Lappato Stone **Light Grey** 600x600mm to wall behind bath in Bathroom

Toilet

- Cygnet Neu close coupled BTW toilet suite, square cistern with soft closed seat
- Elementi Project chrome toilet roll holder

Floor Coverings

- Carpet Kaikoura 100% solution dyed nylon from Norman Ellison with 11mm underlay in **Reef**
- Floor Tiles Kosmos Lappato 600x600mm **Stone Light Grey** as shown on plan
- Laminate Flooring in Torlys Fjord **Aurlands Oak** - Premium Range, as shown on plan

Wardrobes

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

Walk in Wardrobe

- Custom shelving melamine to Walk in Wardrobe (\$1500 PC Sum)

Fencing/Landscaping/Driveway/Patio

- Fencing to 3 boundaries.
- Landscaping - Grass sown (no maintenance on establishment of lawn).
- Driveway exposed aggregate half black, patio half black concrete, 40sqm.

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion