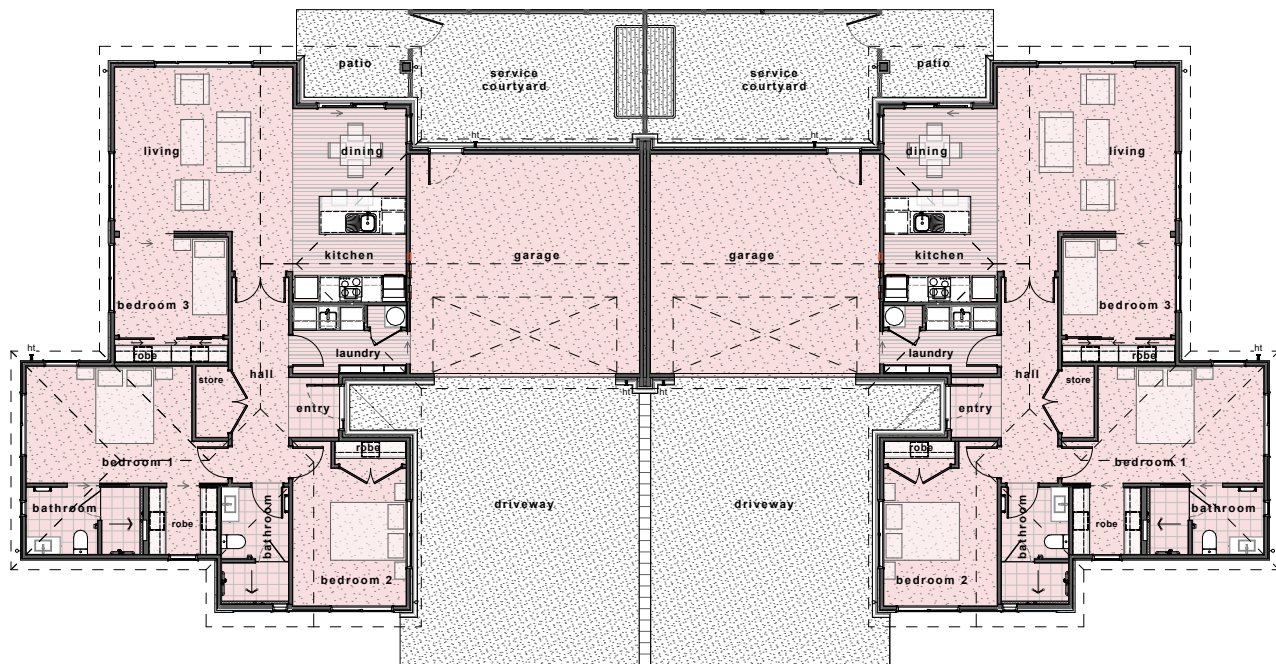


Parewaitai Village



Villa Type J

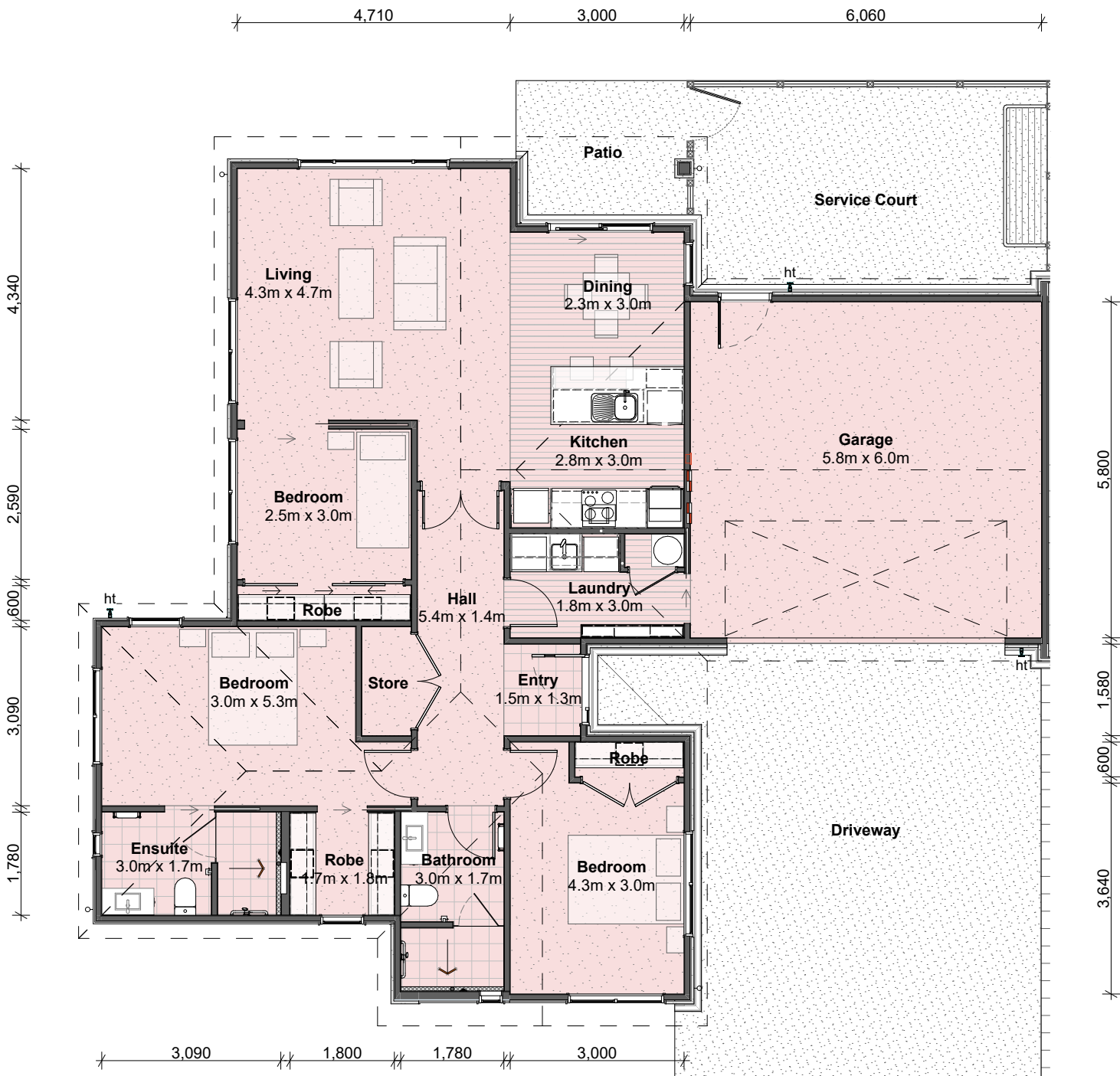
Floor Area: 153.77m²



Stage 02 Site Plan



Parewaitai Village



Villa Type J Floor plan

Floor Area: 153.77m²



Villa Specifications

EXTERIOR

- Floor: Ribraft concrete floor with av. R1.32 insulation rating
- Roof: 0.55bmt Corrugate Colorsteel Maxx Longrun roofing
- Fascia: 155mm Colorsteel Fascia
- Spouting: 125 Quad gutter with internal brackets
- Downpipes: 80mm round Colorsteel
- Aluminium joinery: Double glazed clear glass to all areas including garage (obscure to bathrooms)
- Aluminium joinery hardware: Aria color match joinery (door knob and deadlock)
- Soffits: Painted Hardiflex
- Exterior cladding: As per villa design
- H1.2 treated timber to all framing and roof trusses
- 2x exterior hose taps

INTERIOR

- Wall linings: 10mm GIB plasterboard - GIB® Aqualine® in all wet areas
- Ceiling linings: 13mm GIB plasterboard - GIB® Aqualine® in all wet areas
- Cornice: 50mm GIB-Cove® Classic
- Architrave: 40x10mm single bevel finger jointed pine
- Skirting: 60x10mm single bevel finger jointed pine
- Wall insulation: Pink Batts® R2.8
- Ceiling insulation: Pink Batts® R5.4
- Interior doors: Hallmark classic collection, Merivale v-groove door with Lockwood Summit Velocity hardware
- Door stops: Front door - Floor mounted, elsewhere wall mounted

ELECTRICAL FITTINGS

- For details on electrical fittings included refer to the electrical plan

HEATING

- Rheem 180ltr mains pressure electric hot water cylinder
- Daikin heat pump to living

KITCHEN

- For details on kitchen refer to details plan
- Doors, panels and toe kick: 18mm Melamine
- Bench top: Primestone coronet peak
- 700mm width fridge space with cupboard above
- Pantry
- Built in oven and hob
- Drawers (soft closing)
- Upper cabinets with built-in-rangehood
- Splashback: Glass
- Pressed stainless steel sink bowl with draining tray
- Built in dishwasher

LAUNDRY

- Bench top: Primestone coronet peak
- Splashback: Glass
- Cupboards, doors, panels and toe kick: 18mm Melamine
- Stainless steel sink and mixer

WINDOW COVERINGS

- Curtains

KITCHEN APPLIANCES

- Cooktop: F & P ceramic cooktop
- Oven: F&P Single built-in-oven
- Rangehood: Bosch integrated rangehood
- Dishwasher: F&P single dish drawer
- Kitchen mixer: Adesso urban sink mixer

ENSUITE BATHROOM / BATHROOM

- Toilet: Adesso Urban II over height back to wall toilet
- Vanity: Wall hung 1,200mm/900mm 2 draw vanity with pop up waste
- Basin mixer: Paffoni Candy basin mixer
- Shower: Recessed shower
- Shower mixer: Paffoni Candy shower mixer
- Shower set: Croma select E hand shower multi with elbow
- Grab rail: Raymor classic care knurled T-Grab bar & slider
- Towel rail: Raymor R-Series 7 rail slim towel warmer
- Toilet roll holder: Raymor Boston II toilet roll holder
- Robe hook: Raymor Boston II robe hook single

POWDER ROOM

- Toilet: Adesso Urban II over height back to wall toilet
- Vanity: Raymor Metro 500mm vanity with pop up waste
- Basin mixer: Paffoni Candy basin mixer
- Toilet roll holder: Raymor Boston II toilet roll holder
- Robe hook: Raymor Boston II robe hook single

WARDROBES

- Wardrobe as per plan with melamine shelving

FLOOR COVERINGS

- Carpet: 100% solution dyed nylon on 11mm/130kg foam bonded underlay
- Vinyl planking: Jacobsens tarkett traffic 250 winter pine, soft grey - kitchen, laundry & powder room
- Tile: Mineral blanco, matt 600x600 - entry & shower
- Carpet to garage

WALL COVERINGS

- Painted walls to balance of house including garage
- Painted ceilings throughout
- Tile: Mineral blanco, matt 600x600 - shower wall
- Tile: White ceramic, satin 100x100 - ensuite & powder room (splashback behind vanity)

GARAGE DOOR

- Garage door: Futura smooth insulated sectional overhead garage door with two remotes

LANDSCAPING/DRIVEWAY

- Included as per landscaping plan
- Secure gate to back patio

CLOTHESLINE/LETTERBOX

- Hills 1.8m folding clothesline

SERVICES - POWER, WATER & TELECOMMUNICATIONS

- Underground services included
- UHF aerial and satellite dish
- Fibre ready
- 2x fobs for gates
- No connection to copper phone lines

note: items listed may be subject to change without notification

