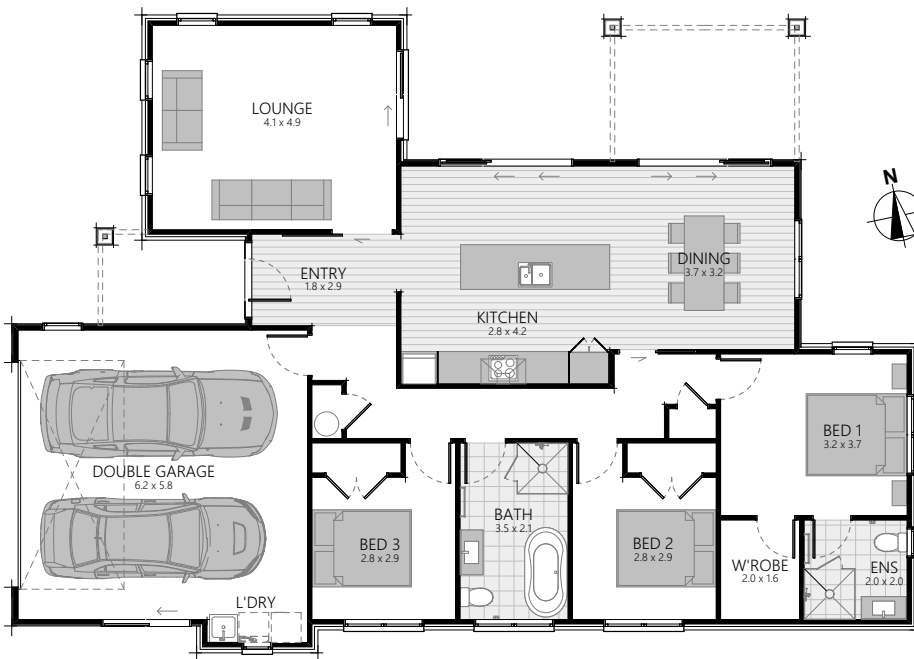




SHOWHOME

1 FLACK STREET, PYES PA, TAURANGA



3 | 2 | 2 | 2

Land area: 481m²

Floor area: 167.9m² O/C

Showhome opening hours:

Wed - Fri: 11am - 3pm

Sun: 12pm - 3pm

Closed public holidays

classic[®]
builders



SPECIFICATIONS for 1 Flack Street, Pyes Pa, Tauranga 3 Bedroom, 2 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, double glazed clear glass in **Matt Gravel**
- Colour matched joinery hardware in **Matt Gravel**
- Plasma flat panel entrance door in **Matt Gravel** with pull handle and optimum lock set
- Steel & Tube Longrun corrugate roof in **Windsor Grey** including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated in **Windsor Grey**
- Multiline Colorsteel fascia, Customline Colorsteel spouting in **Windsor Grey**
- Painted Hardiflex soffits painted in **Dulux, Okarito**
- HP51 Vertical shiplap cedar weatherboard band-sawn stained in **Glenbrook** as per plan
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic standard concrete brick range in **Premier, Country, straight edge, stack bonded** (natural 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
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 90mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- PinkBatts® R2.2 insulation to external walls (excluding garage)
- PinkBatts® R3.2 ceiling insulation (including over garage)
- HAG 11 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) in **Dulux Vivid White**
- Feature walls in Bedrooms 3 in **Dulux Drive Time**
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Concrete floor to Garage
- Barn style slider door on tracks/castor wheels to lounge

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to electrical layout as supplied by ABS Electrical

Heating

- Rheem 180 litre hot water mains pressure
- 1x Ducted system with wall control and wifi as per suppliers recommendations (includes connections)

Kitchen

- Exterior in Melamine **Carbon**, full height cabinetry with edges finished in matching PVC and stone top, as per kitchen plan
- Ion Elementi Uno Goose Neck sink mixer in **Gun Metal**
- Laminam splashback wall to wall

Kitchen Appliances

- BOSCH cooktop PKE611CA1A
- BOSCH 10 function built-in oven SS HBF133B50A
- BOSCH stainless steel dishwasher SMU50E75AU
- BOSCH powerpack DHL755BAU range hood includes installation and venting to the soffit or roof (dependent on plan)
- Insinkerator 55hp waste disposal unit Model56 with air switch

Bathroom

- Newline 1.0m x 1.0m tiled shower, level entry in **Studio White Matt / Penny Round White Matt**
- Ion 900mm smooth hose, 3 function shower slider in **Gun Metal**
- Ion single lever shower mixer, **Gun Metal**
- Otto freestanding bath 1700 x 750mm
- Ion bath spout, wall mounted, **Gun Metal**
- Ion single lever bath mixer, **Gun Metal**
- Novara vanity, wall hung, 900mm in **French Oak**
- Ion single lever basin mixer, **Gun Metal**
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, **Gun Metal**
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit
- Eco close coupled BTW toilet suite with soft close seat
- Project Spare toilet roll holder in **Gun Metal**

Ensuite

- Newline 1.0m x 1.0m tiled shower, level entry in **Studio White Matt / Penny Round White Matt**
- Ion 900mm smooth hose, 3 function shower slider in **Gun Metal**
- Ion single lever shower mixer, **Gun Metal**
- Novara vanity, wall hung, 900mm in **French Oak**
- Ion single lever basin mixer, **Gun Metal**
- Eco close coupled BTW toilet suite with soft close seat
- Project Spare toilet roll holder in **Gun Metal**
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, **Gun Metal**
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Bathroom Tiles

- Full tiled bathrooms 600x600 stacked in **Regal Black Matt** 200mm height above each vanity, finished with aluminium trim
- Both shower floors and walls tiled to ceiling height, 1mx1m showers

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 11mm underlay in **Crawford**
- Floor Tiles from Classic Builders Traditional range in **Regal Black Matt** as shown on plan
- Timber Laminate from Quikstep range in **Midnight Oak Natural** to entry, kitchen, dining
- Garage carpet, direct stick, Crazy carpet in **Anthracite**

Wardrobes

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

Walk in Wardrobe

- Wire coated shelving (\$545 PC Sum)

Laundry

- Custom laundry, Cabinetry Bestwood Melamine **Carbon** and benchtop in Primelaminat **Bottega Oak**
- Wall tiles, bricked as per plan in **White Boulevard Gloss**
- Ion Elementi Uno Goose Neck sink mixer in **Gun Metal**

Garage Door

- 4.5m Futura smooth steel sectional garage door in **Windsor Grey** with 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- Refer to landscape design as supplied by Design Outside Ltd

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox– Metware 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 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.

**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.