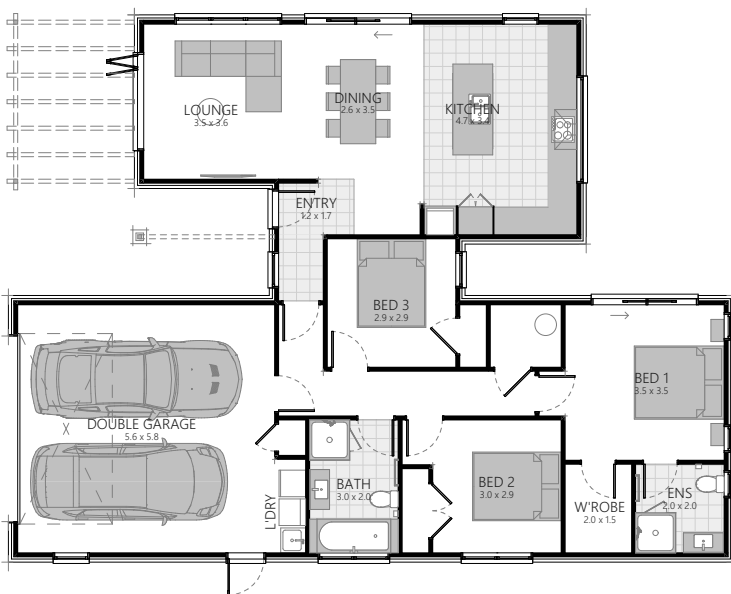




# SHOWHOME

43 HARAKEKE DRIVE, NGA ROTO ESTATE, TAUPO



3 | 2 | 1 | 2

Land area: 516 m<sup>2</sup>

Floor area: 152.6 m<sup>2</sup> O/C

**Showhome opening hours:**

Sunday 1pm - 4pm

Monday 10am - 3pm

or by appointment

Closed public holidays



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

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# SPECIFICATIONS for 43 Harakeke drive, Nga Roto Estate, 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 with av. R2.5 insulation rating
- Joinery - aluminium powdercoated, double glazed clear glass in **Matt Charcoal**
- Colour-matched joinery hardware
- Latitude TGV entrance door with Urbo Lever Hardware, **Matt Charcoal**
- Steel & Tube Longrun Corrugate roof **Windsor Grey** including self-supporting underlay
- Downpipes - 100mm x 50mm aluminium square **Matt Charcoal**, powdercoated
- Multiline Colorsteel fascia, Customline Colorsteel spouting **Windsor Grey**
- Painted Hardiflex soffits, **Dulux Rawene**
- Vertical cedar, HP51 band-sawn stained **Resene Woodsman Nutmeg**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series **Midland Brick Euro Largo Mora** (colour-matched mortar)
- 2x Exterior hose taps
- Pergola - powdercoated aluminium box section **Matt Charcoal**

## 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
- Eco R2.2 insulation to external walls (excluding garage)
- Eco R3.6 ceiling insulation (including over garage)
- HAG 11 Painted interior doors, **Dulux Okarito** 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 Okarito**
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour, feature walls in **Dulux Rawene**

## 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

## Kitchen

- Exterior - **Melamine Bestwood Carbon Velvet**. Feature to front of island **Laminex Burnished Wood 602 Puregrain finish** laid horizontally. Island benchtop **Trendstone Absolute White** engineered stone. Back benchtop **Laminex Deep Anthracite 9708 Velour finish**, edges finished in matching PVC. **Archant Straight Edge Anthracite** kitchen handles
- Grohe Bauflow gooseneck chrome sink mixer
- Tiled splashback laid along benchtop **Bluestone Charcoal Matt**
- Plumbed in fridge

## Kitchen Appliances

- BOSCH ceramic frameless cooktop PKE611CA1A
- BOSCH HBF133B50A 10 function built-in oven SS
- BOSCH stainless steel dishwasher SMU50E75AU
- Belling 90cm Linear Canopy Robinhood in **black**, BRHCF9BLB
- Insinkerator Model 56 with air switch

## Bathroom

- Two-sided moulded shower, 900mm x 900mm, **white** framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670mm x 760mm

- Hydra chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm **Black Timberland**
- Grohe Bauflow single lever chrome basin mixer
- Elementi mirror cabinet, 900mm, 28484
- 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
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm **Black Timberland**
- Grohe Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Elementi mirror cabinet, 900mm, 28484
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

## Bathroom Tiles

- **Studio White Matt** 100mm x 300mm tiles to bath front and surround up to 300mm height finished with aluminium trim
- **Studio White Matt** 100mm x 300mm tiles for vanity splashback up to 200mm height finished with aluminium trim

## Toilet

- Uno 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 Victoria Carpets with 11mm underlay in **Triple Malta**
- Floor Tiles from Classic Builders Traditional range in **Bluestone Charcoal Matt** 600mm x 600mm
- Garage carpet, direct stick, **Anthracite**

## Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan
- Walk in robe Custom Melamine shelving

## Laundry

- Aquatica LaundraTubbie

## Garage Door

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

## Fencing/Landscaping/Driveway/Patio

- Refer to landscaping plan

## 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.