



Acland Park  
ROLLESTON



# SHOWHOME

23 AVANDA AVENUE, ACLAND PARK, CHRISTCHURCH



3 | 2 | 2 | 2

Land area: 532m<sup>2</sup>

Floor area: 208.2m<sup>2</sup> O/C

Showhome opening hours:  
Wednesday - Friday 11am-3pm  
Sunday 11am-3pm  
Closed public holidays

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

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# SPECIFICATIONS for 23 Avanda Avenue, Acland Park, Christchurch

## 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

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated **Flaxpod**, double glazed clear glass
- Urbo joinery hardware powdercoated **Flaxpod** to match
- Axis TGV entrance door (**Dulux - Mt Aspiring**) with 900 pull handle and deadlock (**Brushed Nickel**)
- Steel & Tube Plumbdek Longrun roofing in **Flaxpod** including self-supporting underlay
- Downpipes - 80mm aluminium round, powdercoated **Flaxpod**
- Multiline Colorsteel fascia, Customline Colorsteel spouting in **Flaxpod**
- Painted **Dulux Mt Aspiring** Hardiflex soffits
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in Hermpac HP51 Vertical cedar, stained and EzPanel Plaster system, painted **Dulux Avalanche**
- 2x Exterior hose taps
- Portico with racking soffits and 190x45 rafters

### Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - square set to all areas
- Skirtings - 60mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- PinkBatts® R2.8 insulation to external walls (excluding garage)
- PinkBatts® R3.6 ceiling insulation (including over garage)
- Vertically grooved HAG11 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) painted in **Dulux Mt Aspiring, all walls, skirtings, ceiling, doors, architraves**
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Scissor trusses to dining, family, lounge
- 1200 barn slider door to lounge in **Dulux Mt Aspiring, Rail - Black**
- Wall Paper Living Room - **Casamance Collection VI Shantung**
- Wall Paper Master Bedroom Feature walls - **Anthology O2 Smalti Walnut**

### Electrical Fittings (HPM H&L XL Life Switchgear)

- 23x HPM DLI9001 LED downlights
- 13x double power 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 points
- 2x fan/heater/light (FAN6880 LED) ducted to soffit
- 2x phone points
- 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
- 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 180 litre hot water mains pressure
- 1x Ducted Heat pump system with remote control as per suppliers
- 1x Daikin Wall mounted heat pump with remote to garage
- 1x Jayline FR300 Free-standing wood burner

### Kitchen

- Exterior in Melamine, edges finished in in matching laser edge. 20mm engineered stone bench top Kitchen bench top - Stone: **White Storm** Scullary bench top - High Pressure Laminate: **Snowdrift**, Handles - **Tirane Brushed Nickel**, Lower cupboards, toekick and back panel of Island - **White Supermatte**, Upper cupboards and back of Island feature cupboards - **Black Ice Flow**, Scullary cupboards - **White**
- Grohe Bauflow gooseneck chrome sink mixer
- Tiled splashback behind hob cabinet to cabinet in **Aria Ivory**

### Kitchen Appliances

- BOSCH cooktop PKE611CA1A
- BOSCH HBF133B50A 10 function built-in oven SS
- BOSCH stainless steel dishwasher SMU50E75AU
- BOSCH powerpack DHL555BAU 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, 1000mm x 1000mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide in **Chrome**
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Hydro chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity in **Black Wilderness**, Handle - **Jet**, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN6880, ducted to soffit

### Ensuite

- Newline level entry shower, 1500mm x 1000mm, tiles to ceiling height
- Tempesta Cosmopolitan 100, 3 function shower slide **Chrome**
- Grohe Bauflow single lever shower mixer **Chrome**
- Studio Plus vanity Studio Plus vanity in **Black Wilderness**, Handle - **Jet**, wall hung, 1200mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN6880, ducted to soffit

### Bathroom Tiles

- Classic white tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity, finished with aluminium tile trim Bath splashback - Stellar Graphite, Bathroom, Ensuite, WC Vanity Splashbacks - Aria Ivory

### Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Durvair D-code hand-basin in **White**
- Grohe Bauflow single lever chrome basin mixer
- Eletech **Chrome** towel ring

### Floor Coverings

- Carpet Dalton **Chattanooga** 100% solution dyed nylon from Norman Ellison with 11mm underlay
- Laminate flooring - Quickstep impressive range **Classic Oak Beige**
- Garage carpet crazy carpet **Anthracite** direct stick, (instated post Showhome use)

### Wardrobes

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

### Walk in Wardrobe

- Custom made melamine wardrobe solution shelves in **White Satin**

### Laundry

- Custom made laundry unit with melamine top, drop in sink and gooseneck tap Cupboards - **White Satin**, Benchtop - High Pressure Laminate: **Snowdrift**, Handles - **Tirane Brushed Nickel**

### Garage Door

- 4.5m Valero smooth steel sectional garage door with 2x automatic openers

### Fencing/Landscaping/Driveway/Patio

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

### Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox - Metware range Clothesline - **Stone**, Letterbox - **Black**

### Services - Power, Water and Telecom

- Underground services included

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. Floor area includes over cladding (O/C).