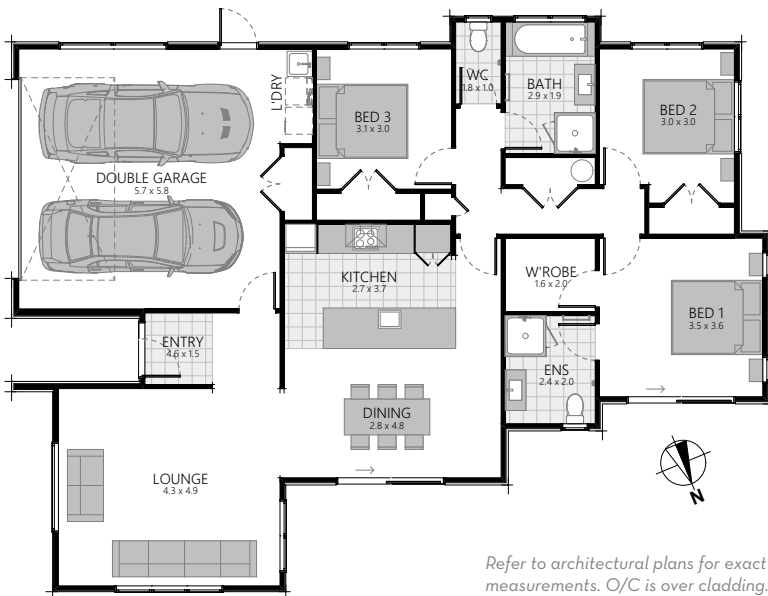




SHOWHOME

59 SENTINEL AVENUE, OFF SETTLERS AVENUE, OMOKOROA



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

3 | 2 | 1 | 2

Land area: 494m²

Floor area: 162.2m² O/C

Showhome opening hours:

Wed/Thurs/Fri 11am-3pm

Sunday 12pm-3pm

Closed public holidays



SPECIFICATIONS for 59 Sentinel Drive, off Settlers Avenue, Omokoroa 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 **Ironsand**
- Aria black joinery hardware in **Ironsand**
- Plasma entrance door in **Ironsand** with Icon lever handle
- Monier Horizon concrete tile roof in **Ironsand** including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated in **Ironsand**
- Multiline Colorsteel fascia, Customline Colorsteel spouting in **Ironsand**
- Painted Hardiflex soffits
- Vertical cedar weatherboard stained in **Intergrain Silver Grey**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in Ezipanel Plaster system in **Haast**
- 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 in
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm 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)
- PCM 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)
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Concrete floor to Garage
- Interior walls, skirtings and architraves in **Dulux Okarito**, doors in **Dulux Double Okarito**, Feature wall in **Dulux Warm Spice**

Electrical Fittings (HPM H&L XL Life Switchgear)

- As per electrical plan supplied by ABS Electrical

Heating

- Rheem 180 litre hot water mains pressure
- 1x Fujitsu multi split heat pump AOTG24L

Kitchen

- Kitchen cabinetry Bestwood Melamine in **Dusky Elm** Silestone bench top in **Arden Blue**
- Grohe Bauflow gooseneck chrome sink mixer
- Splashback in Silestone in **Arden Blue**

Kitchen Appliances

- Ariston ceramic frameless cooktop HR60ICA
- Ariston FA3 834HIXA 10 function built-in oven SS
- Ariston stainless steel dishwasher LFC2C19X
- 90cm Robinhood RWC3CL9SS range hood includes installation and venting to the soffit or roof (dependent on plan)
- Robinhood 1/2hp waste disposal unit SE39OQA 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 1670 x 760

- Hydra chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm in **Dusky Elm**
- 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

- 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 in **Dusky Elm**
- 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

- **Downtown Charcoal** tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity and feature wall behind WC finished with aluminium tile trim

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Floor Coverings

- Carpet Dalton in **Chattanooga** 100% solution dyed nylon from Norman Ellison with 10mm underlay
- Timber Laminate in Quick Step Impressive **Classic Oak Brown**
- Floor Tiles in **Downtown Charcoal Matt**

Wardrobes

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

Walk in wardrobe

- Wire coated shelving (\$545 PC Sum)

Laundry

- Aquatica Laundra Tubbie

Fencing/Landscaping/Driveway/Patio

- As per landscape Plan supplied by Design Outside Ltd

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox- Metware range

Services – Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion

*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.