



SHOWHOME

46 WHATUMAIRANGI WAY, OWHATA



3 | 2 | 2 | 2

Land area: 600m²
Floor area: 180.4m² O/C

Showhome opening hours:
Thurs & Fri 11am-3pm
Sunday 12pm-3pm or
by appointment
Closed public holidays



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

0508 4 CLASSIC | CLASSICBUILDERS.CO.NZ



SPECIFICATIONS for 46 Whatumairangi Way, Owhata 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

- TC2 designed Ribraft concrete floor with av. R2.5 insulation rating
- Joinery aluminium powdercoated **Warm White Pearl** double glazed clear glass
- Colour matched Aria joinery hardware
- Latitude TGV entrance door, small Urbo lever hardware with 4-point lock
- Steel&Tube Longrun roof incl self-supporting underlay in **Sandstone Grey**
- Downpipes 100x50mm aluminium square powder-coated **Sandstone Grey**
- Multiline Colorsteel fascia in **Cloud**, Customline Colorsteel spouting in **Sandstone Grey**
- Painted Hardiflex soffits in **Dulux Wairakei**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series brick, **Premier Country White Straight Edge** (colour matched mortar)
- HP51 Cedar, Vertical, bandsawn stained **Resene Woodsman Limed Oak**
- 2x Exterior hose taps

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms in **Dulux Wairakei**
- 3x Hardigroove feature walls in **Dulux Franz Josef 1/4**. Bathroom, ensuite & bdm 1
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms, **Dulux Wairakei**
- Scissor trusses to dining, family, lounge & portico, 15 %
- 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)
- PCM Painted interior doors in **Dulux Wairakei** with Regent Series lever door handles, satin chrome wall mounted door stops
- Cavity slider to ensuite, 710mm
- Full height barn slider door to lounge, 1200w on track, painted in **Dulux Wairakei**
- 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
- Garage carpet, direct stick, **Crazy Anthracite**

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 Embossed**. Accent (powerpack & overhead cupboards) and feature to front of island - **Melamine Bestwood Simply Eucalyptus Timberland finish**. Edges finished in matching PVC. Island stone top **Silestone White Storm**. Back bench stone top **Silestone Marengo**. **Archant Recessed Black** kitchen handles
- Full height cabinetry
- Elementi Savon kitchen mixer
- Tiled splashback to full width of wall in **Stromboli Black City Matt** 92x368

Kitchen Appliances

- BOSCH ceramic frameless cooktop PKE61ICA1A
- BOSCH HBF133B50A 10 function built-in oven SS
- BOSCH stainless steel dishwasher SMU50E75AU
- Powerpack Robinhood 90cm range hood RPB3CL9SS
- Insinkerator Model 56 with air switch

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Elementi Splash Plus Round 3 Function Shower Slide
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Elementi Savon bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm in **Dezigna White**
- Elementi Savon single lever chrome basin mixer
- 700mm round mirror cabinet 86716 in **Dezigna White**
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Inline fan, ducted to soffit

Ensuite

- Newline 3-sided, level-entry tiled shower 1600x900, **Studio White Matt** 150x600 tiles to ceiling
- Elementi Splash Plus Round 3 Function Shower Slide
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm in **Dezigna White**
- Elementi Savon single lever chrome basin mixer
- Uno Close Coupled BTW Toilet Suite
- Eletech chrome toilet roll holder, without cover
- 700mm round mirror cabinet 86716 in **Dezigna White**
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Inline fan, ducted to soffit

Bathroom Tiles

- **Studio White Matt** 150x600 tiles to bath front and end, up to 450mm height for bath splashback finished with aluminium trim

Toilet

- Uno Close Coupled BTW Toilet Suite
- Eletech chrome toilet roll holder, without cover
- Elementi Sixty wall vanity, handleless 86624.11
- Elementi Savon single lever chrome basin mixer

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 11mm underlay, **Sophora Endless Dusk**
- Floor Tiles from Classic Builders Traditional range to bathroom, ensuite, WC and laundry area in garage, **Regal Anthracite Polished** 600x600
- Timber Laminate to entry, kitchen, and pantry, Quickstep Impressive - **IM1854 Soft Oak Light**

Wardrobes

- Shelf and rail, prefinished wire

Walk in wardrobe

- Melamine custom shelving

Laundry

- Aquatica Laundra Tubbie

Garage Door

- 4.5m Futura smooth steel sectional garage door in **Sandstone 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.