

Brookside

BY CLASSIC - WHITBY

SHOWHOME

5 TRADEWINDS DRIVE, WHITBY, PORIRUA



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

3 | 2.5 | 1 | 2

Land area: 558.5m²

Floor area: 157.9m² O/C

Showhome opening hours:
Wednesday to Friday 11am-3pm
Sunday 12pm-3pm
Closed public holidays

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SPECIFICATIONS for 5 Tradewinds Drive, Whitby, Porirua
3 Bedroom, 2 Bathroom

Earthworks and retaining (if required) Brookside - Wellington
3 bed traditional with ensuite

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 **Matt Appliance White**; double glazed clear glass
- Urbo colour matched **Matt Appliance White** joinery hardware
- Latitude TGV entrance door with Urbo 4pt Lockset in **Matt Appliance White**
- Metal tile Roof in **Charcoal** including self supporting underlay
- Downpipes - 100 x 50mm aluminium square, powdercoated in **Flax Pod**
- Multiline Colorsteel fascia, Customline Colorsteel spouting in **Flax Pod**
- Painted Hardiflex soffits in **Dulux Mt Aspiring Half**
- H1.2 treated framing and roof trusses
- Exterior cladding in 70 series Classic standard brick range **Bronze (Mezzo range)**
- Cedar Vertical Weatherboard Secondary Cladding as per plan in **Dulux Intergrain Zinc**
- 2x Exterior hose taps
- All fittings will be based on Sea Spray exposure tolerance

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms in **Dulux Mt Aspiring Quarter**
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms in **Dulux Mt Aspiring Quarter**
- Cornice - 55mm Gib-Cove® to all living areas in **Dulux Mt Aspiring Quarter**
- Skirtings - 60mm single bevel finger jointed pine in **Dulux Mt Aspiring Quarter**
- Architraves - 40mm single bevel finger jointed pine in **Dulux Mt Aspiring Quarter**
- PinkBatts® R2.2 insulation to external walls (excluding garage)
- PinkBatts® R3.2 ceiling insulation (including garage)
- PCM Painted in **Dulux Narrow Neck**, interior doors with Regent Ruben lever door handles
- Level 4 stopping with a Dulux 3 coat paint system with Regent Ruben lever door handles throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)

Electrical Fittings (HPM XL Life Switchgear)

- 1x single power point
- 2x bathroom power points
- 1x power to rangehood
- 1x power to auto-garage door opener
- 1x power to refrigerator
- 1x power to microwave
- 1x double power point for dishwasher and waste disposal unit
- 11x double power points
- 21x HPM DLI9001 LED downlights
- 2x exterior downlights
- 2x exterior wall lights
- 1x 2 way circuit
- 1x 3 way circuit
- 1x UHF TV aerial
- 1x outside sensor
- 2x fan/heater/light ducted to soffit
- 2x phone points
- 2x heated towel rail points
- 2x TV points
- 1x fibre ready wiring
- 1x hob and oven connection
- 1x hotwater connection
- 1x switchboard
- 1x metrebox
- 1x internal mains single phase
- 1x earth and bonding
- 1x inspection and connection
- 1x Certificate of Compliance
- 1x prewire for alarm security system
- Elto ESD-196H smoke detectors (battery)

Heating

- Rheem 24l NG Hot Water Heater
- Braemar TQ320 Ducted Gas Heating System

Kitchen

- Bench Top - **White Storm Stone** 30mm
- Cupboards - **Melteca Warm White (naturale)**
- Toe Kick - **Melteca Warm White (naturale)**
- Handles - Heritage Hardware - **Dunstall**
- Exterior in Melteca, edges finished in in matching PVC and Silestone bench top, as per kitchen plan
- Pressed stainless steel sink bowl with draining tray
- Provision for oven, hob and dishwasher. Built-in waste bin
- Kitchen design as per Heirloom Kitchens plan
- Tiled splashback behind hob

Kitchen Appliances

- Bosch Gas Cooktop PCH6A5B90A
- Bosch 60cm Oven HBA23B151A
- Bosch stainless steel dishwasher SMU50E75AU
- 90cm Robinhood RWC3CL9SS range hood includes installation and venting to the soffit or roof (dependant on plan)
- Robinhood 1/2hp waste disposal unit SE390QA with air switch
- Grohe Bauflow chrome sink mixer

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Grohe Tempesta multi-function shower slide
- Grohe Bauflow single lever shower mixer
- Sorrento fitted bath 1675 x 751
- Alpha bath spout, wall mounted
- Grohe Bauflow single lever bath mixer
- Studio Plus vanity, wall hung, 900mm in **Dusky Elm Wilderness**
- Grohe Bauflow single lever basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 825 heated towel rail, stainless steel

Ensuite

- Two-sided moulded shower, 900mm x 900mm, white framed
- Grohe Tempesta multi-function shower slide
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm in **Dusky Elm Wilderness**
- Grohe Bauflow single lever basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Elementi Eletech Spare toilet roll holder
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 825 heated towel rail, stainless steel
- Fan/Heat/Light ducted to soffit

Bathroom Tiles

- **Studio White Gloss** 100x300mm tiles to bath front and end, two rows for bath splashback and one row along each vanity, finished with aluminium tile trim

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Elementi Eletech Spare toilet roll holder
- Studio Plus 460x280mm 1 door vanity in **Dusky Elm Wilderness**
- Mechanical Ventilation
- Grohe Bauflow basin mixer

Floor Coverings

- Carpet Kaikoura in **Albatross** 100% solution dyed nylon from Norman Ellison with 10mm underlay
- **Horizon Charcoal Matt** 300x600mm Floor Tiles as per plan

Wardrobes

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

Fencing/Landscaping/Driveway/Patio

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

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion