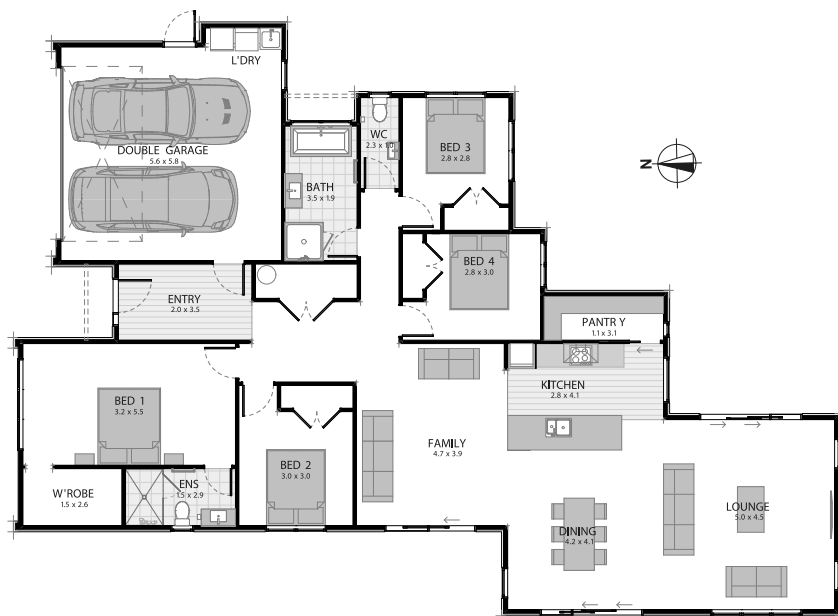




SHOWHOME

21 KOHEKOHE DRIVE, WHARENUI RISE, OWHATA, ROTORUA



4 | 2.5 | 2 | 2

Land area: 614m²

Floor area: 211.1m² O/C

Showhome opening hours:
 Thursday & Friday 11am-3pm
 Sunday 1pm-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 21 Kohekohe Drive, Wharenuī Rise, Owhata, Rotorua

4 Bedroom, 2.5 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

- Raft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated **Warm White Pearl**, double glazed clear glass
- Aria powder-coated joinery hardware, **Warm White Pearl**
- Plasma flush panel entrance door with Urbo 150mm Large lever hardware P531832H, powder-coated **Warm White Pearl**
- Steel & Tube Longrun Corrugate roof incl underlay, **Thunder Grey**
- Downpipes - 100 x 50mm aluminium square, powder-coated, **Warm White Pearl**
- Multiline Colorsteel fascia **Cloud**, Customline Colorsteel spouting **Thunder Grey**
- Painted Hardiflex soffits, **Dulux Lyttelton Half**
- Secondary cladding JH Vertical Oblique 300mm, painted **Dulux Teahouse**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in EzPanel specialised plaster system over cavity, painted **Dulux Lyttelton Half**
- 2x Exterior hose taps

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms **Dulux Sandfly Point Quarter**
- Dulux Paint effects feature walls - behind bed Brm 1, West wall entry **Concrete Pale Elements**
- Ceilings **Dulux Sandfly Point Quarter** - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice **Dulux Sandfly Point Quarter** - 55mm Gib-Cove® to all living areas
- Skirtings **Dulux Sandfly Point Quarter** - 90mm single bevel finger jointed pine
- Architraves **Dulux Sandfly Point Quarter** - 60mm single bevel finger jointed pine
- Eco R2.2 insulation to external walls (excluding garage)
- Eco R3.6 ceiling insulation (including over garage)
- Paint finish interior doors painted **Dulux Lyttelton 1/4**, Windsor Hydra Halo hardware **Graphite**, wall mounted door stops, door hinges, **Graphite nickle**
- 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

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to electrical plan

Heating

- Rheem 180 litre hot water mains pressure
- 1x Ducted Daikin heat pump unit

Kitchen

- Exterior in **Melteca Warm white naturale**, edges finished in matching PVC, open shelving in **Melteca Planked urban oak**, Acrylic benchtop **HiMacs Alpine white** 20mm island & **Laminex Planked Urban Oak** to back bench
- **White** sink
- Uno square kitchen mixer, Gunmetal
- Tiled splashback to full width of back wall, premium range **mosaic Griege gloss white 60x240**
- Shelving to pantry **Melteca Warm white naturale**, benchtop **Laminex Planked Urban oak**

Kitchen Appliances

- BOSCH induction hob PIE651BB1E
- BOSCH stainless steel oven HBG633BS1A
- BOSCH dishwasher SMU50E75AU
- Ariston powerpack ARU52AX-L includes installation & venting
- Insinkerator Model 56 with air switch in French Gold

Bathroom

- Two-sided moulded shower, 1000mm x 1000mm, white framed
- Elementi Splash plus round 3 function slide shower, gunmetal
- Elementi Savon shower mixer, gunmetal
- LeVivi BTW freestanding bath 1670
- Elementi Savon gunmetal bath spout, wall mounted
- Elementi Savon bath mixer, gunmetal
- Evolve 1200mm wall vanity **Seasoned Oak**
- Elementi Savon basin mixer gunmetal
- Elementi Evolve mirror cabinet 1200mm, **Seasoned Oak** 28486
- Heirloom Genesis 510mm heated towel rail, gunmetal
- Shower Fan, ducted to soffit

Ensuite

- 1500x1000 3 sided tiled newline shower, hob entry
- Elementi Splash plus round 3 function slide shower gunmetal
- Elementi Savon shower mixer gunmetal
- Evolve 900mm vanity **Dezigna white**, wall hung, 900mm
- Elementi Savon basin mixer gunmetal
- Uno close coupled BTW toilet suite with soft close seat
- Eletech gunmetal toilet roll holder, without cover
- Evolve mirror cabinet white 900mm
- Heirloom Genesis 510mm heated towel rail, gunmetal
- Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit

Bathroom Tiles

- Tiled feature wall behind vanity, floor to ceiling ensuite **Griege gloss 60x240 (Premium range)**

Toilet

- Uno close coupled BTW toilet suite with soft close seat
- Eletech gunmetal toilet roll holder, without cover
- Studio plus wall vanity, 440mm
- Elementi Savon basin mixer gunmetal
- Mirror above vanity 440mmx900mm

Floor Coverings

- Carpet from Classic Builders traditional range **Sophora Grey castle** 100% solution dyed nylon with 10mm underlay
- Floor Tiles **Monza Grigio matt 600x600**
- Timber Laminate from Quikstep Classic range in **Havanna Saw cut oak**
- Garage carpet, direct stick

Wardrobes

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

Walk in Wardrobe

- Solid Melamine shelving to Brm 1

Laundry

- Aquatica LaundryTubbie

Garage Door

- 4.5m Valero smooth steel sectional garage door with 2x automatic openers, **Thunder Grey**

Fencing/Landscaping/Driveway/Patio

- Refer to landscape plan

Clothesline/Letterbox

- Hills Duo clothesline, letterbox in EzPanel plaster finish

*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.