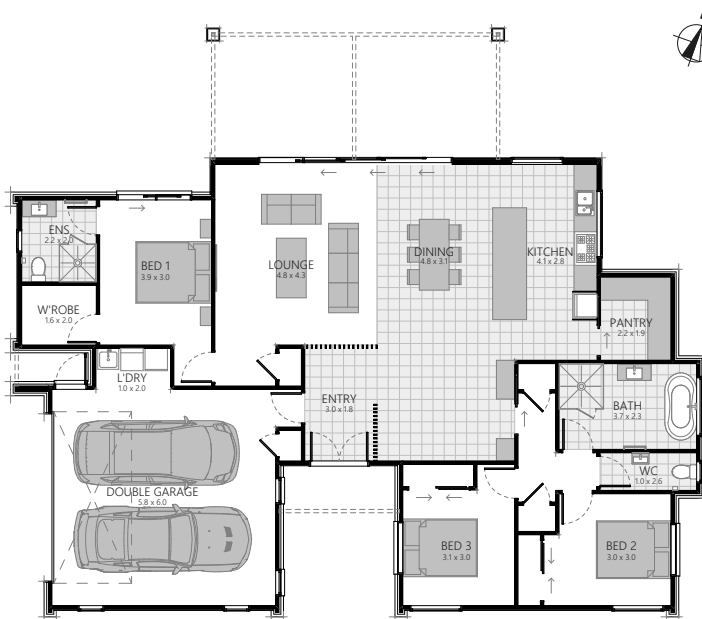




# SHOWHOME

69 MONTICOLA DRIVE, PAPAMOA BEACH



3 | 2 | 1 | 2

Land area: 480m<sup>2</sup>

Floor area: 188.7m<sup>2</sup> O/C

Showhome opening hours:

Wed/Thurs/Fri 11am - 3pm

Sunday 12pm-3pm

Closed public holidays

classic  
builders



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

0508 4 CLASSIC | CLASSICBUILDERS.CO.NZ

# SPECIFICATIONS for 69 Monticola Drive, Papamoa Beach 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

- Raft concrete floor with av. R2.5 insulation rating
- Painted foundation
- Joinery - aluminium powdercoated, double glazed Low-E Max glass
- Urbo joinery hardware
- Flush panel Plasma entrance door with Assure SL digital lock (door knob and deadlock)
- Steel & Tube longrun metal roof, including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated
- Multiline Colorsteel fascia, Customline Colorsteel spouting
- Painted Hardiflex soffits
- Secondary cladding, Stained Cedar, bandsawn as per plan
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series painter bricks with bagged mortar finish
- 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
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - Square stopped
- Skirtings - 90 x 20mm single bevel finger jointed pine
- Architraves - 60 x 20mm single bevel finger jointed pine
- Eco R2.6 insulation to external walls (excluding garage)
- Eco R3.6 ceiling insulation (including over garage)
- PCM Painted interior doors, grooved with Schlage Form series (round plate) 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
- Custom made entry screens, lacquered finish
- Concrete floor with carpet to Garage
- Sellwood Premier attic ladder P30

### Electrical Fittings (HPM H&L Arteor Square Switchgear)

- As per supply and install by ABS Electrical

### Heating

- 27L gas infinity in ceiling space
- 1x Ducted system heat pump unit with remote control as per suppliers recommendations (includes connections)

### Kitchen

- Custom made kitchen - exterior in Melamine, edges finished in matching PVC and Formica / stainless steel bench tops, as per kitchen plan
- Uno (Elementi) gun metal sink mixer
- Laminex Laminam splashback

### Kitchen Appliances

- BOSCH gas 900mm hob/oven HSB738357A
- BOSCH electronic stainless steel dishwasher SMV46GX01A
- Ariston 90cm undermount range ARU90AL-L range hood, includes installation and venting to the soffit or roof (dependent on plan)
- Fisher & Paykel designer French door fridge/freezer RS90A1
- Insinkerator Model 56 with air switch

### Bathroom

- Frameless two-sided tiled shower 1200mm x 1200mm, hob entry
- Ion (Elementi) multi-function gunmetal shower slide/rose
- Uno (Elementi) gun metal shower mixer
- Vetralla II freestanding bath
- Uno (Elementi) gun metal bath column with hand piece
- Evolve 1200mm wall hung vanity & Cognac washbasin
- Uno (Elementi) gun metal basin mixer
- Fixed round mirror above vanity, 800mm x 800mm
- Freedom 832 heated towel rail, gun metal
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

### Ensuite

- Newline Dryfit tiled shower system, 1000mm x 1000mm, hob entry
- Ion (Elementi) multi-function gunmetal shower slide/rose
- Uno (Elementi) gun metal shower mixer
- Evolve 900mm wall hung vanity & Cognac washbasin
- Uno (Elementi) gun metal basin mixer
- Cygnet Neu close coupled BTW toilet suite, square cistern with soft closed seat
- Elementi Project gun metal toilet roll holder
- Fixed round mirror above vanity, 800mm x 800mm
- Freedom 832 heated towel rail, gun metal
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

### Bathroom Tiles

- Walls fully tiled in both bathrooms from the premium tile range

### Toilet

- Cygnet Neu close coupled BTW toilet suite, square cistern with soft closed seat
- Elementi Project gun metal toilet roll holder
- Sixty wall Vanity 600 handle less with rail with gun metal, Uno basin mixer

### Floor Coverings

- Carpet Sophora 100% wool carpet from Norman Ellison
- Floor Tiles from Classic Builders Premium range as shown on plan

### Wardrobes

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

### Walk in Wardrobe

- Custom shelving melamine to Walk in Wardrobe as per wardrobe plan

### Laundry

- Custom laundry as per laundry plan

### Garage Door

- Nevada smooth steel sectional garage door with 2x automatic openers

### Fencing/Landscaping/Driveway/Patio

- Refer to landscape design as supplied by Design Outside Ltd

### Clothesline/Letterbox

- Hills Duo clothesline, letterbox metal - Metware range

### Services - Power, Water and Telecom

- Underground services included

### Clean

- Complimentary house clean on completion