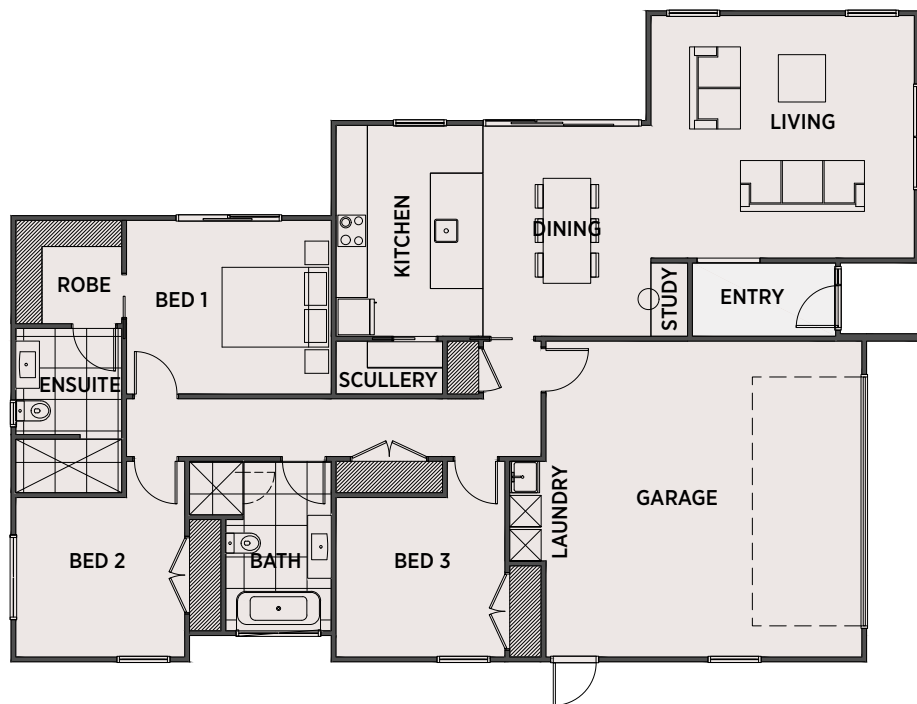




**169m<sup>2</sup>**  
FLOOR AREA

# LOT 40

|   |   |   |
|---|---|---|
| 3 | 2 | 2 |
|---|---|---|



**KOKOMEA  
PARK**

## GENERAL

|                           |   |
|---------------------------|---|
| <b>Build</b>              | Complete Land & Home Package  |
| <b>Consents Insurance</b> | Building Consents and Inspection Fees<br>Construction and Liability Insurance |
| <b>Project Assistance</b> | Assigned Project Manager<br>Colour Consultant                                 |

## INTERIOR

|                    |   |
|--------------------|---|
| <b>Kitchen</b>     | PC Sum to Kitchen or Standard PHL Layout  |
| <b>Sink Mixer</b>  | Robertson Agencies Ion or Uno Range   |
| <b>Appliances</b>  | PHL Westinghouse Range<br>Parex E20 Waste Disposal  |
| <b>Splashback</b>  | Tiled Splashback Allowance  |
| <b>Laundry Tub</b> | Aquatica  |
| <b>Flooring</b>    | Liberty Range of carpets<br>Quickstep Classic Range of Laminate<br>Tiled Floors to Bathrooms            |
| <b>Doors</b>       | MDF Paint Quality - Hollow Core Spray<br>Lacquered Prehung Doors<br>Windsor Astron Range Door Furniture |
| <b>Wardrobes</b>   | Single Shelf and Wardrobe Rail<br>Linen Cupboard - 4 Shelves  |
| <b>Hot Water</b>   | Rinnai 26l ext Gas Infinity   |
| <b>Heating</b>     | Daiken Heat Pump FTXS17F Inverter   |
| <b>Lights</b>      | PHL LED Light Range with PDL Iconic<br>Switch Gear  |
| <b>TV</b>          | Reticulate for Sky TV / Home Networks   |
| <b>Clean</b>       | Commercial Clean  |

## EXTERIOR

|                          |   |
|--------------------------|---|
| <b>Roof</b>              | Longrun Coloursteel   |
| <b>Fascia</b>            | Coloursteel   |
| <b>Cladding</b>          | Resene Graphex Plaster System with<br>James Hardie Linea 180mm and PHL<br>Feature Timber Cladding |
| <b>Aluminium Joinery</b> | Double-Glazed Windows and Doors with<br>Tinted Glass  |
| <b>Front Door</b>        | Aluminium Entrance Door   |
| <b>Garage Door</b>       | Insulated Coloursteel Sectional with Auto<br>Opener and Two Remotes                               |

## BATHROOMS & TOILET ROOM FIXTURES

|                     |  |
|---------------------|--|
| <b>Vanity</b>       | Robertson Agencies - Evolve Wall Hung  |
| <b>Bath</b>         | Robertson Agencies BTW Otto, FS<br>1700mm  |
| <b>Tapware</b>      | Robertson Agencies Ion or Uno range  |
| <b>Shower</b>       | Tiled Showers with Frameless Glass Door<br>to Bathroom                                   |
| <b>Toilet Suite</b> | Robertson Agencies -Uno BTW Vitreous<br>China  |
| <b>Basin</b>        | Robertson Agencies - Studio Plus 440<br>Hand Basin with Chrome Bottle Trap<br>(W/C only) |
| <b>Mirrors</b>      | Above Vanity in Bathroom and Ensuite   |
| <b>Towel Rails</b>  | Heated - 7 Bar Ladder Rail   |
| <b>Fan</b>          | Manrose Halogen Fan Light  |

## LANDSCAPING

|                    |  |
|--------------------|--|
| <b>Landscaping</b> | PHL Hardscape and Planting Plan                                      |
| <b>Fencing</b>     | PHL Colour Steel Trellis, Blade or Louvres                           |
| <b>Pavers</b>      | 60m2 of Exposed Aggregate to Drive<br>30m2 of Firth Flagstone Pavers |
| <b>Letterbox</b>   | PHL A4 Cedar Letterbox   |
| <b>Clothesline</b> | Sunbeam Folding Frame Line   |