



**183m<sup>2</sup>**  
FLOOR AREA

# LOT 47

 3	 2	 2
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**KOKOMEA  
PARK**

## GENERAL

<b>Build</b>	Complete Land & Home Package
<b>Consents Insurance</b>	Building Consents and Inspection Fees Construction and Liability Insurance
<b>Project Assistance</b>	Assigned Project Manager 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 Parex E20 Waste Disposal
<b>Splashback</b>	Tiled Splashback Allowance
<b>Laundry Tub</b>	Aquatica
<b>Flooring</b>	Liberty Range of carpets Quickstep Classic Range of Laminate Tiled Floors to Bathrooms
<b>Doors</b>	MDF Paint Quality – Hollow Core Spray Lacquered Prehung Doors Windsor Astron Range Door Furniture
<b>Wardrobes</b>	Single Shelf and Wardrobe Rail 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 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>	Triclad Weatherboard with 70 Series Painted Brick and PHL Feature Timber Cladding
<b>Aluminium Joinery</b>	Double-Glazed Windows and Doors with Tinted Glass
<b>Front Door</b>	Aluminium Entrance Door
<b>Garage Door</b>	Insulated Coloursteel Sectional with Auto Opener and Two Remotes

## BATHROOMS & TOILET ROOM FIXTURES

<b>Vanity</b>	Robertson Agencies – Evolve Wall Hung
<b>Bath</b>	Robertson Agencies BTW Otto, FS 1700mm
<b>Tapware</b>	Robertson Agencies Ion or Uno range
<b>Shower</b>	Tiled Showers with Frameless Glass Doors
<b>Toilet Suite</b>	Robertson Agencies –Uno BTW Vitreous China
<b>Basin</b>	Robertson Agencies – Studio Plus 440 Hand Basin with Chrome Bottle Trap (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 30m2 of Firth Flagstone Pavers
<b>Letterbox</b>	PHL A4 Cedar Letterbox
<b>Clothesline</b>	Sunbeam Folding Frame Line