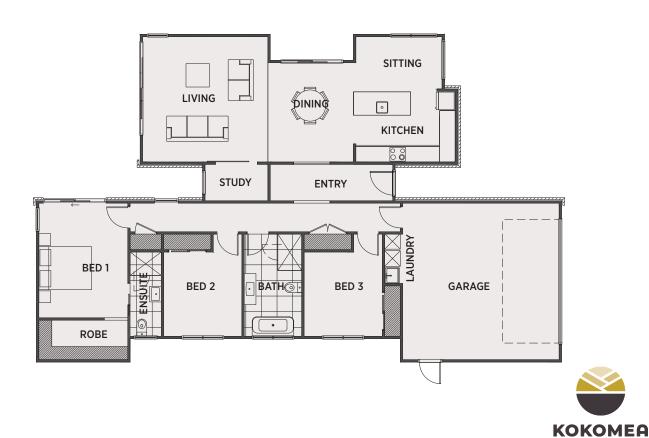


183m<sup>2</sup> FLOOR AREA

**LOT 47** 

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**PARK** 



# **LOT 47 SPECIFICATIONS**

# **GENERAL**

Build	Complete Land & Home Package
Consents	Building Consents and Inspection Fees
Insurance	Construction and Liability Insurance
Project	Assigned Project Manager
Assistance	Colour Consultant

# **INTERIOR**

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

# **EXTERIOR**

Roof	Longrun Coloursteel
Fascia	Coloursteel
Cladding	Triclad Weatherboard with 70 Series Painted Brick and PHL Feature Timber Cladding
Aluminium Joinery	Double-Glazed Windows and Doors with Tinted Glass
Front Door	Aluminium Entrance Door
Garage Door	Insulated Coloursteel Sectional with Auto Opener and Two Remotes

# **BATHROOMS & TOILET ROOM FIXTURES**

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

#### **LANDSCAPING**

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