

Artists Impression Only.



KOKOMEA  
PARK

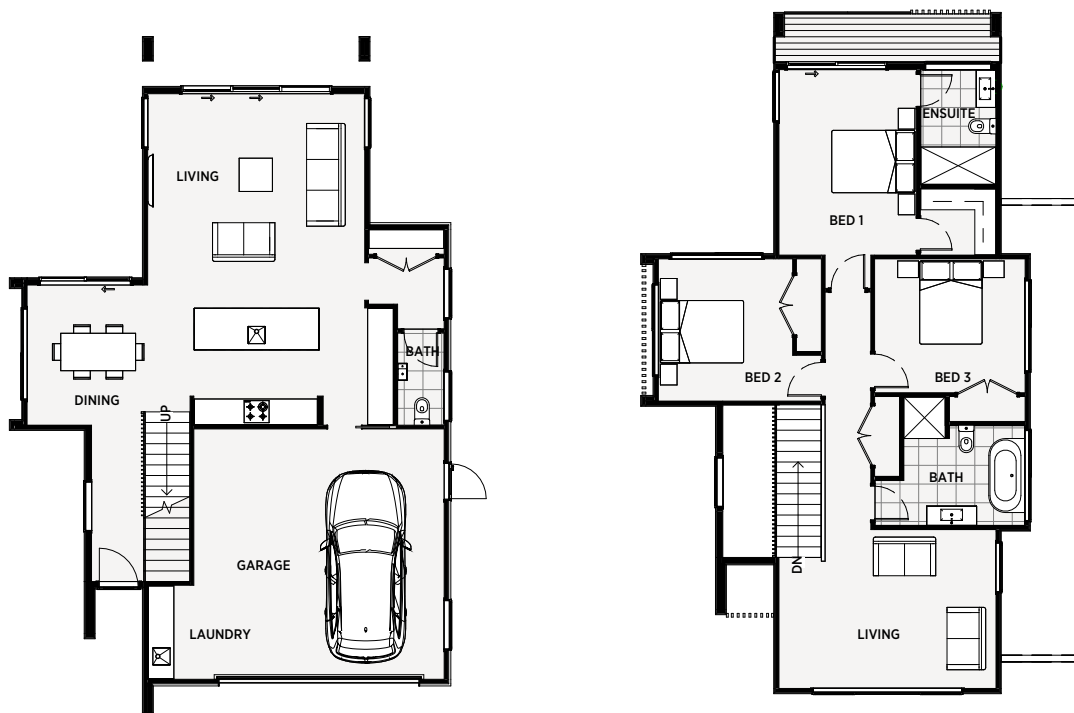
**PH** PENNY  
HOMES

**207m<sup>2</sup>**  
FLOOR AREA

3 2 2

BUILT TO BE ADMIRER

## LOT 64 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

## EXTERIOR

<b>ROOF</b>	Trimrib Longrun Endura Colorsteel
<b>FASCIA</b>	Colorsteel
<b>CLADDING</b>	James Hardie Oblique Weatherboard 200mm 50mm Graphex texture finish and Abodo WB12 vertical timber
<b>ALUMINIUM JOINERY</b>	Solace Low-E Thermal Broken Double Glazing to all Windows & Doors
<b>FRONT DOOR</b>	Aluminium Entrance Door with pull handle and mortice lock
<b>GARAGE DOOR</b>	Insulated Coloursteel Sectional with Auto Opener and Two Remotes

## BATHROOMS & TOILET ROOM FIXTURES

<b>VANITY</b>	Robertsons–Evolve Wall Hung
<b>BATH</b>	Robertson Otto 1700 x 750 BTW FS
<b>TAPWARE</b>	Robertsons ION or UNO
<b>SHOWER</b>	Tiled Shower to Ensuite 2000 x 1000mm Tiled Shower 1000 x 1000mm Robertsons Splash Slide Shower 3 Function
<b>TOILET SUITE</b>	Robertsons – UNO CC BTW
<b>BASIN</b>	Hand Basin with 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 Inline Fan Light

## LANDSCAPING

<b>LANDSCAPING</b>	PHL Hardscape and Planting Plan
<b>FENCING</b>	PHL Colour Steel
<b>CONCRETE</b>	55m <sup>2</sup> of Exposed Aggregate to Drive and Entry
<b>PAVERS</b>	35m <sup>2</sup> of Flagstone Pavers
<b>DECKING</b>	Kwila decking to balcony with Semi frameless Clear Glass balustrade
<b>LETTERBOX</b>	PHL A4 Cedar Letterbox
<b>CLOTHESLINE</b>	Sun King Folding Frame Line

## INTERIOR

<b>KITCHEN</b>	Designer Kitchen by PHL Supplier
<b>SINK MIXER</b>	Robertsons ION or UNO Range
<b>APPLIANCES</b>	PHL Westinghouse Range Parex E20 Waste Disposal
<b>SPLASHBACK</b>	Tiles Splashback Allowance
<b>LAUNDRY</b>	Raymor Boston Laundry Tub with door
<b>FLOORING</b>	PHL Range of Carpet Quickstep Classic Range of Laminate Tiled Floors to Bathrooms
<b>DOORS</b>	MDF–Pressed Panels Smooth Prehung Windsor Windsor Aston Door Furniture Barn Door to Living Area
<b>WARDROBES</b>	Single Shelf and Wardrobe Rail Linen Cupboard – 4 Shelves
<b>HOT WATER</b>	Rinnai Infinity 26L external
<b>HEATING</b>	Daikin 7.1kw to ground and first floor Undertile heating to bathroom & ensuite
<b>LIGHTS</b>	PH LED Light Range with PDL Iconic Switch Gear
<b>TV</b>	Reticulate for Sky TV / Home Networks
<b>CLEAN</b>	Commercial Clean

