



Area 53m² | Bed 1 | Bath 1



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Show home / Office: 116 Livingstone Road,
Ngahinapouri

SPECIFICATIONS

Each contracted build can be individually tailored to meet your needs. Please do not hesitate to suggest any changes you may have in mind.

EXTERIOR SUBFLOOR	TIMBER SUBFLOOR AS PER NZS 3604:2011 - FOUNDATIONS ARE BASED ON LEVEL OF SITE TO NZS3604:2011
EXTERIOR CLADDING	BGC NULINE WEATHERBOARD OR BGC DURAGROOVE
FRAMING	90 x 45 H1.2 TREATED
FASCIA	COLOURSTEEL FASCIA
ROOFING	LONG RUN COLOURSTEEL TRIMFORM IRON
WINDOWS	FAIRVIEW POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY
	IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT

INTERIOR

FLOORING	19MM PLYWOOD FLOORING
DOOR HARDWARE	WINDSOR FUTURA APWX LEVER RANGE
DOORS	PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMELINE JAMBS & DOORSTOPS
LININGS	GIB 10MM PLASTERBOARD TO WALLS AND 13MM PLASTERBOARD TO CEILINGS
PLASTERING	LEVEL 4 - PAINT FINISH
CORNICE	SQUARE STOPPED OR 75mm GIB COVE CLASSIC
SKIRTING	60mm FJ BEVELLED EDGE & 60mm FJ PINE ARCHITRAVES

INSULATION

CEILINGS	ELIMENT R6.0
WALLS	ELIMENT R2.8
FLOOR	EXPOL UNDERFLOOR R2.5 (MIN)

BATHROOM

SHOWER	ACRYLIC SHOWER UNIT - SIZE & SHAPE DICTATED BY PLAN
TOILET	MONDELLA ROCCO
VANITIES	CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED
TAPWARE	MIZU DRIFT RANGE
TOWEL RAIL	HEATED
EXTRACTION UNIT	THROUGH CEILING EXTRACT FAN - G4 COMPLIANT

KITCHEN

JOINERY	WHITE MELAMINE. WATER-RESISTANT CARCASES
HARDWARE	COSMO HARDWARE RANGE
BENCHTOPS	LAMINATE BENCHTOP IN A RANGE OF COLOURS
SINK	STAINLESS STEEL LARGE BOWL INSERT
APPLIANCES	
STOVE	ROBINHOOD ELECTRIC UNDERBENCH OVEN
OVEN	ROBINHOOD 4 ELEMENT GAS OR CERAMIC COOKTOP
HOB	ROBINHOOD CANOPY RANGEHOOD

ELECTRICAL	FIT-OUT COMPLETE USING LED LIGHTING.
PLUMBING	COMPLETED AND TESTED
WATER HEATER	A24 GAS INFINITY OR 180L MAINS HWC

DECORATION OPTION	DECORATION OPTION INCLUDES EXTERNAL / INTERNAL PAINT, CARPET, VINYL & SPLASHBACKS SUBJECT TO YOUR SELECTION
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Excluding structural building materials, all products mentioned may differ occasionally subject to availability and/or compatibility. When this is the case, the substitute product will always be of equal quality. All product warranties are subject to the distributors and/or manufacturers policies.



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