

Duplex Townhouses - Lots 10, 11, 12, 13

Foundations

- Ground level insulated concrete foundation to Engineer's design and specification

Construction

- Timber wall framing to exterior and interior walls
- Roof framing – timber trusses/rafters and purlins
- HD strand board flooring on timber joists to upper level floors
- Light fibreglass insulation throughout walls and ceilings to exceed the NZ Building Code requirements
- Intertenancy walls between units to be double timber frames (with acoustic spacing) and two layers of plasterboard to each side to exceed STC 55 acoustic rating and exceed fire rating requirements.

Exterior Finish

Quality exterior cladding system to architect's specifications as follows:

- Vertical Shiplap profile weatherboards with paint finish to upper level frontage
- Horizontal Bevel-back profile weatherboards with paint finish to selected walls of both levels
- Selected brick cladding to selected lower level walls
- All cladding systems constructed over ventilated cavity
- Coloursteel Endura®, Metalcraft Metcom 7 (or similar) trapezoidal profile prefinished long run metal roofing
- Colorsteel® spouting and downpipes
- Aluminium Windows throughout. Double glazed clear glass. All window joinery to be powdercoat finish with matching powdercoated hardware. Sliding doors to external courtyard spaces.
- APL® 'Axis' (or similar) tongue and groove aluminium exterior door, powdercoat finish to front entry door.
- Painted timber trims where required to external cladding.

Interior

- Gib® plasterboard walls and ceilings with paint finish, lofty 2.7m stud height to the ground floor and 2.4m to the upper floor
- Gib Aqualine® in wet areas with paint finish
- Hollow core MDF flush panel interior doors, paint finish
- Quality satin chrome lever handle sets
- Shelf and clothes rail to all bedroom wardrobes
- Pine slatted shelves to linen cupboard

Bathrooms

- White sanitaryware including vanity unit and wall faced WCs
- Acrylic shower over bath with glass screen to main bathroom, size as shown on plan, tiled front face
- Acrylic shower tray to ensuite
- Partially tiled walls (typically around shower/bath and wall behind vanity/toilet to be tiled). Balance of walls to be painted.
- Chrome heated towel rail to bathroom
- Wall mounted mirrored cabinet to bathroom mounted above vanity
- Basin with mirror above and wall faced WC to ground floor WC
- All basins/ vanities to be wall mounted

Kitchen

- Engineered Stone bench top
- Low pressure laminate finish to doors and drawer fronts
- Soft close doors and drawers
- Stainless steel sink undermount in benchtop with mixer tap
- Tiled splashback
- Overhead cupboards, with bulkhead over cupboards.

Appliances

Stainless steel appliances to include the following:

- Electric cooktop – 600mm
- Built in Oven – 600mm
- Dishwasher
- Rangehood ducted to exterior

Laundry

- Proprietary laundry tub installed into laundry space in garage (Lots 10, 13) space for washing machine on floor and hanging space for dryer above.
- Laundry in Lots 11 and 12 is located under the stairs, space for washing machine on floor and hanging space for dryer above, no laundry tub.

Floor Coverings

- Solution dyed nylon carpet on foam underlay to all living areas, hallways, stairways, landings and bedrooms (NOTE - OPTION: purchasers will have the option to substitute the carpet in the living area on the ground floor to the timber plank flooring laid throughout the ground floor)
- Timber laminate plank overlay flooring to kitchen, dining and WC
- Tiled flooring to upper level bathrooms and ensuites
- NOTE – Selection options – there are colour choice options for purchasers for the carpet and the timber laminate plank flooring – see agent for selections

Electrical

- All power points to be double
- Two telephone points located in each house
- Broadband supply
- Two television points located in each house
- Recessed LED downlighting to living, bedrooms, hallway and kitchens
- Feature pendant lighting over island bench in kitchens
- Surface mounted LED lighting to bathrooms and garages
- Exterior soffit light over entry door
- Exterior wall mounted LED lights on sensors (2 no. total) to front patio and rear yard
- Freeview aerial
- Extract fans to bathrooms

Hot water heating

- Electric hot water cylinder

Exterior areas and landscaping

- External taps provided, one each to front and rear patios
- Hard landscaping and planting to Landscape Architect's specification, paved courtyard areas as shown
- Washing line in rear yard
- Artificial grass
- Letterbox
- Feature timber front fencing
- Feature brick fence adjacent to entry
- Fencing will be timber 1.8m high between yards.
- Covered and contained garage to lots 10, 13
- Uncovered parking spaces for Lots 11 and 12