



Sample Image - 33 & 31 Kauri Point Drive



KAURI POINT

**17 (Lot 44) Kauri Point Drive
Horsham Downs, Hamilton**



228m²



190m²



\$1,049,900

The distinctive modern home features:

- A designer kitchen with open plan living
- Generously proportioned bedrooms and fully tiled bathrooms
- Designed with living in mind and tastefully appointed

Contact us today

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** Plans and specifications are indicative only and subject to change



Specifications

SITE WORKS AND FOUNDATIONS

- Site inspection and full set of plans
- Council building and consent fees
- Engineered design concrete pod floor

EXTERIOR

- MC770 long run roofing
- Midland Brick Tipico - stretcher bond
- Coloursteel 185mm external fascia system continuous gutter
- Rylock standard powder coated aluminum joinery
- Front door - Stellar TGV SR11 standard powder coated
- Entry door panel - Yale SYDM 3109 digital lock

INTERIOR

- Interior doors - 2200mm - Avon Hag 11 (U Groove)
- Floor to ceiling custom master bedroom wardrobe with lighting
- Custom in-built wardrobes to bedrooms two and three
- 2400mm stud height
- Lockwood vivid round rose door handles - satin gunmetal
- 100mm single bevel pine skirting & 60mm single bevel architrave
- Pink Batts - R2.4 insulation in walls, R3.6 to ceiling, and silencer insulation to midfloor
- Top fixed curtains - inverted pleats James Dunlop Seaview with Basford Brands prestige lining
- Woodfex venetian blind to kitchen
- Scotia detail - square stop throughout
- Floor to ceiling custom built-in TV cabinet

KITCHEN

- Melteca exterior door and panels
- Cabinet interiors melamine board
- Blum soft close hinges
- Benchtop - 20mm Silestone with waterfall ends on the island
- LED feature strip lighting
- Sink mixer - Evoke Gooseneck sink mixer gunmetal
- Insinkerator food waster disposer model 56 with air switch
- Robinhood 70cm powerpack RPC3CL70SS/MB
- Tiled splashback - brick bond 1/3 offset
- Kitchen sink - Mercer Aurora gunmetal 600-AA602

ELECTRICAL

- Dishwasher - Bosch built under bench SMU2ITS01A
- Oven - Bosch 90cm Gas Cooktop stainless steel Pyro oven HBA574BS0A
- Gas hob - Bosch 90cm gas cooktop stainless steel PCT9A5B90A
- Fridge - Samsung 635L Ice & Water side by side black fridge SRS200S
- TV - Samsung 65" DU8000 crystal UHD 4K TV UA65DU8000SXNZ
- Soundbar - Samsung HW-B750D soundbar HW-B750D/XY
- Dryer - Bosch 8kg heat pump dryer - series 4 WTH83001AU
- Washing machine - Bosch 9kg front load washing machine - series 4 WAN24126AU
- Heating: downstairs - Hiwall Panasonic & upstairs: Panasonic ducted aircon
- Arrowhead alarm - EC-KIT LCD
- Feature lighting throughout house - includes sensor lighting, main living and bedroom dimmers, and bathroom night lighting



Specifications

FLOORING

- Tiled floor in bathroom and ensuite
- Carpet floor in living, bedrooms, and hallway upstairs - Maiden Lane
- Kitchen, dining, & entry - Laminate Quick Step Impressive
- 11mm Formx Blue Underlay

DECORATING

- Fully painted – Resene Paints

PLUMBING

- Gas water heater - Dux 26ENG6N
- Brass outdoor taps

BATHROOM - ENSUITE - WC - LAUNDRY

- Vanities - Evoke wall mounted
- Toilet suite - Frank back to wall rimless toilet
- Basin mixers - Evoke wall mounted
- Shower mixer - Evoke shower mixer gunmetal
- Shower slide - Evoke double head
- Fully tiled, glass surround showers
- Towel rail - Largo single bar square heated bar
- Bath (main bathroom) Vogue Zurich freestanding 1500mm
- Laundry inbuilt cabinetry, 20mm laminate benchtop, with tiled splashback
- Mirrors fitted with demisters

GARAGE

- Fully lined, stopped, and painted
- Windsor insulated garage door - woodgrain flat panel with an electric opening unit and two remotes
- Garage carpet - standard black anthracite

LANDSCAPING

- Fully landscaped - raised gardens, fruit trees and plants
- 1800mm high timber fence
- Concrete driveway
- Concrete, paved, and stoned paths
- Timber front entry and entertainers deck
- Letterbox
- Mulch to gardens
- Block feature wall with aluminum panels and steel entry gates

INSURANCE

- Builders risk insurance during construction

SERVICES

- Power
- Sewage, stormwater & water
- Site cleared of building rubbish
- Interior & exterior of house professionally cleaned on completion