

Specifications

1/36 (LOT 30) KAURI POINT DRIVE, HORSHAM DOWNS

SITE WORKS & 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 Aspire Heritage Red - 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
- Aluminum window shrouds
- Entry aluminum louvres

INTERIOR

- Interior doors - 2200mm - Avon Hag 11 (U Groove)
- Floor to ceiling custom master bedroom wardrobe
- Custom in-built wardrobes to bedrooms two and three
- 2400mm stud height
- Windsor Futura door handles - brushed nickel
- 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 - 12mm prime porcelain with waterfall ends on the island
- LED feature strip lighting
- Sink mixer - Evoke Gooseneck sink brushed nickel
- Insinkerator food waster disposer model 56 with air switch
- Robinhood 70cm powerpack RPC3CL70SS/MB- Tiled splashback - brick bond 1/3 offset
- Kitchen sink - Derby single bowl DV107 under mount

ELECTRICAL

- Dishwasher - Bosch built under bench SMU2ITS01A
- Oven - Bosch 7F SS wall oven - series 4 HBA534BS3A
- Gas hob - Bosch 90cm gas cooktop SS PCR9A5190A
- Heating: downstairs - Hiwall Fujitsu & upstairs: Fujitsu ducted aircon
- Arrowhead alarm - EC-KIT LCD
- Feature lighting throughout house - includes sensor lighting, main living and bedroom dimmers, and bathroom night lighting

FLOORING

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

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BATHROOM - ENSUITE - WC - LAUNDRY

- Vanities - Velora Luxe wall mounted
- Toilet suite - Frank back to wall rimless toilet
- Basin mixers - Evoke wall mounted brushed nickel
- Shower mixer - Evoke shower mixer brushed nickel
- Shower slide - Evoke double head brushed nickel
- Fully tiled, glass surround showers
- Towel rail - Largo single bar square heated bar
- Bath (main bathroom) Lexington reestanding 1500mm
- Laundry inbuilt cabinetry, 30mm laminate benchtop, with tiled splashback
- Mirrors fitted with demisters

DECORATING

- Fully painted – Resene Paints

PLUMBING

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

LANDSCAPING

- Fully landscaped - raised gardens, fruit trees and plants
- 1800mm & 1200mm high aluminum fence
- Concrete driveway
- Concrete, paved, and stoned paths
- Timber front entry and entertainers deck
- Letterbox
- Mulch to gardens
- Block feature wall with aluminum panels.

INSURANCE

- Builders risk insurance during construction

SERVICES

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