



TE AWA RISE

Lot 18

41 Whakahaumako Road



Land Area: 386m²

Floor Area: 177m²

Part 1 Renders

Part 2 Plans & Elevations

Part 3 Construction Specification

Part 4 Materials & Finishes

Part 5 Fixtures & Fittings Selections

41 Whakahaumako Road

This compact 4-bedroom sanctuary, measuring 179 square meters, features striking black cladding with warm, natural wooden accents, exemplifying high-end urban style.

The open-plan interior is a design highlight, optimally positioned to maximize all-day sunlight. Large north-facing windows flood the living areas with natural light and warmth, seamlessly linking indoor comfort with a private, sun-filled outdoor space.

Stepping directly from the living area onto the ideal north-facing patio makes for perfect entertaining, relaxing, and enjoying Kiwi life.

The four smart bedrooms include a master suite with a private ensuite and walk-in robe, serving as a personal retreat to end your day.

Part 1

Renders

The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.





Part 2

Plans & Elevations

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Lot 18 — Part 2

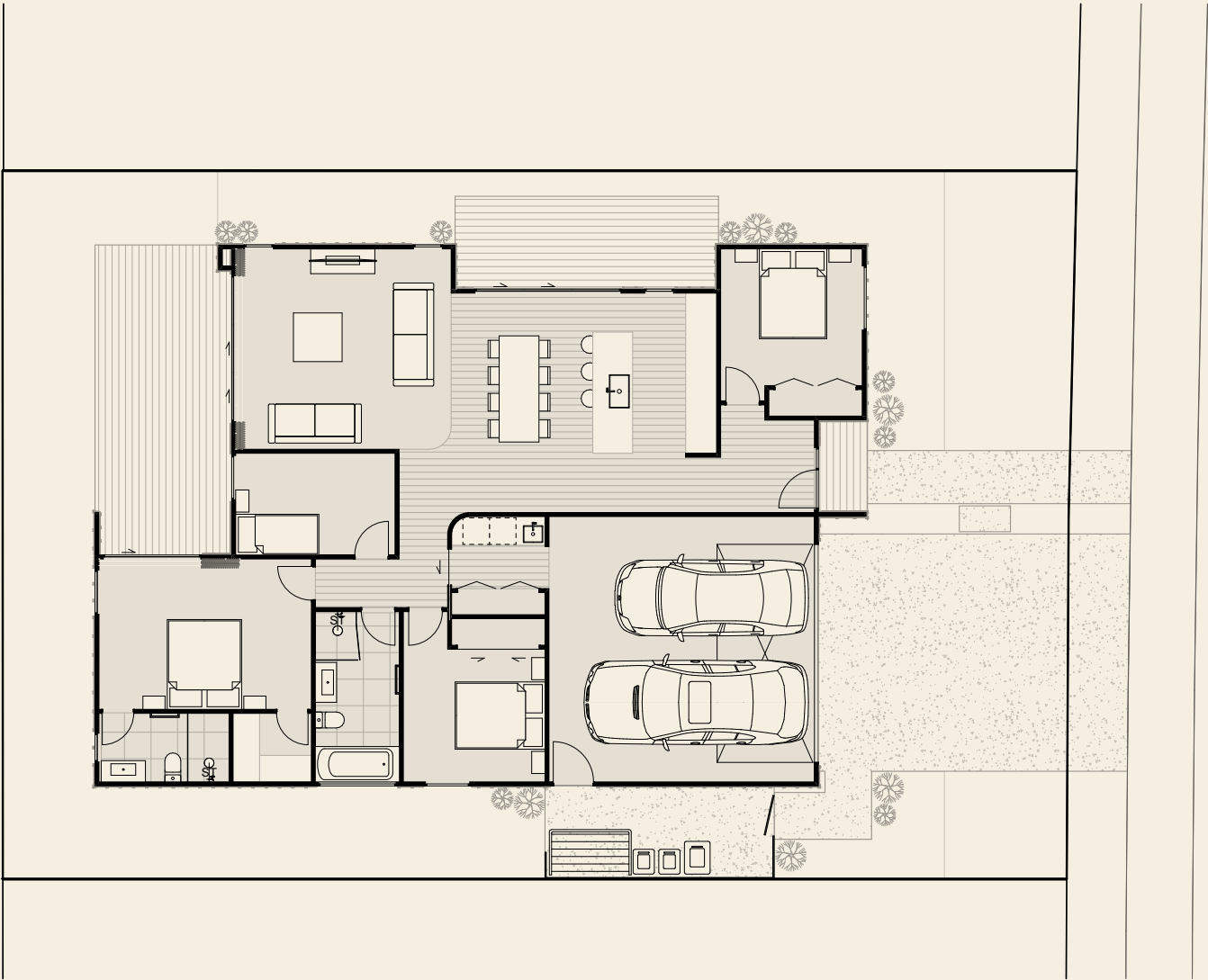
Floor Plan



Site Area: 386m²
Floor Area: 177m²
Roof Area: 190m²

Floor area noted is over cladding.
Areas are rounded.

Finishes, fixtures and cabinetry are shown to provide context and may not accurately represent the final product. Landscaping design, decking and patio areas may be subject to change dependent on site conditions. Floor area noted is over cladding. This plan is conceptual only to provide an indicative layout to prospective clients.



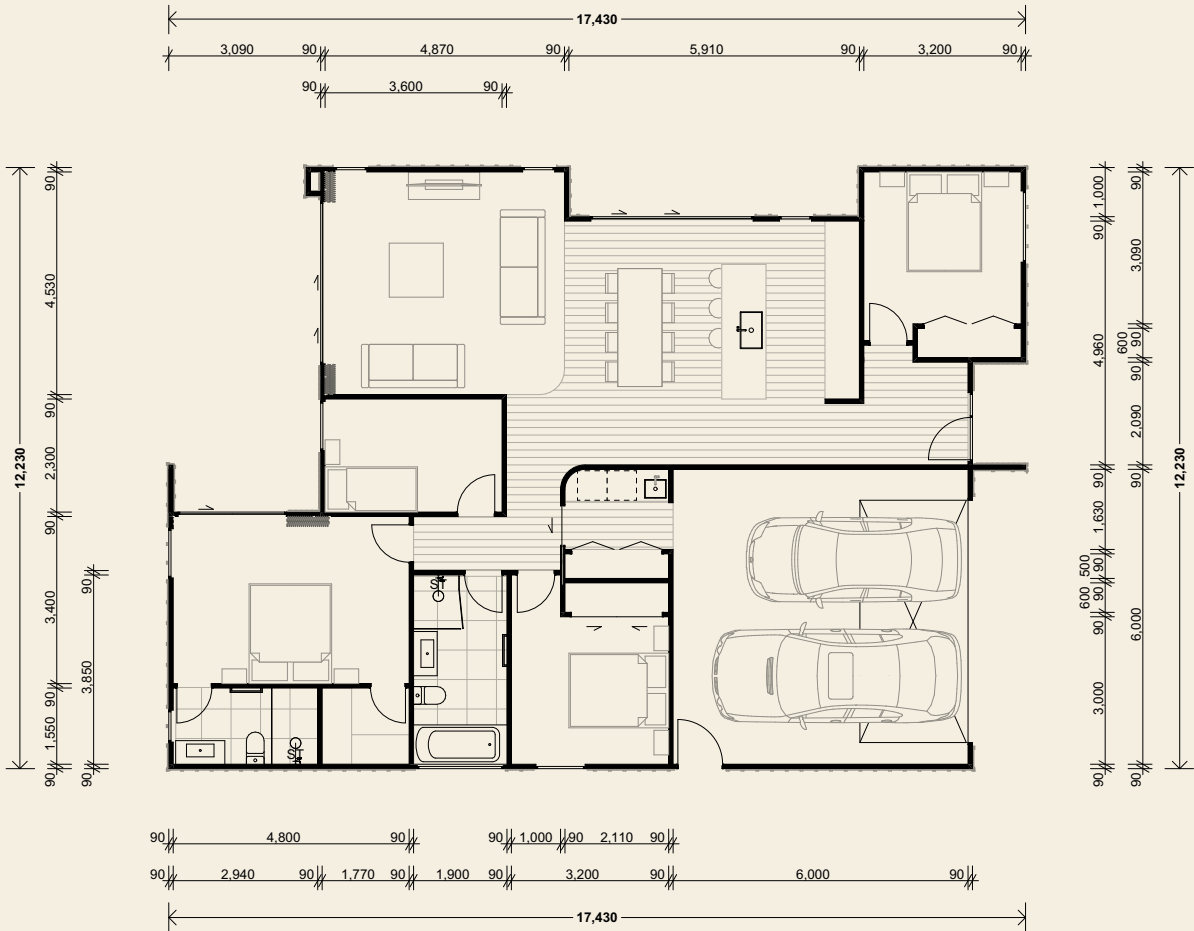
Lot 18 — Part 2 Dimension Plan



Site Area: 386m²
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Lot 18 — Part 2

Elevations

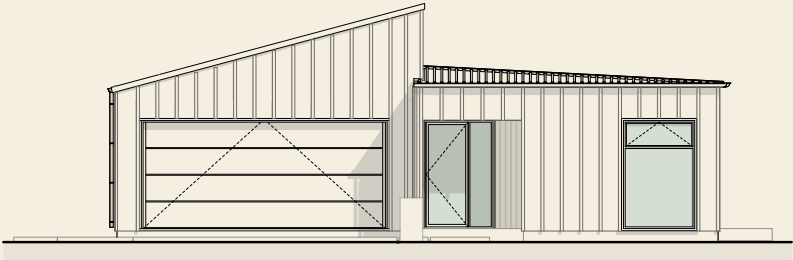
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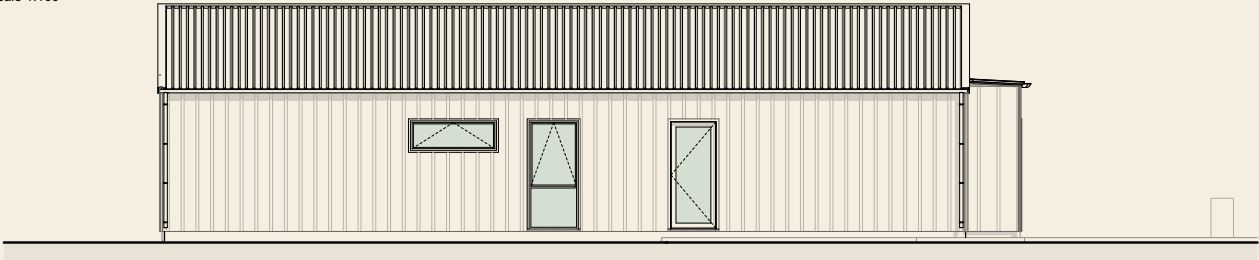
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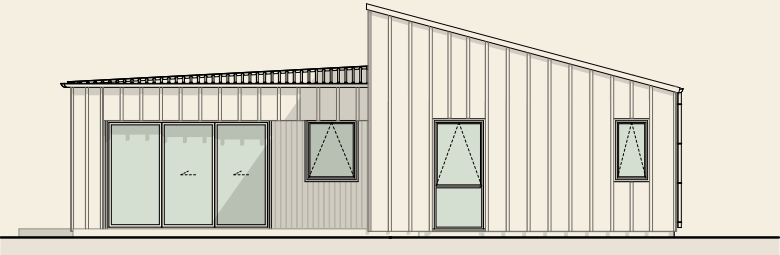
North Elevation
Scale 1:100



East Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

Part 3

Construction Specification

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Lot 18 — Part 3

Construction Specification

Item	Description	Brand
Floor structure	Standard Raft Slab	
Internal heating and cooling	Ducted system to living and bedrooms with central temperature control	As sourced by builder
External walls	90mm thick SG8 H1.2 timber framing	As sourced by builder
Exterior cladding – Board & Batten	Triclad Enduraclad 12mm sheet cladding with 65x19 Battens	Triclad
Feature Cladding	JSC TMT55 Vertical Shiplap Weatherboard TMT Taiga	JSC
Soffits	Hardie Flex	James Hardie
Roofing	Dimond Styline	Dimond
Roofing - Spouting	125mm Quarter Round gutter	Dimond
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel
Window joinery	APL Residential Aluminium Joinery	As sourced by Builder
Windows glass	Double glazed, low E with argon filled Glass	As sourced by Builder
Window handles	APL Urbo range	APL
Window jambs	Standard Pine	As sourced by builder
Internal wall lining	10mm GIB Standard. level 4 finish	GIB
Bathroom walls	10mm GIB Aqualine	GIB
Ceiling Lining	13mm GIB Standard. level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.	GIB
Skirtings	90 x 10mm Square Pine	As sourced by builder
Architraves	90 x 10mm Single Bevel Pine	As sourced by builder
Insulation	Walls R2.8 90mm Ceiling R7.0 260mm	As sourced by builder

Lot 18 — Part 3

Construction Specification

Item	Description	Brand
Internal doors	Hollow Core	As sourced by builder
Internal door jambs	Pine	As sourced by builder
Internal door handles	Windsor Futura Range	Windsor
Door hinges	To match hardware	As sourced by builder with NT joinery
External front door	Reeded Glass Front Door	As sourced by builder
Front door handle – inside	Verge plain	Windsor
Front door handle – outside	Verge plain	Windsor
Hot water heating	Rinnai Infinity A26 Continuous Flow Gas Water Heater – External	Rinnai
Garage door	Colorsteel powdercoated sectional. Automatic with 2 remotes. Colour to match joinery	As sourced by builder
Cabinetry	Cabinetry to be provided as per cabinetry drawings. Master wardrobe to include white melamine carcass with shelving and hanging rail. Bedroom wardrobes to include shelf and hanging rail.	
Driveway	Concrete – Full Oxide	
Patios	Concrete – Full Oxide	
Decking	Kwila	
Mailbox	Catelina mailbox Flaxpod colour attached to macrocapa post as per Design Guidelines	
Clothesline	Extending or folding system	Hills Extendaline or Paraline
Fencing	1.8m high Type B fencing to all side boundaries in accordance with the design guidelines. The same fencing type shall be used to enclose the service court area, including provision of a gate to the road frontage.	
Landscaping	Assorted native plants and bark (as per Design Guidelines) in any house side gardens. Lawns surrounding the house beyond side gardens, driveway, footpaths,	

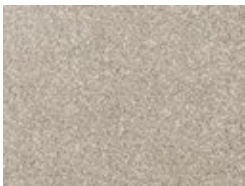
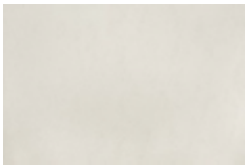
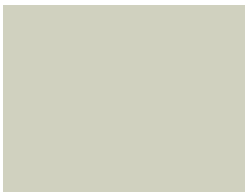
Part 4

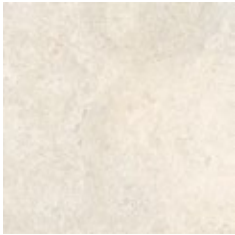
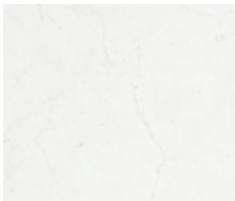
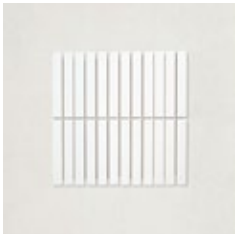
Materials & Finishes

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	Description	Notes	Supplier	Finish	
Cladding	James Hardie Board & Batten		Triclad	Flaxpod	
Timber Cladding Details	Tiaga		JSC	Scumble Weona	
Roofing	Flaxpod				
Gutters & Downpipes	Flaxpod				
Fascia Boards	Flaxpod				
Joinery	Flaxpod				
Soffit	Flaxpod				
Garage Door	Iron Sand				

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls	Wash n Wear – Mt Aspiring Quater		Dulux	Low Sheen	
Walls – WC/ENS	Aquaenamel - Mt Aspiring Quater		Dulux	Low Sheen	
Ceiling	Fast Dry – Mt Aspiring Quater		Dulux	Flat	
Skirting/ Trims	Fast Dry – Mt Aspiring Quater		Dulux	Low Sheen	
Doors	Fast Dry – Mt Aspiring Quater		Dulux	Acrylic Enamel Semi-Gloss	

	Description	Size	Supplier	Finish	
Flooring					
Garage Flooring	Polypropylene Garage Carpet			Crazy	
Carpet	Feltex Okiwi Bay – Nixon		Flooring Xtra	Solution dyed nylon	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
Kitchen + Studio Kitchenette					
Benchtops & Backsplash	Mont Blanc		Primestone	Texture LS	
Joinery Back	Linden		Prime Panels	Timberland	
Joinery Island	Northern Oak		Prime Panels	Timberland	
Kitchen Hardware	Blum Soft Closing				
Kitchen Pulls Tall Units	Toledo 4041	320mm		Brushed Nickel	

	Description	Size	Supplier	Finish	
Master Bedroom					
Joinery	Standard White – Joinery Supply				
Bathrooms					
Bathroom Tiles	Heritage Cornsilk	600x600mm	European Ceramics	R11	
Grout Colour	Caribbean - 137		Mipei		
Laundry					
Joinery Fronts	Standard White – Joinery Supply				
Bench Top	Buller Stone	Square Edge	Prime Laminate	Matt	
Cabinet Pulls	Lorette Overlay Handle	51mm	Elite hardware	Brushed Nickle	
Splashback	Stick Mosaics		European Ceramics	Matt	

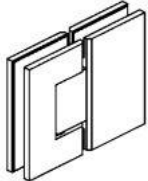
Part 5

Fixtures & Fittings Selections

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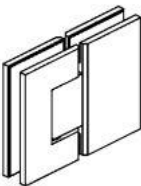
	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Mixer	Greens, Mika Pull Down Sink Mixer		Harrison Bloy	Chrome	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self-cleaning	OB60SD9PB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB2	Fisher and Paykel		
Rangehood		HP60IDCHX4	Fisher and Paykel		
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4X2	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface	900mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9416	900x700mm	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Shower Head	Watersino Pin Shower Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain TBC by builder		As supplied by builder	Chrome	
Shower Glass Hardware			Opus Glass Hardware	Chrome	
Bathroom Fan			As supplied by builder		

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Vanity	Bath Co/ Solid Surface	900mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9416	900x700mm	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain 1000		As supplied by builder	Chrome	
Bath	Newark Back to Wall Bath	1500	Newtech		
Spout	Pin Bath Spout		Harrison Bloy	Chrome	
BathMixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Bathroom Fan			As supplied by builder		

Shower Head	Watersino Pin Slide Rail	Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)	Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain TBC by builder	As supplied by builder	Chrome	
Shower Glass Hardware		Opus Glass Hardware	Chrome	
Bathroom Fan		As supplied by builder		

	Description	Size	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/Steel	
Mixer	Watersino Pin Gooseneck Kitchen Mixer		Harrison Bloy	Chrome	

	Description	Size	Supplier	Finish	
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl		Windsor	Brushed Nickel	
Interior Door Handles	Futura Apex Lever Set		Windsor	Brushed Nickel	
Door Hinges	Hinge SS Loosepin Radius 89x60x2mm		Windsor	Brushed Nickel	
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	

	Description	Size	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand		
Recessed Downlights	R771 - 92mm		Halcyon		
Exterior Wall Lights	Q504056		Ambius		
Kitchen Island Pendant	Menardi 1500mm CCT Pendant SKU: 23771		Lighting Direct	Stone/White	

Thank you

TE AWA RISE

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Keri Rua Road, Cambridge, Waikato



Disclaimer: Whilst every care has been taken to establish the accuracy of the material presented here, the material is not warranted by the operator and does not form part of any contract. The material is subject to change without notice. Prospective purchasers are advised to make their own enquiries to satisfy themselves on all aspects.

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