



TE AWA RISE

Lot 41

6 Awarua Crescent



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Land Area: 523m²

Floor Area: 218m²

Part 1 Renders

Part 2 Plans & Elevations

Part 3 Construction Specification

Part 4 Materials & Finishes

Part 5 Fixtures & Fittings Selections

6 Awarua Crescent

Multi-generational living, working from home, or home and income, never looked so good.

Why compromise on space or style for practicality when you can have it all? This stunning, architecturally designed home offers the ultimate in flexibility for modern living. We bring you a contemporary, highly specified 3-bedroom family home with a luxurious master suite featuring a walk-in robe and ensuite, plus a detached, private flat that provides the perfect solution for a teenage retreat, in-law accommodation, guest suite, or creative studio. Enjoy the freedom of separate living spaces, with the assurance that everyone has their own space and independence, under one roof.

The living area in the main home is a generous open-plan space, featuring an engineered-stone kitchen island and a scullery, composite timber flooring, and high-quality blinds and drapes, ensuring cosiness and privacy. The home will always be comfortable and dry, thanks to your ducted heating and cooling system, low-E argon-filled double glazing, and thermal heart thermally broken joinery.

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

Lot 41

Part 1

Renders

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Part 2

Plans & Elevations

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Lot 41 — Part 2

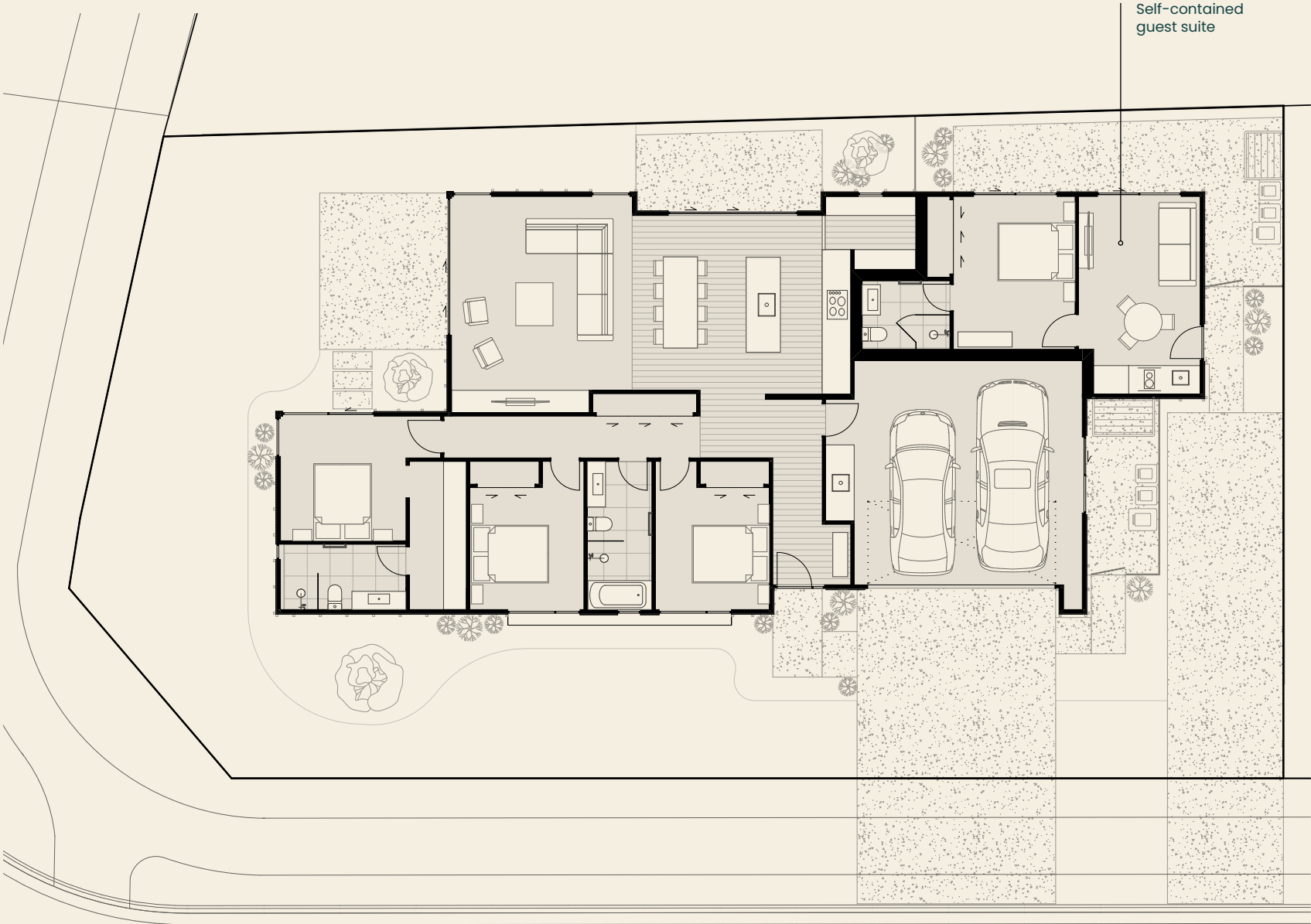
Floor Plan



Site Area: 523m²
Floor Area: 218m²
Roof Area: 228m²

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 41 — Part 2 Dimension Plan



Site Area: 523m²
 Floor Area: 218m²
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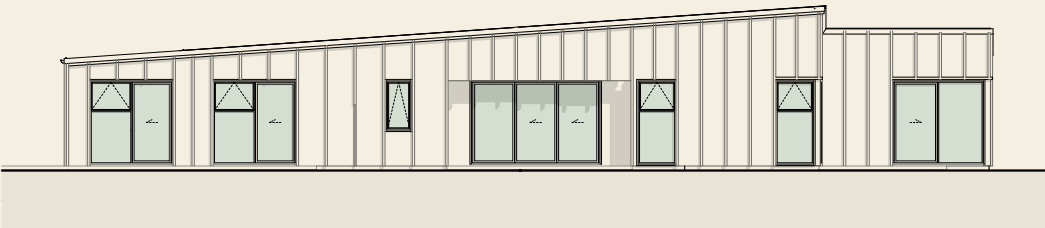
Lot 41 — Part 2

Elevations

Site Area: 523m²
Floor Area: 218m²
Roof Area: 228m²

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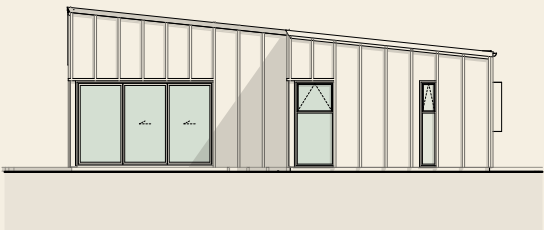
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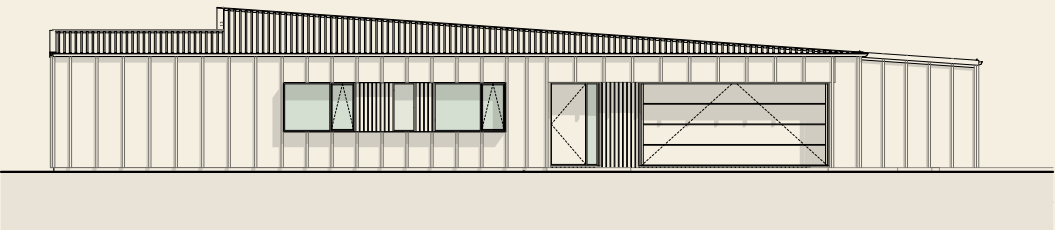
North Elevation
Scale 1:120



East Elevation
Scale 1:120



West Elevation
Scale 1:120



South Elevation
Scale 1:120

Part 3

Construction Specification

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Lot 41 — 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
Heating and cooling for Flat	Highwall Heatpump in living	As sourced by builder
External walls	90mm thick SG8 H1.2 timber framing	As sourced by builder
Intertenancy Wall	GBTLAB 60c - GIB Barrierline with 13mm each side and R2.2mm pink batts	
Exterior cladding	Triclad Enduraclad 12mm sheet cladding with 60x60 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
Window Shroud	Window shroud in street facing window.	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	Grooved Pine	As sourced by builder
Internal wall lining	10mm GIB Standard. level 4 finish	GIB
Bathroom walls	10mm GIB Aqualine	GIB

Lot 41 — Part 3

Construction Specification

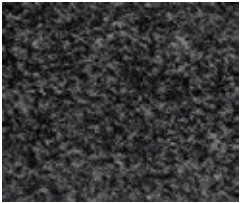
Item	Description	Brand
Ceiling Lining	13mm GIB Standard. level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.	GIB
Skirtings	90 x 10mm Square Pine	As sourced by builder
Architraves	90 x 10mm Single Bevel Pine	As sourced by builder
Insulation	Walls R2.8 90mm Ceiling R7.0 260mm	As sourced by builder
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
External front door	Plasma – solid panel aluminum powder coated to match joinery	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, decks, and patio areas.	

Part 4

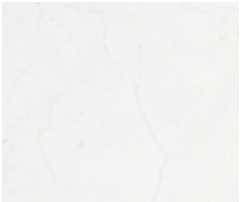
Materials & Finishes

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	Description	Notes	Supplier	Finish	
Cladding	Triclad with Custom battens		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	
Flooring					
Garage Flooring	Polypropylene Garage Carpet			Crazy	
Carpet	Feltex Okiwi Bay – Nixon		Flooring Xtra	Solution dyed nylon	

	Description	Size	Supplier	Finish	
Laminate Flooring	Odense – Clouded Oak	240mm width	Flooring Xtra	Clouded Oak	
Kitchen + Studio Kitchenette					
Benchtops & Backsplash	Ohakune		Primestone	Polished	
Joinery Island	Melteca Mist		Laminex	Organic	
Joinery Back	Tuscan Oak		Prime Panels	Timberland	
Kitchen Hardware	Blum Soft Closing				
Kitchen Pulls Tall Units	Toledo 4041	320mm		Bronze	
Master Bedroom					
Joinery	Standard White – Joinery Supply				

	Description	Size	Supplier	Finish	
Bathrooms					
Bathroom Floor Tiles	Heritage Cornsilk	600x600mm	European Ceramics	R11	
Bathroom Wall Tiles	Heritage Cornsilk	600x600mm	European Ceramics	R10	
Grout Colour	Caribbean - 137		Mipei		
Laundry					
Joinery Fronts	Standard White – Joinery Supply				
Bench Top	Blanco Marquina	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

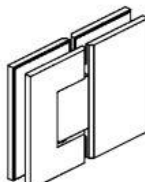
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	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Mixer	Greens, Mika Pull Down Sink Mixer		Harrison Bloy	Chrome	
Fridge	Not supplied				
Oven	Oven, 60cm, 5 function, self-cleaning	OB60SD9PB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB2	Fisher and Paykel		
Rangehood		HP60IDCHX4	Fisher and Paykel		
Dishwasher	Series 7 Contemporary Dishwasher	DW60UN4B2	Fisher and Paykel		

Studio Kitchenette

Sink	Mercer DV102 Essex Kitchen Sink	400x400	Mercer	SS	
Mixer	Greens, Mika Pull Down Sink Mixer		Harrison Bloy	Chrome	
Fridge	Not supplied				
Oven	Oven, 60cm, 7 function	OB60SC7CEB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 30cm, 2 Zones	CI302DB1	Fisher and Paykel		
Rangehood		HP60IDCHX4	Fisher and Paykel		

	Description	Size	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface 1 drawer	1200mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9418	1200x700m m	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	

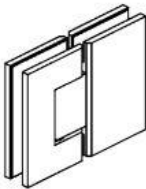
	Description	Size	Supplier	Finish	
Shower Head	Watersino Pin Shower Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain TBC by builder		As supplied by builder	Chrome	
Shower Glass Hardware			Opus Glass Hardware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

	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 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		

Studio Bathroom

Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Harrison Bloy	Chrome	
	Enya BTW Toilet Suite		Harrison Bloy	White	
Sink	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Vanity	Bath Co/ Solid Surface 1 drawer	650mm	Harrison Bloy	White	
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Ambience Backlit Mirror SKU: 9412	600x700mm	Newtech		
Towel Rail	Genesis Towel Warmer		Heirloom	Chrome	

Mixer	Pin Wall Mixer & Spout	Harrison Bloy	Chrome	
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	Minota 1800mm CCT Pendant SKU: 22569		Lighting Direct	Black	

Thank you

TE AWA RISE

Te Awa Rise

Keri Rua Road, Cambridge, Waikato



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