



TE AWA RISE

Lot 53

83 Keri Rua Road



Land Area: 585m²

Floor Area: 194m²

Part 1 Renders

Part 2 Plans & Elevations

Part 3 Construction Specification

Part 4 Materials & Finishes

Part 5 Fixtures & Fittings Selections

83 Keri Rua Road

Nestled at the end of a peaceful cul-de-sac in one of Cambridge's most vibrant and connected new neighbourhoods, this striking home effortlessly captures attention with its contemporary, bold yet inviting design. The modern exterior, featuring durable brick and Oblique weatherboard, not only offers an architecturally refined look but also promises enduring beauty with minimal effort.

Inside, the quality shines through — sleek composite stone benchtops in the kitchen combine beauty and durability, ready to withstand real life, while ducted heating and cooling ensures year-round comfort. The clean lines, balanced proportions, and minimalist palette allow the craftsmanship to truly stand out.

The open-plan living and dining area connect seamlessly to the covered outdoor dining and backyard, perfectly positioned to enjoy Te Awa Rise's renowned sunny, north-facing aspect. Whether savouring a quiet morning coffee or sharing lively evenings with friends, the effortless indoor-outdoor flow makes this home feel warm, welcoming, and truly special.

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 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

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 53 — Part 2

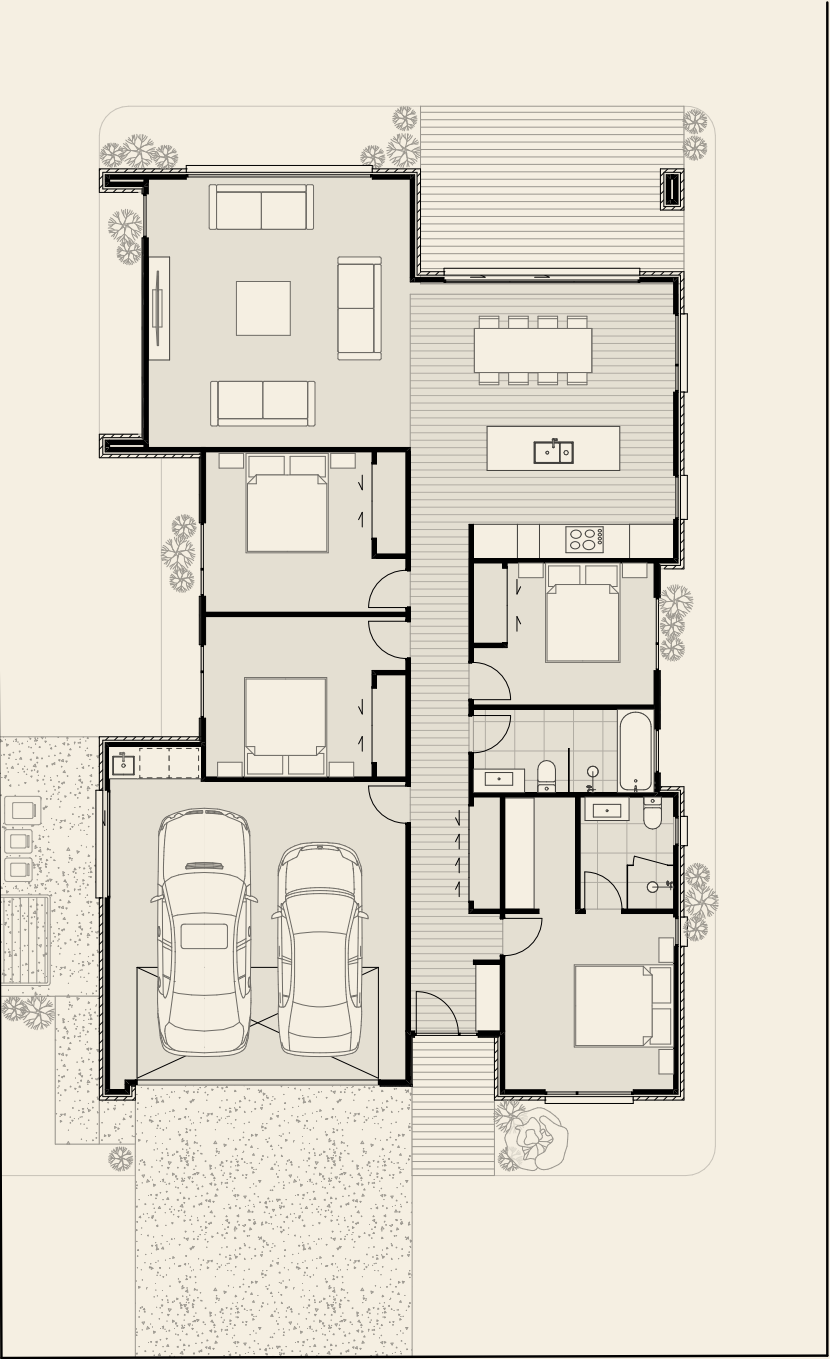
Floor Plan



Site Area: 585m²
Floor Area: 194m²
Roof Area: 215m²

Floor area noted is over cladding.
Areas are rounded.

Pre-consented specifications.
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.



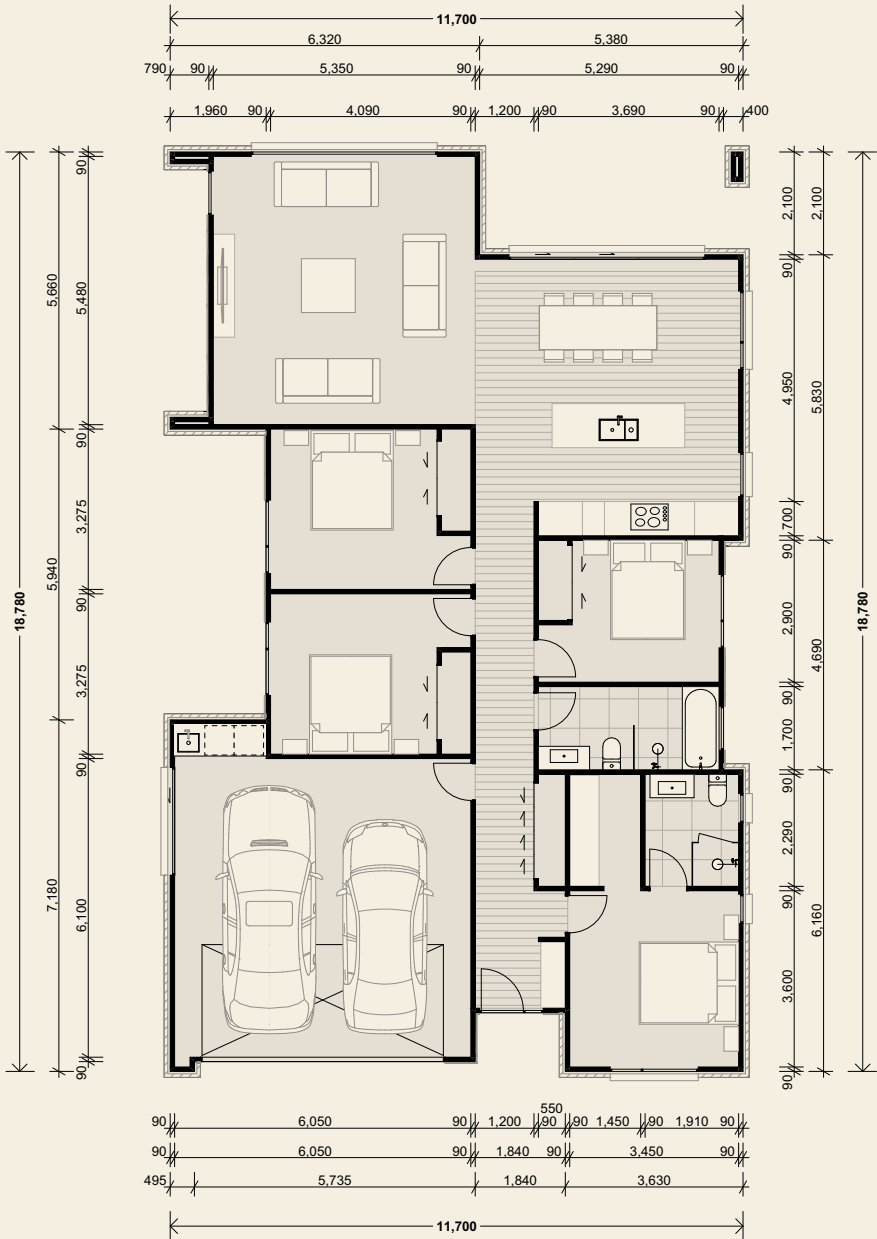
Lot 53 — Part 2 Dimension Plan



Site Area: 585m²
 Floor Area: 194m²
 Roof Area: 215m²

Floor area noted is over cladding.
 Areas are rounded.

Pre-consented specifications.
 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 53 — Part 2

Elevations

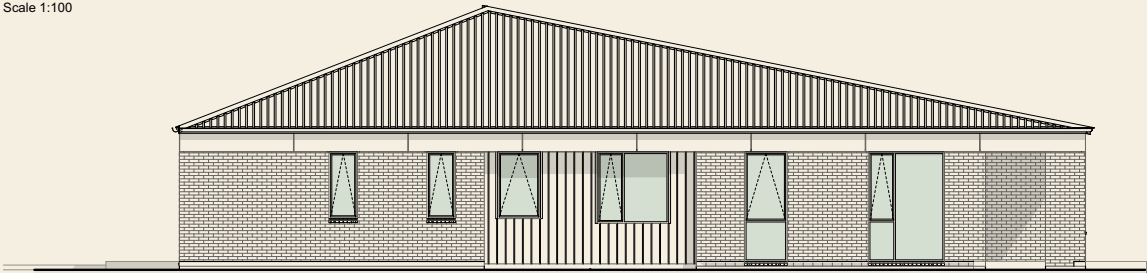
Site Area: 585m²
Floor Area: 194m²
Roof Area: 215m²

Floor area noted is over cladding.
Areas are rounded.

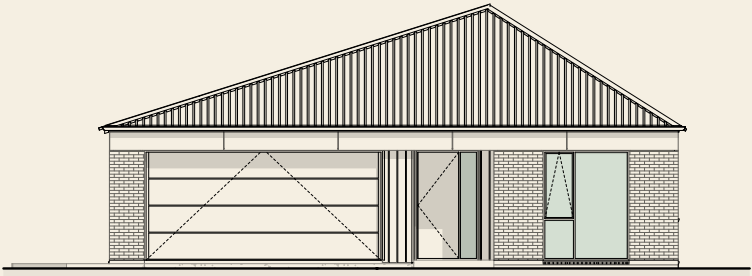
Pre-consented specifications.
Finishes, fixtures and cabinetry are shown to provide context and may not accurately represent the final product. Landscaping design, decking and patio areas may be subject to change dependent on site conditions. Floor area noted is over cladding. This plan is conceptual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



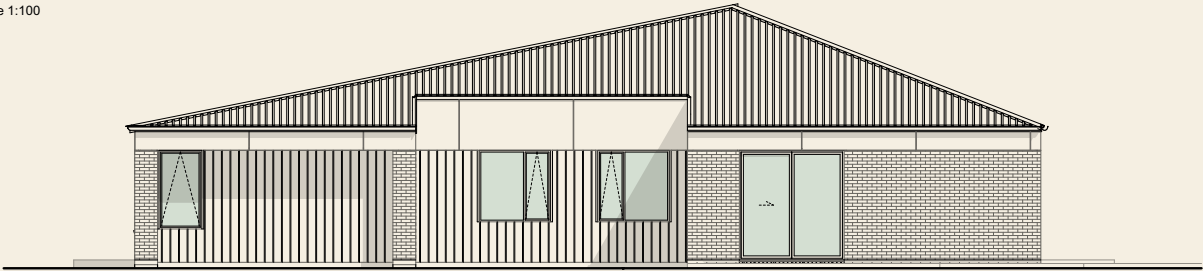
North Elevation
Scale 1:100



East Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

Part 3

Construction Specification

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 53 — 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 – Brick	Origin Shoreline 230x76x70 clay bricks. Mortar colour Antique White. Weathered finish	Canterbury Clay Bricks
Exterior Cladding 1	James Hardie Oblique Weatherboard, 200mm wide	James Hardie
Exterior Cladding 2	JH 9mm Axon Panel Smooth or similar	James Hardie
Soffits	9mm fibre cement board, stopped	Villaboard
Roofing	Corrugate roofing	As sourced by Builder
Roofing - Spouting	150 half round gutter	As sourced by Builder
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 wall lining	10mm GIB Aqualine	GIB and James Hardie
Ceiling Lining	13mm GIB Standard. level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped. Paint ceiling flat.	GIB
Skirting	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 53 — 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
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.	

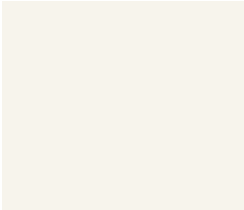
Part 4

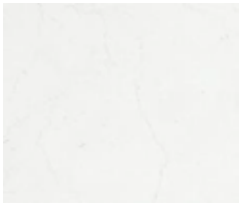
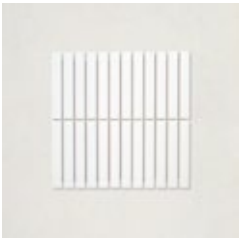
Materials & Finishes

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

	Description	Notes	Supplier	Finish	
Cladding	Origin Shoreline		Brickworks	Weathered Mortar in Antique White	
Roofing	Sandscape				
Gutters & Downpipes	Sandscape				
Fascia Boards	Sandscape		Dulux		
Joinery	Sandscape				
Soffit	Mt Aspiring Quarter		Dulux		
Garage Door	Sandscape				

	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	

	Description	Size	Supplier	Finish	
Carpet	Feltex Okiwi Bay - Solution dyed nylon		Flooring Xtra	Nixon	
Laminate Flooring	Range: Pergo Odense	240mm W 2050mm L 9.5 Thick	Flooring Xtra	Clouded Oak	
Kitchen					
Benchtops & Backsplash	Astra		Primestone	Polished	
Joinery Island	Whisper		PrimePanels	Velvet	
Joinery Back	Northern Oak		PrimePanels	Timberland	
Kitchen Hardware	Blum Soft Closing				
Kitchen Pulls Tall Units	Toledo 4041	320mm		Brushed Nickle	

Master Bedroom					
	Description	Size	Supplier	Finish	
Joinery	Standard White – Joinery Supply				
Bathrooms					
Bathroom Floor & Wall Tiles	Range: Heritage Colour: Cornsilk	600x600mm 9mm Thick	European Ceramics		
Grout Colour	Caribbean - 137		Mapei		
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	

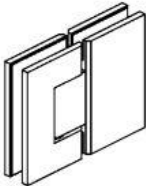
Part 5

Fixtures & Fittings Selections

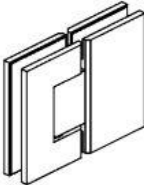
The included specifications may change due to availability, build circumstances and the like, from time to time at the operators sole discretion without notice.

	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		

	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	

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	
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		

	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 Pendant SKU: 24568		Lighting Direct	White	

Thank you

TE AWA RISE

Te Awa Rise

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.

Proudly developed by Sanderson Group.
Copyright ©2026 Sanderson Group. All Rights Reserved.

June 2026

teawarise.co.nz