



KAWARAU

HEIGHTS · QUEENSTOWN

4 Carrick Lane



3



2



2

Land Area: 520m²

Floor Area: 213m²

4 Carrick Lane

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Part 1

Images











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.

4 Carrick Lane — Part 2

Floor Plan



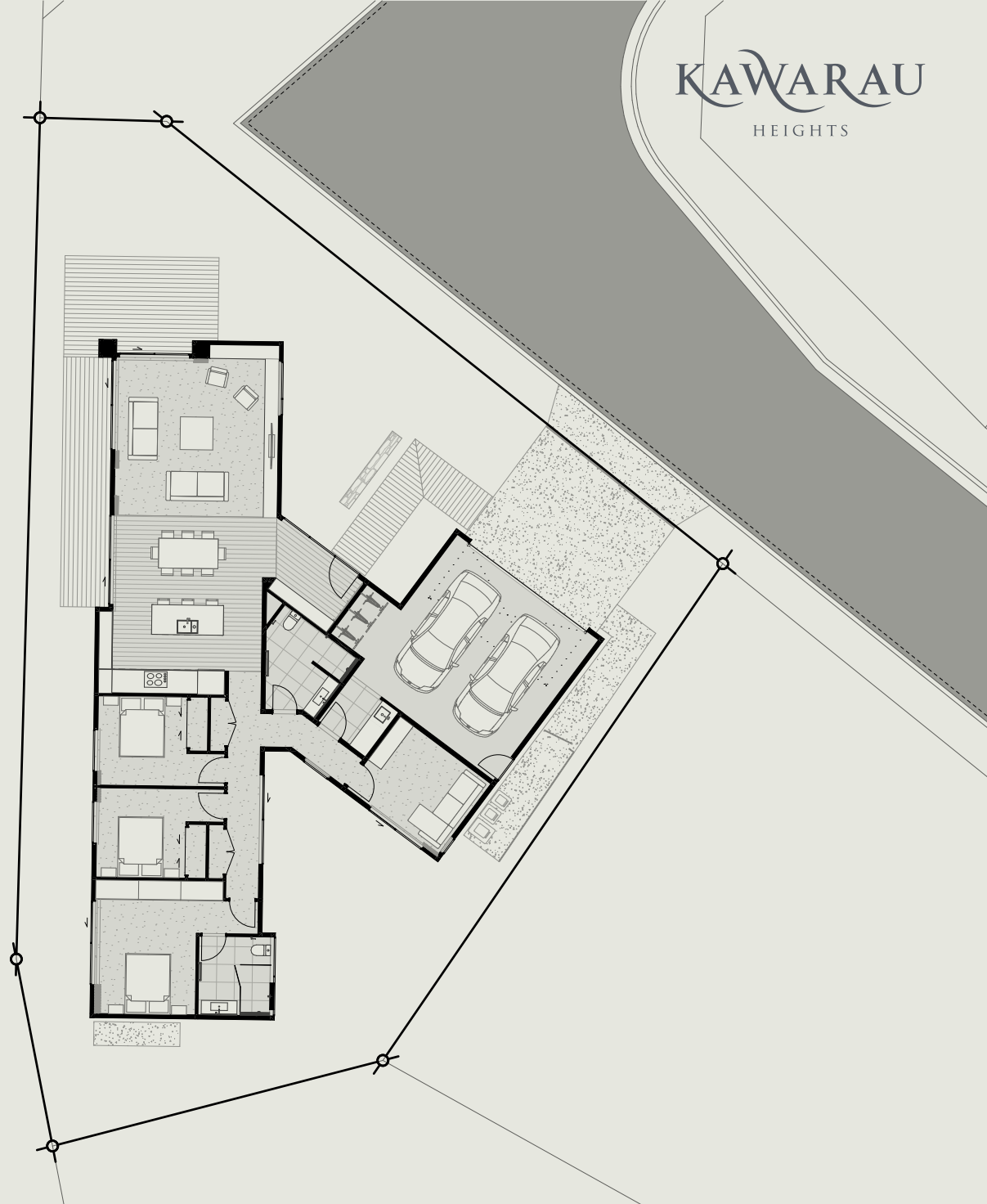
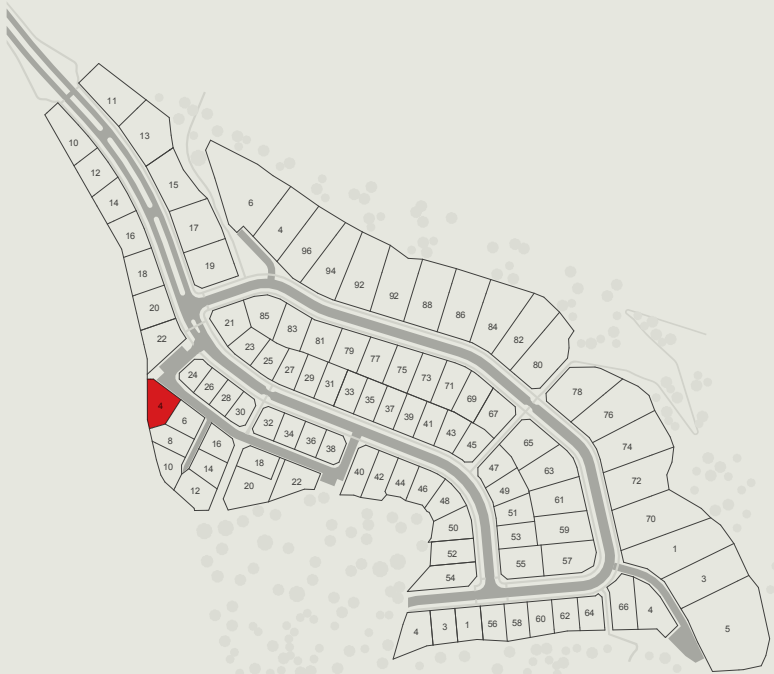
Site Area: 520m²
Floor Area: 213m²
Roof Area: 228m²

Floor area noted is over cladding.



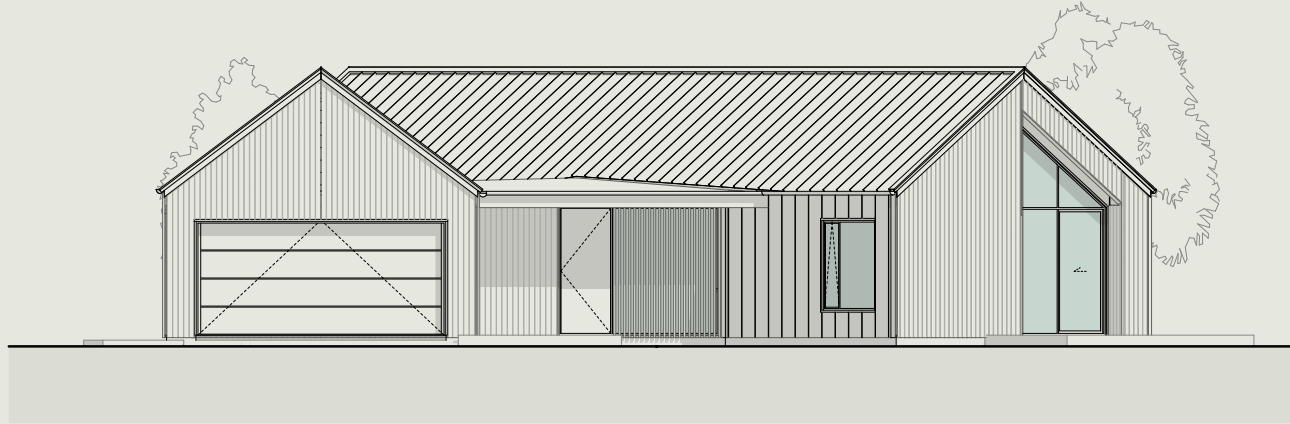
4 Carrick Lane — Part 2

Site Plan



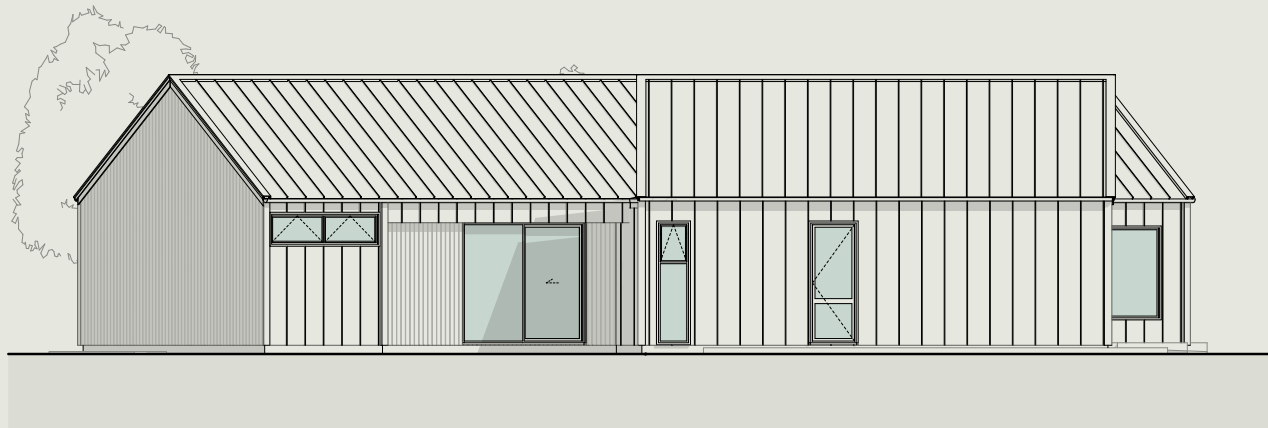
4 Carrick Lane — Part 2

Elevations



North Elevation

Scale 1:100



East Elevation

Scale 1:100

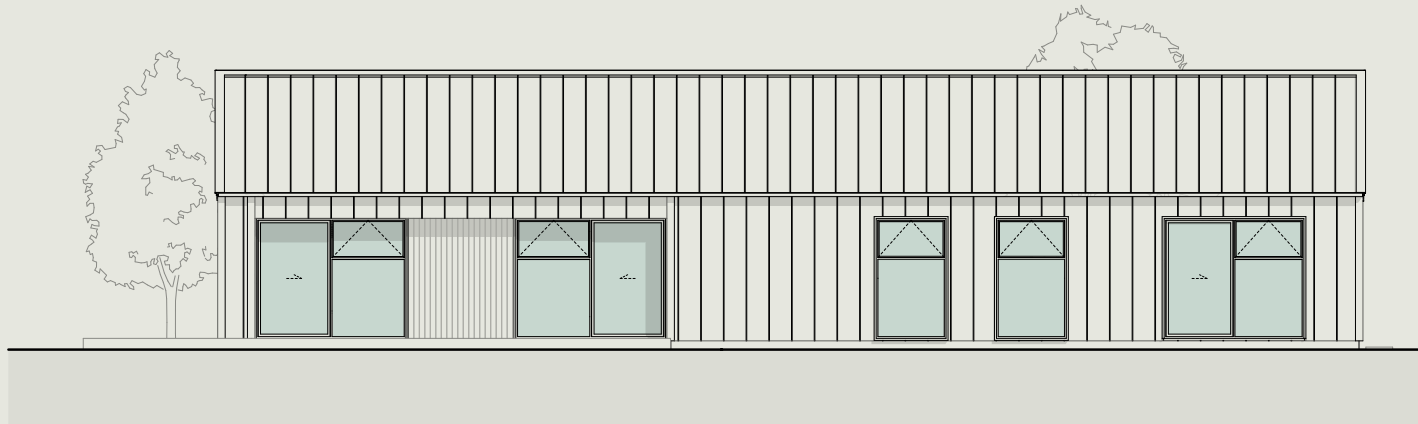
4 Carrick Lane — Part 2

Elevations



South Elevation

Scale 1:100



West Elevation

Scale 1:100

Part 3

Construction Specification

4 Carrick Lane — Part 3

Construction Specification

Item	Description	Brand
Floor structure	Fully insulated concrete raft slab with underfloor heating (specified below)	n/a
Underfloor heating	Approved in-slab hydronic heating pipe system	As sourced by builder
Internal heating and cooling	Ducted system to living and bedrooms	As sourced by builder
External walls	140mm thick FSC H1.2 timber framing (FSC Forestry Stewardship Council which confirms product is sustainable)	As sourced by builder
Exterior lining	8mm IBS RigidRAP	IBS
Exterior cladding 1	Western Red Cedar HP55 Vertical Shiplap	Herman Pacific
Exterior cladding 2	Alpine Tray	Freeman Group
Soffits 1	9mm fibre cement board, stopped	Villaboard
Soffits 2	Western Red Cedar CP3352 Installed to soffit	Hempac
Roofing - Metal	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing - Flat	Viking Enviroclad TPO over 17mm H3.2 Plywood substrate	Viking
Gutter	150mm half round gutter	
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel
Exterior Joinery	APL Metro Thermal Heart suite powder coated aluminum	APL – Altherm Window Systems
Window glass	Double glazed, low E with argon filled Glass (Frosted are Etch lite glass)	As sourced by builder
Joinery Hardware	APL Urbo range	APL
Exterior Window/Door Jambs	Gib receivers	n/a







4 Carrick Lane — Part 3

Construction Specification

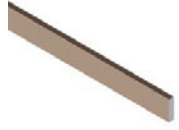


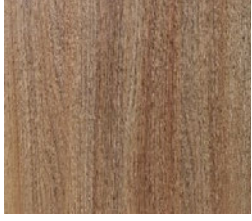
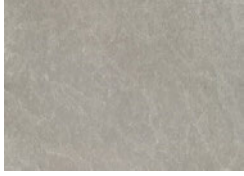

Item	Description	Brand
External front door	Plasma – solid panel aluminum powder coated door	Altherm
Internal wall lining	10mm GIB Standard. Level 4 finish	GIB
Bathroom wall lining	10mm GIB Aqualine	GIB
Ceiling lining	13mm GIB Standard. Level 4 finish in living areas & bedrooms, level 5 finish in bathrooms. Square stopped	As sourced by builder
Skirting	85x18 Square - Pine	As sourced by builder
Architrave (Int Doors)	85x18 Single bevel - Pine	As sourced by builder
Insulation	Walls R4.0 140mm Ceiling R7.0 260mm	As sourced by builder
Internal doors	Polycore Doors	As sourced by builder
Internal door jambs	Pine	As sourced by builder
Hot water heating	Rinnai Infinity Indoor (Infinity A28i)	Rinnai
Garage door	Colorsteel powdercoated sectional insulated garage door. Automatic with 2 remotes. Colour to match joinery	As sourced by builder
Driveway	12mm river pebble, exposed aggregate concrete. Laid to falls with sump and strip drains as required	
Patios	12mm river pebble, exposed aggregate concrete	
Decking	Kwila	
Mailbox	Proprietary mailbox as per Design Guidelines	
Landscaping	Assorted native plants and bark (as per Design Guidelines) in any house side gardens. Hedging on side boundary lines (between lots only). Lawns surrounding the house beyond side gardens, driveway, footpaths, decks, and patio areas	





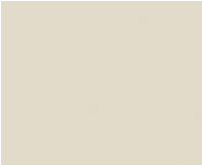



Part 4

Materials & Finishes

	Description	Notes	Supplier	Finish
Cedar Cladding	Dryden Platinum		Dyden	
Metal Cladding	Flaxpod			 FlaxPod™
Roofing	Flaxpod			 FlaxPod™
Joinery	Flaxpod			 FlaxPod™
Soffit	Cedar		Dyden	
Slab Edge	StoArmat plaster and paint system to slab edge.			
Garage Door				 FlaxPod™

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls	Mason Bay half		Dulux	Low Sheen	
Ceiling	Mason Bay Quarter		Dulux	Flat	
Skirting/Architrave	Mason Bay Half		Dulux	Low Sheen	
Doors	Mason Bay half		Dulux	Low Sheen	
Flooring					
Carpet	Okiwi Bay Red Cedar	3660mm	Feltex	Solution Dyed Nylon	
Timber Flooring	Trunk vetra	190x14mm	Vidaspace	UV Lacquer Ultra Matt	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	








	Description	Size	Supplier	Finish	
Carpet Trim	Light Champagne Flat Bar	12mm	Vidaspace		
Curtains					
Curtains	James Dunlop Zip Dune	3000mm	Quality Curtains	Sheer	
Curtain Lining Bedrooms Only	James Dunlop Shell	3000mm	Quality Curtains	Blackout	
Bedroom					
Joinery	Alberta Larch	Matching Edge Tape	Bestwood	Timberland	
Kitchen					
Island Benchtops	Gaia	3200x1600m m 20mm Thick	Primestone	Polished	
Rear Benchtop & Splashback					
Joinery Fronts	Alberta Larch	Matching Edge Tape	Bestwood	Timberland	

	Description	Size	Supplier	Finish	
Kitchen Hardware	Fade Brushed Anthracite Pulls	320mm	Archant		
Bathroom					
Bathroom Tiles	Monza Spring	600x600mm	European Ceramics		
Joinery Fronts	Alberta Larch	Matching Edge Tape	Bestwood	Timberland	
Bench Top	Fresh Concrete		Caesarstone	Concrete	
Laundry					
Joinery Fronts	Raw Cotton	Matching Edge Tape	Melteca	Organic	
Bench Top	Fresh Concrete		Caesarstone	Concrete	
Splashback	Sticks White Mosaic	296x300mm Tile size 22x145mm	European Ceramics	Matt Vertical Stack	
Hardware	Kasia Pull 4724	168mm	Elite HW	Champ. Nickel	







Part 5

Fixtures & Fittings Selections



Kitchen

	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66			n/a	
Mixer	Tube Kitchen Mixer w/ Pull out spray		Plumblinc	Brushed Nickel	
Fridge	Not supplied				
Oven	Oven, 60cm, 7 function,	OB60SC7CE B1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB1	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor	HP60IDCHX 4	F&P	Black	
Dishwasher	Series 7 Integrated Dishwasher	DW60U4I2	Fisher and Paykel		

Bathroom








	Description	Notes	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Basin Waste					
Vanity	Custom made wall hung vanity				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Galaxy 800 round backlit mirror	GA80R	Plumblin		
Towel Rail	Heirloom	THTL60.50	Plumblin	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumblin	Chrome	

Bathroom

	Description	Notes	Supplier	Finish	
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		As supplied by builder	Chrome	Bathroom Fan	
		As supplied by builder			



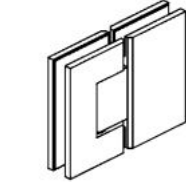
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KH Lot 89- Fittings and Fixture Schedules



	Description	Notes	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Basin Waste					
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Galaxy 800 round backlit mirror	GA80R	plumblinc		
Towel Rail	Heirloom	THTL60.50	Plumblinc	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumblinc	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumblinc	Chrome	
Shower Head	Watersino Pin Shower Column Set		Harrison Bloy	Chrome	

Ensuite

KH Lot 89- Fittings and Fixture Schedules



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

Laundry




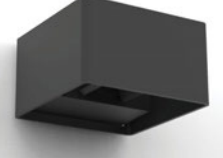

	Description	Notes	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/Steel	
Mixer	Watersino Pin Gooseneck Kitchen Mixer		Harrison Bloy	Chrome	

General

KH Lot 89- Fittings and Fixture Schedules

	Description	Notes	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	 <small>NZ HARDWARE IMAGE COPYRIGHT</small>
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	
Curtain Tracks Wall Mounted in living	Vanda verve Curtain Track		Vanda	White	

Lighting

	Description	Notes	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand		
Recessed Downlights	Dlek 3220		Hugo		
Exterior Recessed Downlights	Dlek 3220		Hugo		
Exterior Wall Lights	SWL440		Hugo		
Kitchen Island Pendants	Hue LED Linear Pendant		Lighting+		
Dining Pendant	Black Cairo-noir pendant		Murano Plus		

Thank you

KAWARAU

HEIGHTS

Kawarau Heights

Kawarau Heights Boulevard, Queenstown

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