



KAWARAU

HEIGHTS · QUEENSTOWN

12 Kawarau Heights Boulevard



3



2



2

Land Area: 543m²

Floor Area: 221m²

12 Kawarau Heights Boulevard

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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.



12 Kawarau Heights Boulevard — Part 1

Renders



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.

12 Kawarau Heights Boulevard — Part 2

Floor Plan



Site Area: 543m²
Floor Area: 221m²
Roof Area: 254m²

Floor area noted is over cladding.



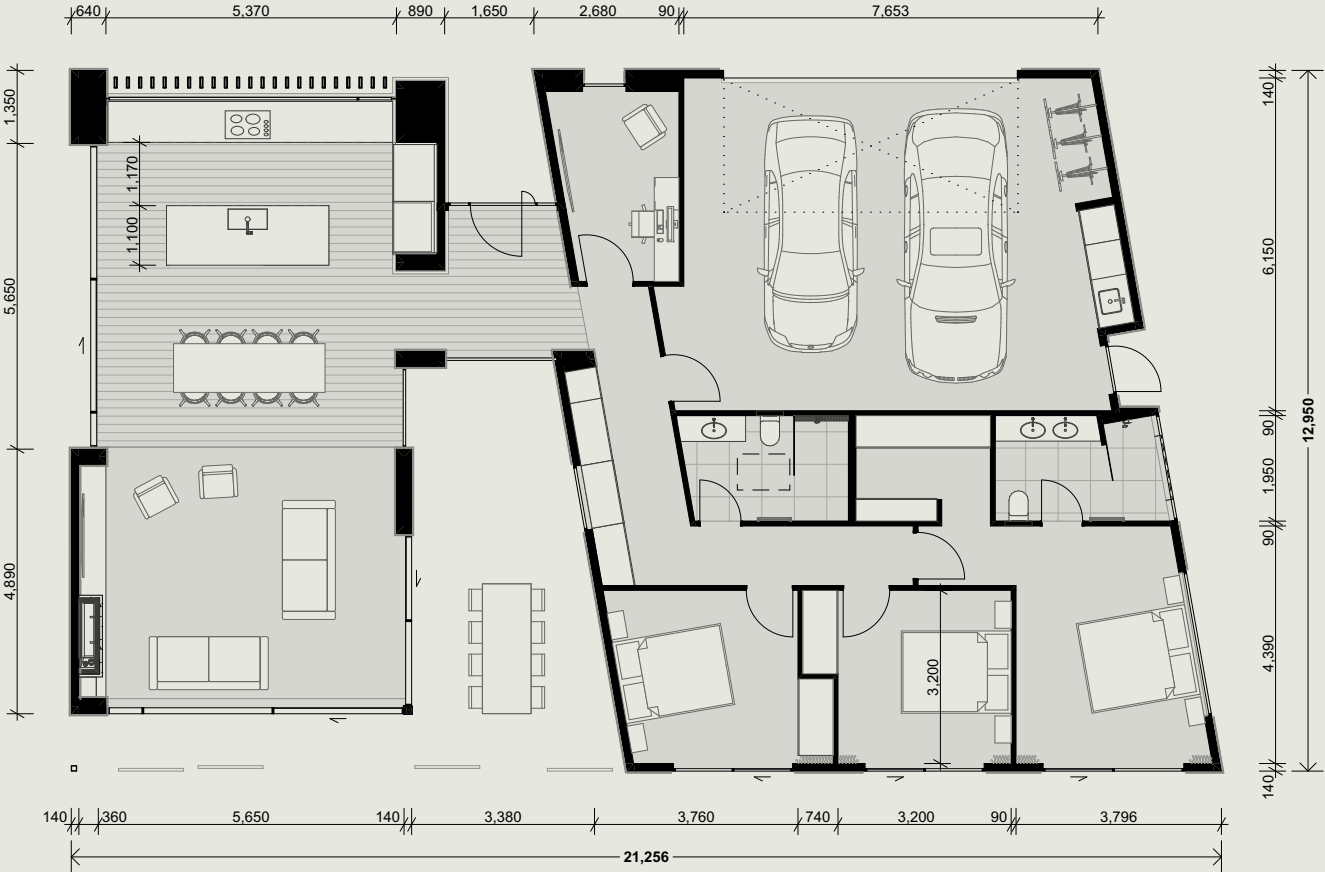
12 Kawarau Heights Boulevard — Part 2

Dimension Plan



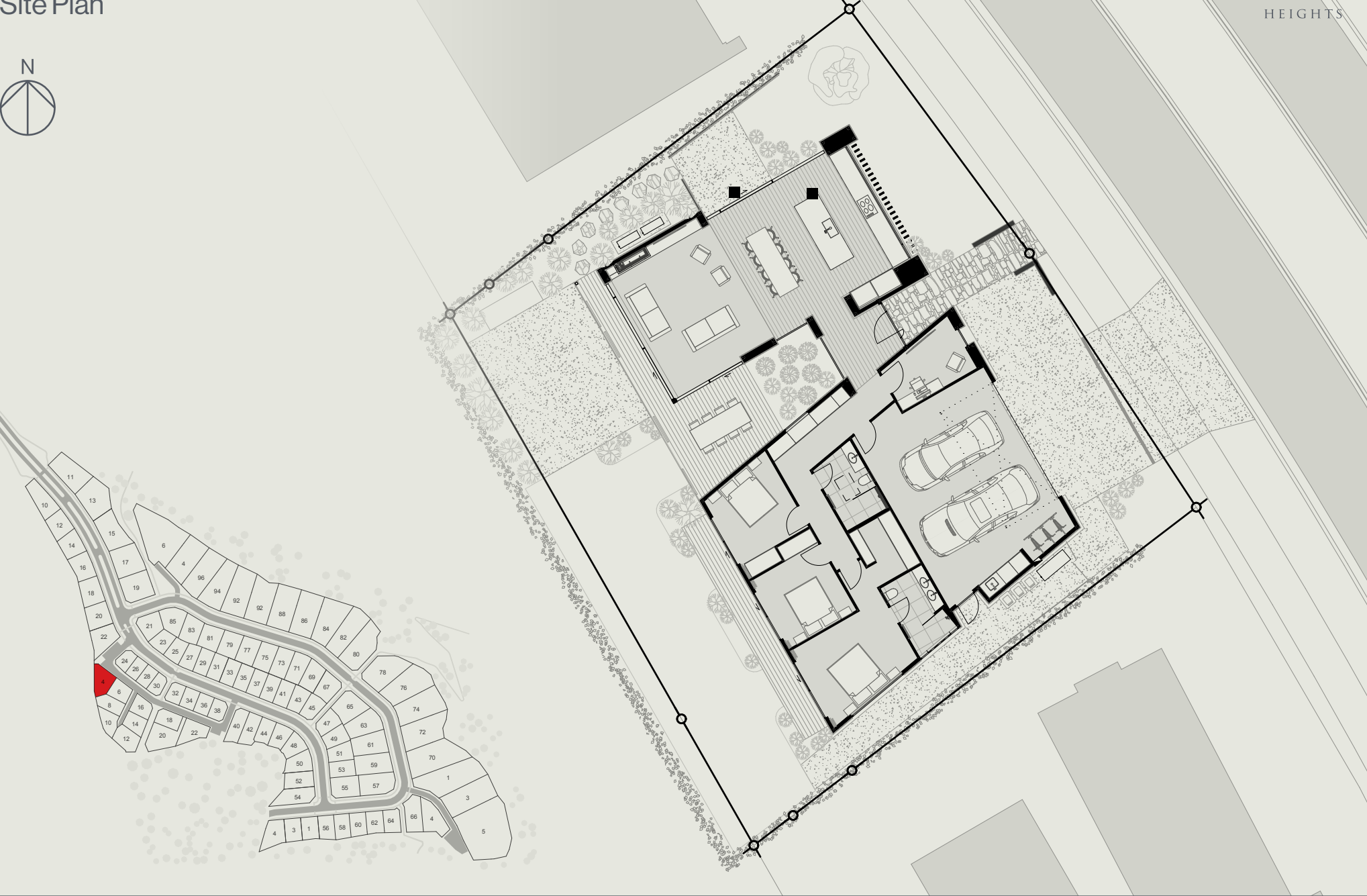
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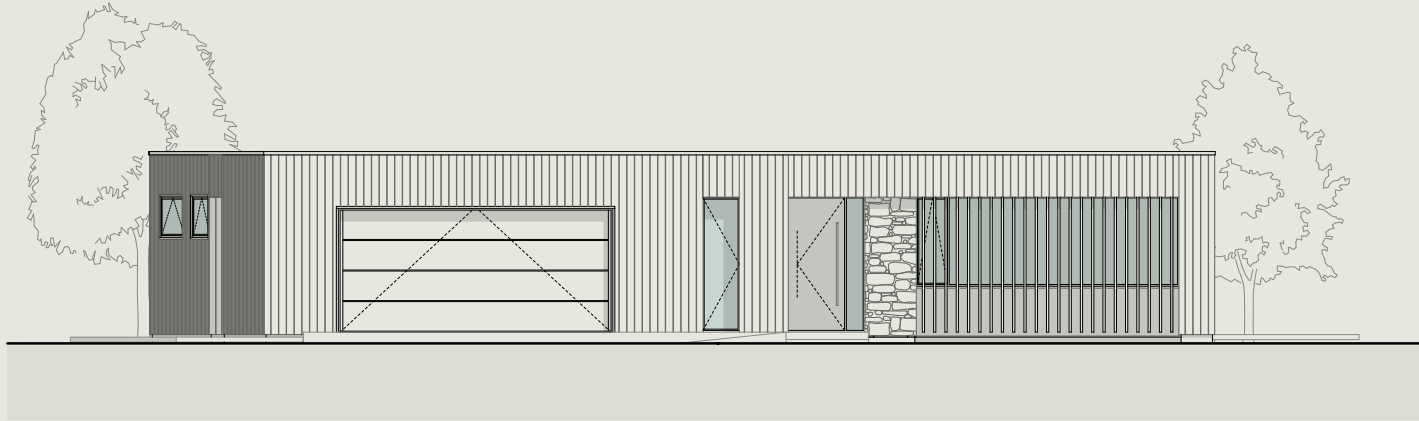
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Site Plan



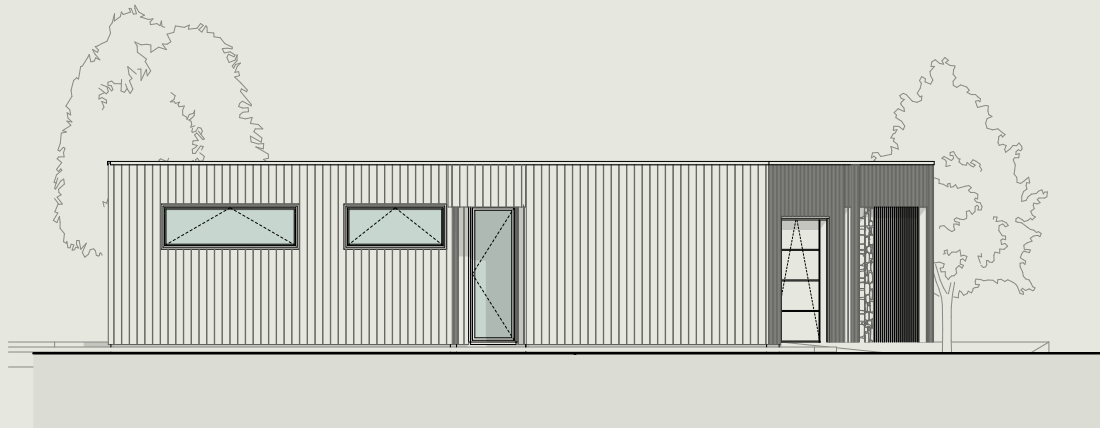
12 Kawarau Heights Boulevard — Part 2

Elevations



North East Elevation

Scale 1:100

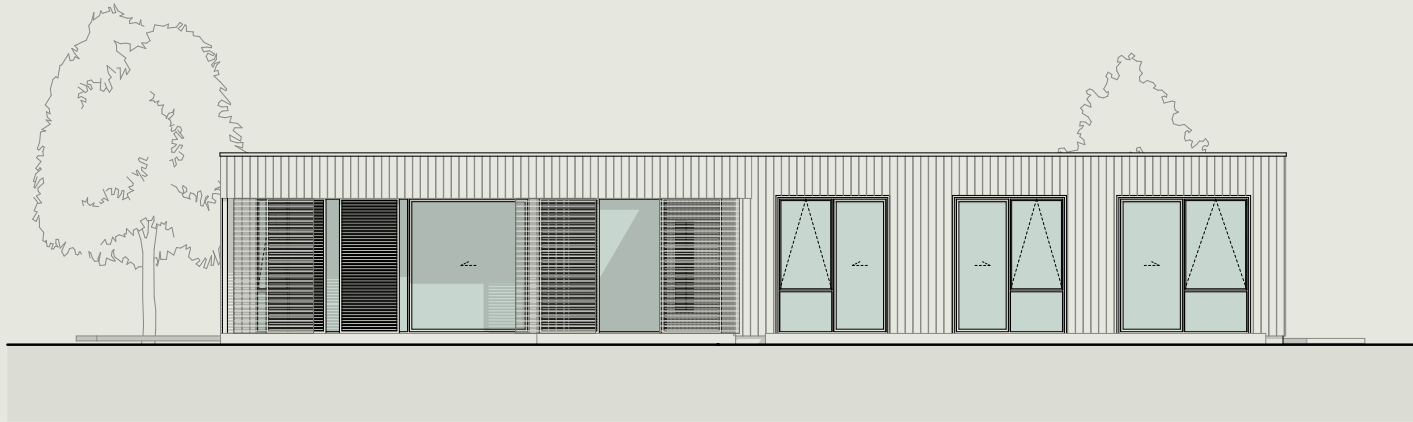


South East Elevation

Scale 1:100

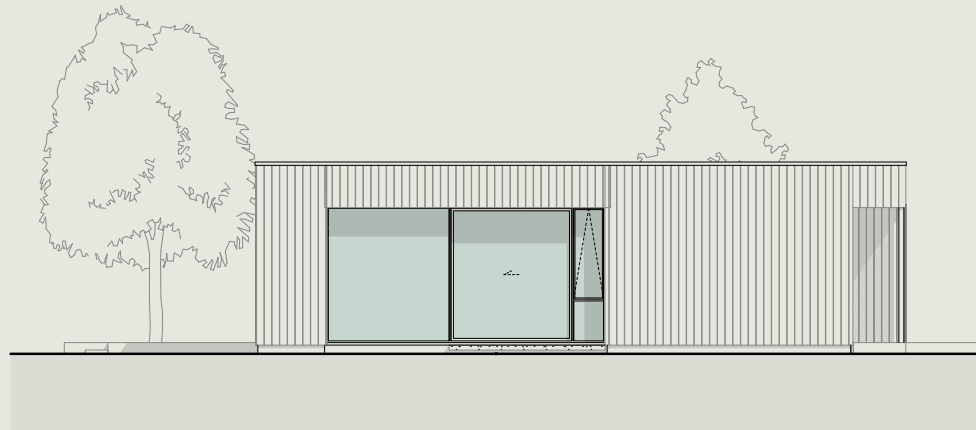
12 Kawarau Heights Boulevard — Part 2

Elevations



South West Elevation

Scale 1:100



North West Elevation

Scale 1:100

Part 3

Construction Specification

12 Kawarau Heights Boulevard — 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	Schist veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity	n/a
Soffits (incl. covered patio)	Western Red Cedar CP3352 installed to soffit	Herman Pacific
Roofing - Flat	TPO Membrane Roof	Viking
Roofing - Downpipe	Colorsteel to match roofing and spouting	Colorsteel
Exterior Joinery	APL Metro &/or Architectural series 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 Jamb	Gib receivers	n/a
External front door	Plasma – solid panel aluminum powder coated door	Altherm

12 Kawarau Heights Boulevard — Part 3

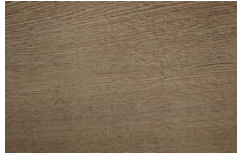


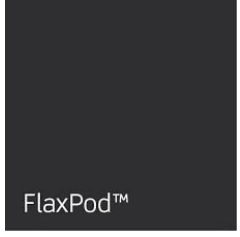
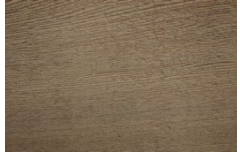
Construction Specification








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




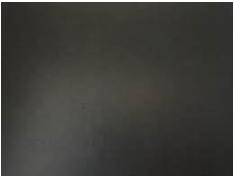



Materials & Finishes








Exterior

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

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls / Skirting/Architrave/	Cadrona Double		Dulux	Low Sheen	
Ceiling	Cadrona		Dulux	Flat	
Doors	Cadrona Double		Dulux	Low Sheen	
Flooring					
Carpet Living	Lisburn Venise	3660mm	Bremworth	Wool	
Carpet Hall, Study, Bedrooms	Ruby Bay Savilles	3660mm	Feltex	Solution Dyed Nylon	
Timber Flooring	VidaPlank Lite Sandstone	190x14mm	Vidaspace	UV Lacquer Ultra Matt	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	

	Description	Size	Supplier	Finish	
Carpet Trim	Champagne Flat Bar	12mm			
Curtains					
Curtains Primary & 2 nd Bedroom	Zepel – Pampas Nougat			Inverted pleat 150mm. Skim floor	
Blinds 3 rd Bedroom					
Curtain Lining	James Dunlop Shell	3000mm		Flat, no pleat. Skim floor	
Bedroom					
Joinery	Vintage Ash	Matching Edge Tape	Bestwood	Timberland	
Kitchen					
Benchtops	Et Calcutta Gold		Silestone	Suede	








	Description	Size	Supplier	Finish	
Splashback	Et Calcutta Gold		Silestone	Suede	
Joinery	Sandstone Match 1mm Edge tape	Stained to match Sandstone Vida floor	Vida or Equiv	Oak	
Kitchen Pulls Cabinets	Fade Pull	480mm	Archant	Brushed Brass	
Fire Place					
Shelving	Blacked Steel				
Hearth Cabinetry	Vida match oak	Stained to match Sandstone Vida floor	Vida or Equiv	Oak	
Bathroom					
Bathroom Floor Tiles	Storica cream	600x600mm	European Ceramics	Matt	
Bathroom Wall Tiles	Storica cream	600x600mm	European Ceramics	Matt	

	Description	Size	Supplier	Finish	
Vanity	Seasoned Oak	Matching Edge Tape	Laminex	Organic	
Vanity Top	Athena		Primestone	Polished	
Laundry					
Joinery Fronts	Seasoned Oak	Matching Edge Tape	Laminex	Organic	
Bench Top	Athena	3350x1640m 20mm Thick	Primestone	Polished	
Cabinet Pulls Under Sink	Kasia Overlay Handle	64mm	Elite Hardware	Champagne Nickel	
Cabinet Pulls Tall Cabinets	Kasia Overlay Handle	192mm	Elite Hardware	Champagne Nickel	
Splashback	Athena	3350x1640m 20mm Thick	Primestone	Polished	



Part 5

Fixtures & Fittings Selections

Kitchen

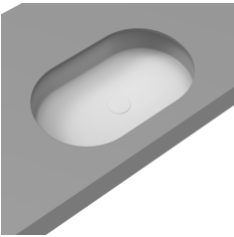






	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink	DV107	Acero	Stainless Steel	
Insinkerator	Insinkerator 66 : ID66				
Mixer	Buddy Kitchen Mixer with Pull Out Spray	CB046	Plumblinc	Brushed bronze	
Fridge Freezer	90cm Series 7 Integrated French Door Refrigerator Freezer	RS90A1	Fisher and Paykel	Alternative installation on plinth with continuous kick	
Dishwasher	Integrated Dishwasher	DW60UT4I2	Fisher and Paykel		
Oven	60cm Series 9 Minimal Pyrolytic Oven 16 Function	OB60SMPTD B1	Fisher and Paykel	Black Glass	
Combi Oven + Microwave	60cm Series 9 Minimal Compact Combi-Microwave Oven	OM60NMTD B1	Fisher and Paykel	Black Glass	

Kitchen








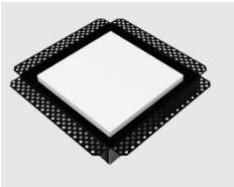
	Description	Notes	Supplier	Finish	
Warming Drawer	60cm Series 9 Minimal Warming Drawer	WB60SMB1-SET	Fisher and Paykel	Black Glass	
Cook Top	83cm Series 9 4 Zone Induction Cooktop Integrated Ventilation + Recirculation kit, filter, ducting	CID834DTB 4	Fisher and Paykel	Black Glass	








Bathroom

KH Lot 99- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Basin	Super Thin 550 Pill Oval undermount Basin	ST3500UM	Plumblinc	Matt White	
Basin Waste	Progetto Pop Up Basin Waste 32mm No Overflow Solid Surface	900068.SS	Plumblinc	Matt White	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Buddy Basin Mixer (ex CME stock)		Plumblinc	Brushed Bronze	
Mirror	Pill Mirror (ex CME stock)				
Towel Rail (Heated)	Tube 6 bar heated towel ladder 90x65cm	THTL90.65	Plumblinc	Brushed Gunmetal	
Toilet	Evo Rimless Floor Mount Toilet Slim Seat (ex CME stock)	EVF56SL	Plumblinc	White	
Toilet Button	(ex CME stock) Flush Panel		Plumblinc	Brushed Bronze	






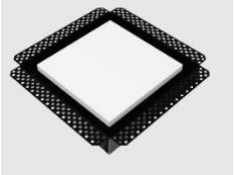
Bathroom

	Description	Notes	Supplier	Finish	
Cistern	Progetto S20 Inwall Cistern	SPS200	Plumblinc		
Toilet Roll Holder	Single Bar Toilet Roll Holder (ex CME stock)		Plumblinc	Brushed Bronze	
Bath	Tondo 1800 Inset Bath	TON1800IN	Plumblinc		
Bath Mixer	Buddy Wall Mount Mixer	CB005	Plumblinc	Brushed Bronze	
Shower Head	Slide Shower (ex CME stock)		Plumblinc	Brushed Bronze	
Shower Mixer	Shower Mixer (ex CME stock)		Plumblinc	Brushed Bronze	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Stainless Steel	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	

	Description	Notes	Supplier	Finish	
Basin	Sfera 50 Oval Basin	5035ASF.WH	Plumblinc	White	
Basin Waste	Catalano Ceramic Waste 32mm	POSC.WH	Plumblinc	White	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Buddy Wall Mount Mixer	CB005	Plumblinc	Brushed Bronze	
Mirror	Pill Mirror (ex CME stock)				
Towel Rail	Tube 9 Bar Heated Towel Ladder	THTL90.50	Plumblinc	Brushed Gunmetal	
Toilet	Evo Rimless Floor Mount Toilet Slim Seat	EVF56SL	Plumblinc	White	
Toilet Button	(ex CME stock) Flush Panel		Plumblinc	Brushed Bronze	



Ensuite

KH Lot 99- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Cistern	Progetto S20 Inwall Cistern	SPS200	Plumblinc		
Toilet Roll Holder	Single Bar Toilet Roll Holder (Ex CME Stock)		Plumblinc	Brushed Bronze	
Shower Head	Slide Shower (ex CME stock)		Plumblinc	Brushed Bronze	
Shower Mixer	Tube Shower Mixer (ex CME stock)		Plumblinc	Brushed Bronze	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Stainless Steel	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	

Powder Room






KH Lot 99- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Basin	Verso 40 Slim Basin 1 tap hole + towel rail	4023VE	Plumblinc	White	
Mixer	Tube basin mixer	TU100	Plumblinc	Brushed Gunmetal	
Toilet	Evo Rimless Floor Mount Toilet Slim Seat	EVF56SL	Plumblinc	White	
Toilet Button	Como Flush Panel	SPF30.GM	Plumblinc	Brushed Gunmetal	
Cistern	Progetto S20 Inwall Cistern	SPS200	Plumblinc		
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Gunmetal	

Laundry

	Description	Notes	Supplier	Finish	
Tub	Mercer DV108 Loxley	DV108	Acero	Stainless Steel	
Sink Waste	Waste Kit		Acero	Stainless Steel	
Mixer	Tube Kitchen mixer	TU0600	Plumblinc	Chrome	

General

	Description	Notes	Supplier	Finish	
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl	Code: 8436	Windsor	Brushed Nickel	
Interior Door Handles	Futura Apex Lever Set		Windsor	Brushed Nickel	
Door Hinges	Hinge SS Loosepin Radius 89x60x2mm		Windsor	Stainless Steel	
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	
Curtain Tracks Wall Mounted					
Curtain Tracks Ceiling Mounted					
Blinds					
Gas Fire	Escea DN1150 Multi sided fireplace . Logs Fuel bed kit & Linear trim kit		Escea		

Electrical

	Description	Notes	Supplier	Finish	
Light Switches and Power Sockets	Legrand Excel Life white		Legrand	White	
Recessed Downlights	Dlek 3220		Hugo	White	
Exterior Recessed Downlights	Dlek 3220		Hugo	Black	
Exterior Wall Lights	SWL440		Hugo	Matt Black	
Deck Lights	GDL817		Hugo	Stainless Steel	
Kitchen Island	Surface mounted Can lights			White	

Thank you

KAWARAU

HEIGHTS

Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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