



KAWARAU

HEIGHTS · QUEENSTOWN

84 Kawarau Heights Boulevard



3



2



3.5



2

Land Area: 1166m<sup>2</sup>

Floor Area: 309m<sup>2</sup>

# 84 Kawarau Heights Boulevard



**Part 1**  
Renders

**Part 2**  
Plans & Elevations

**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.

# Part 1

Renders

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# 84 Kawarau Heights Boulevard — Part 1 Renders



# 84 Kawarau Heights Boulevard — Part 1

## Renders

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# Part 2

## Plans & Elevations

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# 84 Kawarau Heights Boulevard — Part 2

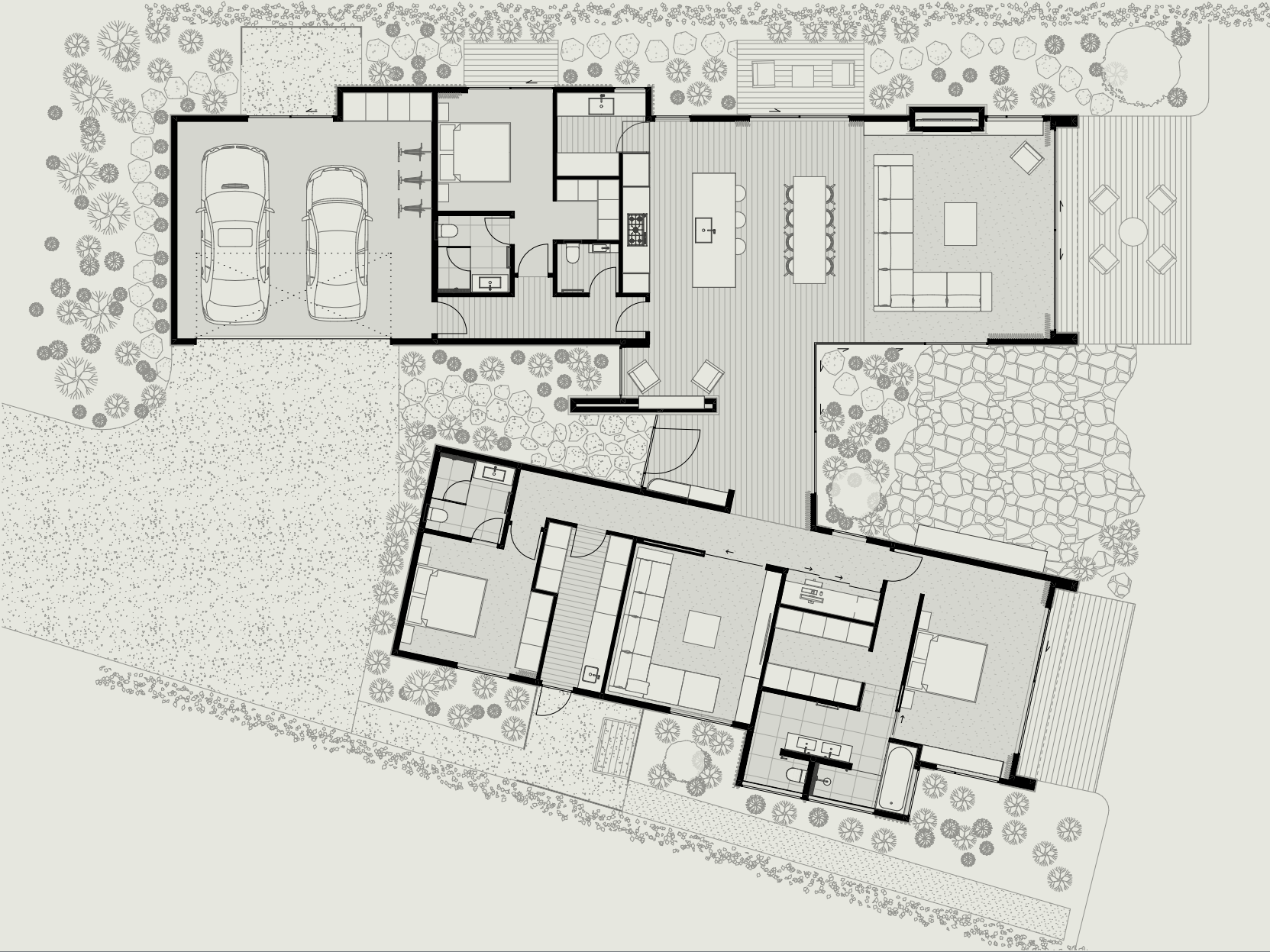
## Floor Plan



**Site Area:** 1,166m<sup>2</sup>  
**Floor Area:** 309m<sup>2</sup>  
**Roof Area:** 321m<sup>2</sup>

Floor area noted is over cladding.

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.



# 84 Kawarau Heights Boulevard — Part 2

## Dimension Plan



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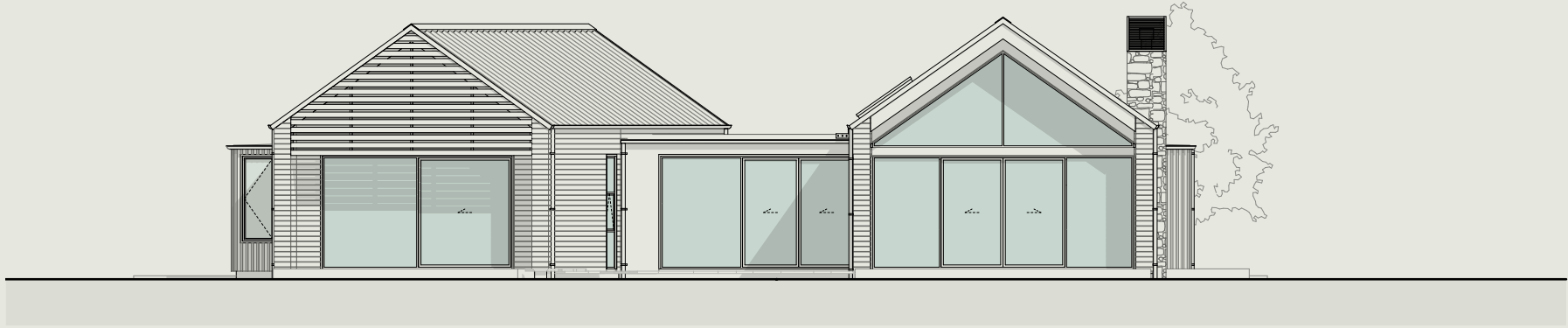
# 84 Kawarau Heights Boulevard — Part 2

## Site Plan



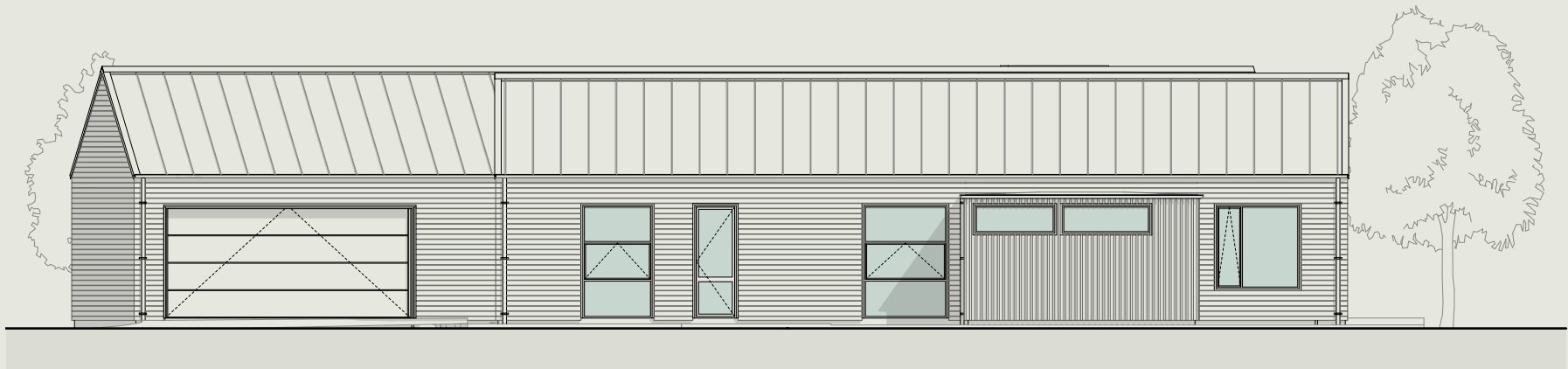
# 84 Kawarau Heights Boulevard — Part 2

## Elevations



North Elevation

Scale 1:100

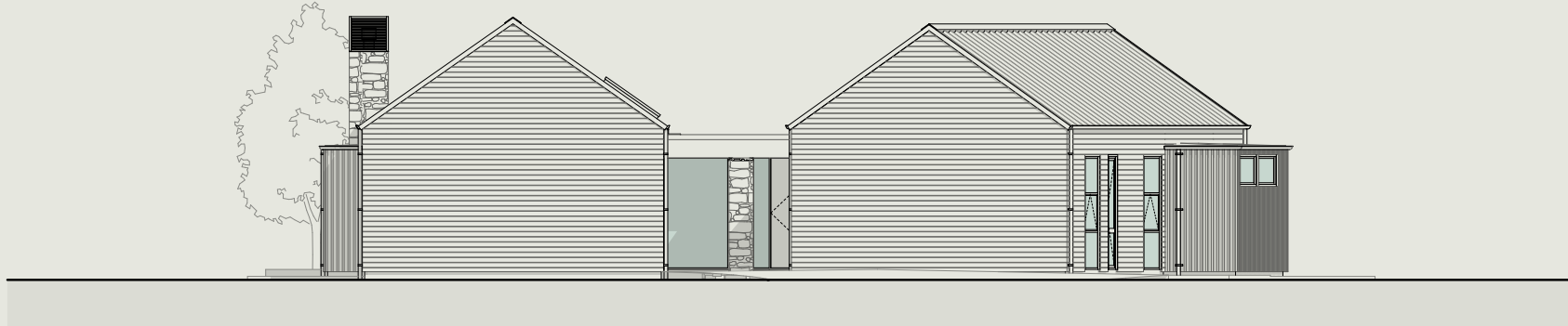


South East Elevation

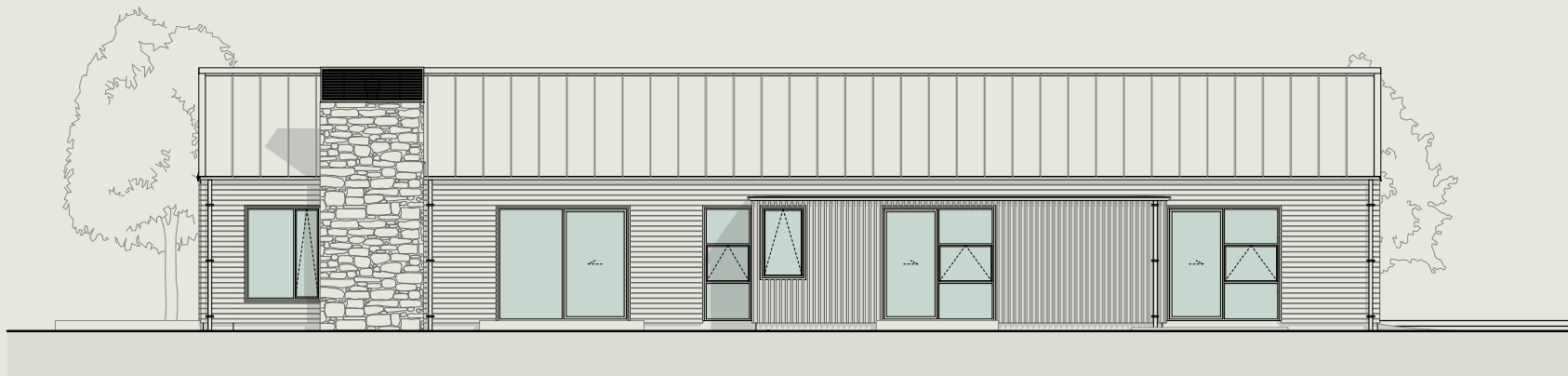
Scale 1:100

# 84 Kawarau Heights Boulevard — Part 2

## Elevations



South Elevation  
Scale 1:100



West Elevation  
Scale 1:100

# Part 3

## Construction Specification

# 84 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 – Cedar	Western Red Cedar CP838 horizontal rusticated weatherboard	Herman Pacific
Exterior cladding – Schist	Schist veneer system installed using Mapei Kerabond Plus on 9mm Eterpan fibre cement sheet over 20mm drained cavity	n/a
Soffits (incl. covered patio)	9mm fibre cement board, stopped	Villaboard
Roofing 1	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing 2	TPO Membrane Roof	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

# 84 Kawarau Heights Boulevard — Part 3

## Construction Specification

Item	Description	Brand
Exterior Window/Door Jambs	Gib receivers	n/a
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	
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	

Thank you

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## Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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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