



KAWARAU

HEIGHTS · QUEENSTOWN

71 Kawarau Heights Boulevard



4



2



2.5



2

Land: 543m<sup>2</sup>

Floor: 262m<sup>2</sup>

## **Part 1**

Images

## **Part 2**

Plans & Elevations

## **Part 3**

Construction Specification

## **Part 4**

Materials & Finishes

## **Part 5**

Fixtures & Fittings Selections

# Part 1

Images

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

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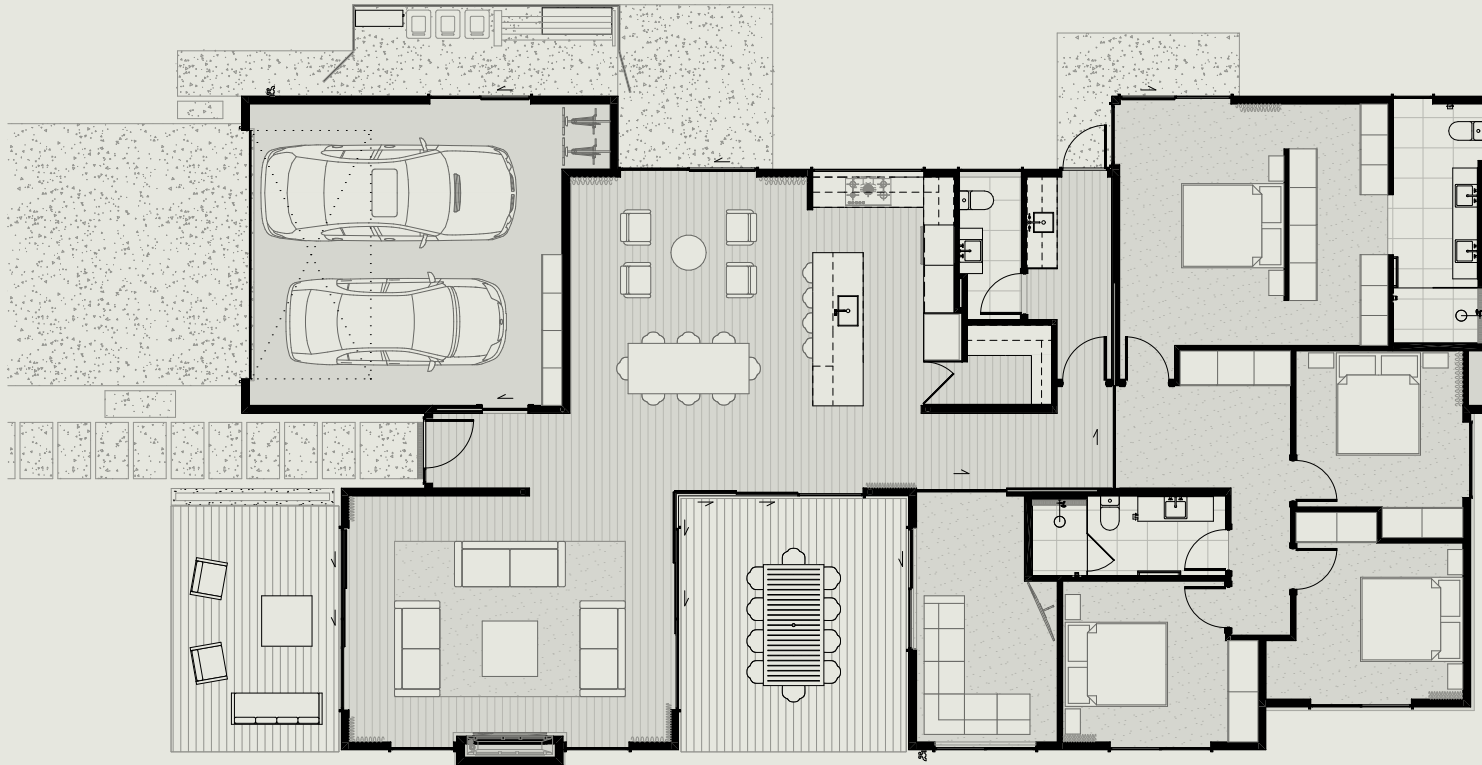
# 71 Kawarau Heights Boulevard — Part 2

## Floor Plan



Site Area: 543m<sup>2</sup>  
Floor Area: 262m<sup>2</sup>  
Roof Area: 292m<sup>2</sup>

Floor area noted is over cladding.



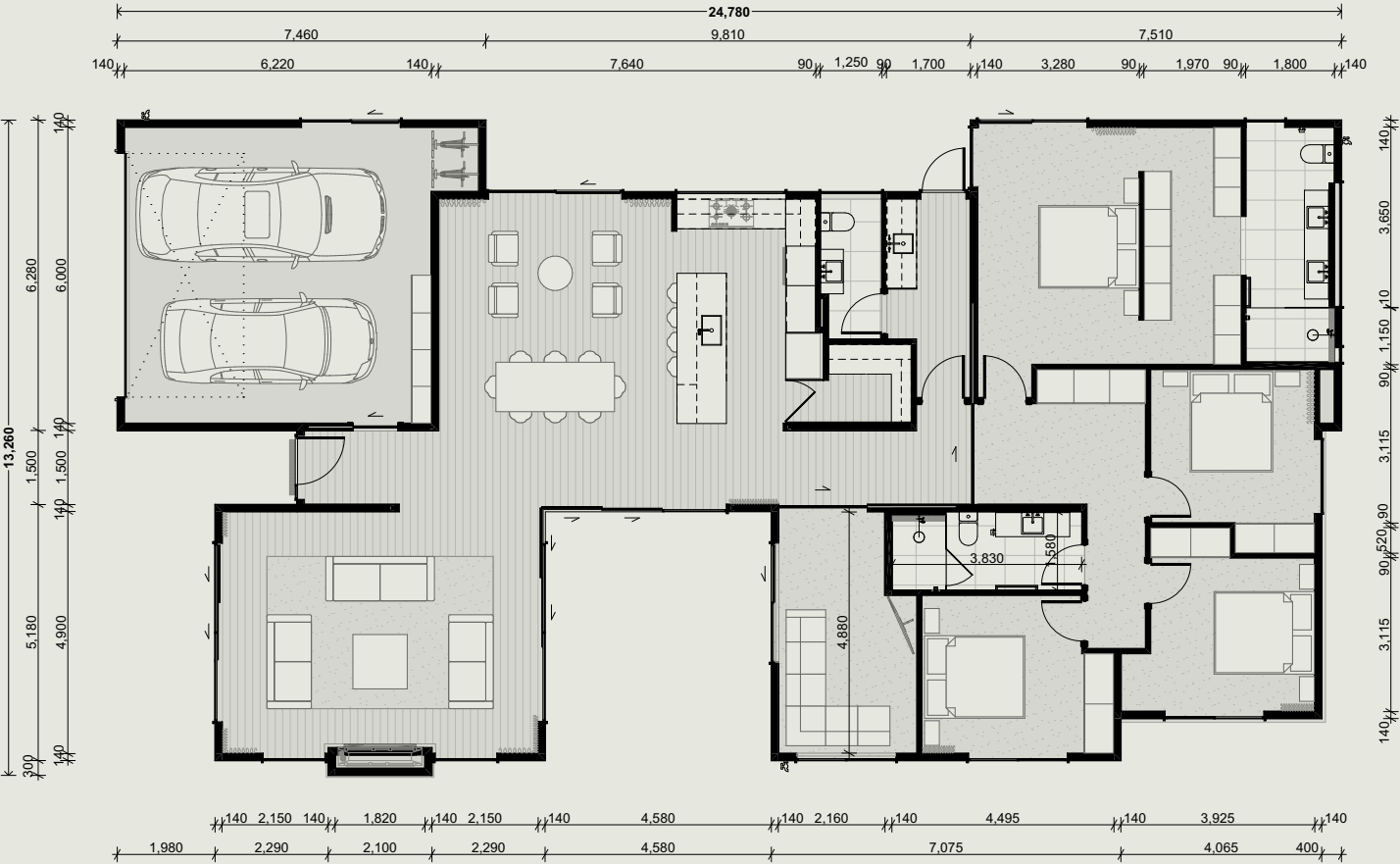
# 71 Kawarau Heights Boulevard — Part 2

## Dimension Plan



**Site Area:** 543m<sup>2</sup>  
**Floor Area:** 262m<sup>2</sup>  
**Roof Area:** 292m<sup>2</sup>

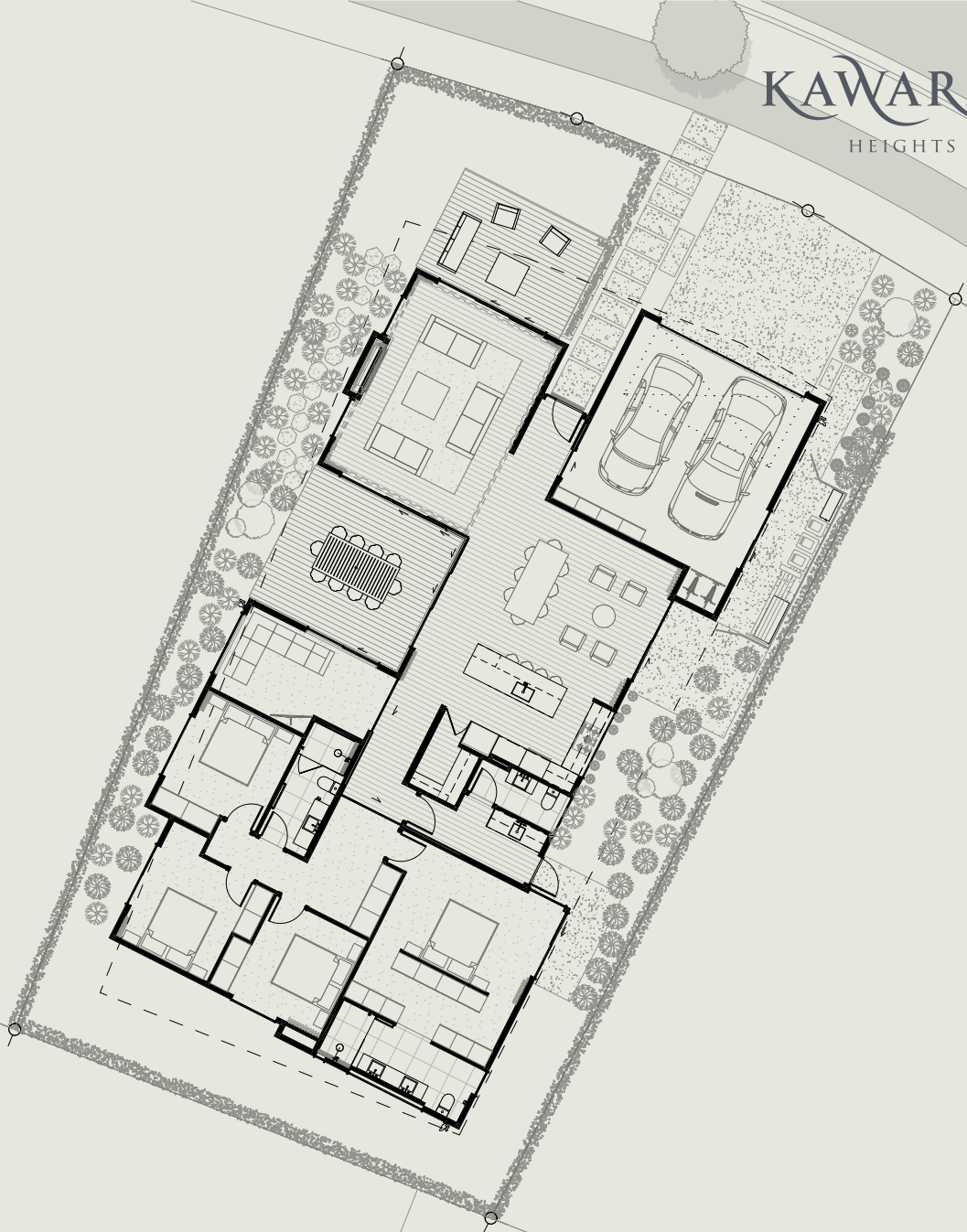
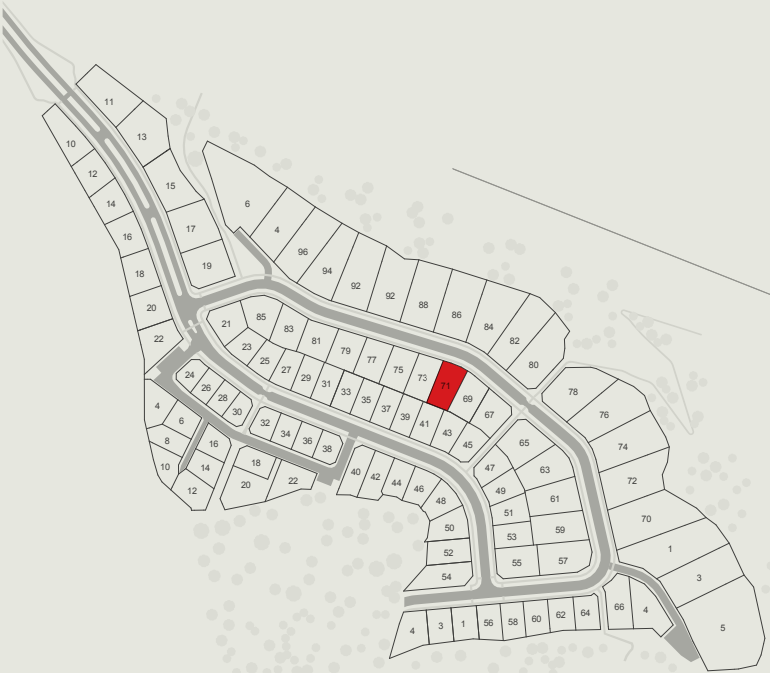
Floor area noted is over cladding.



# 71 Kawarau Heights Boulevard — Part 2

## Site Plan

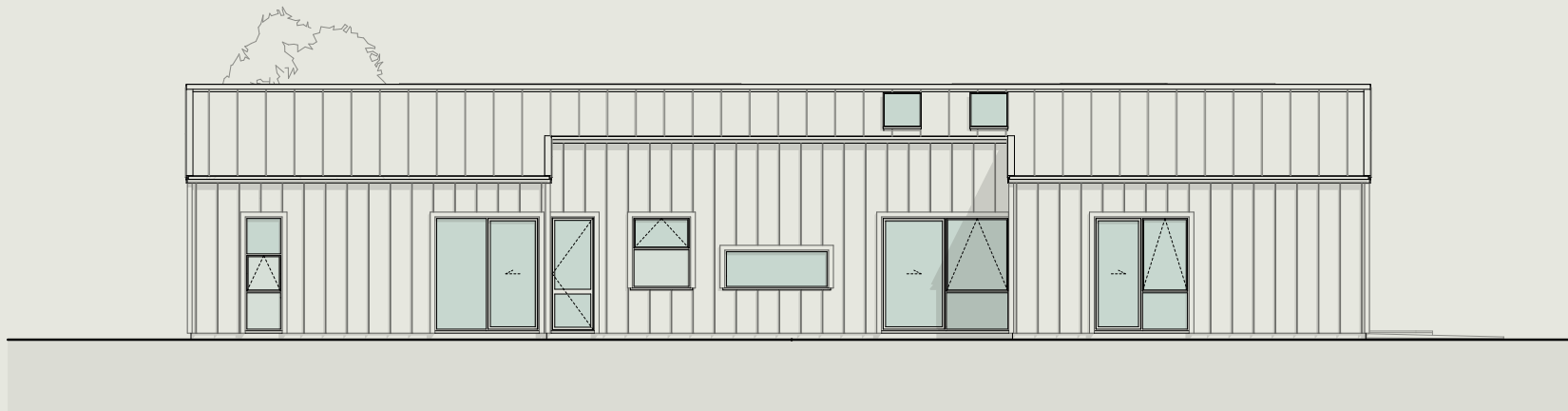
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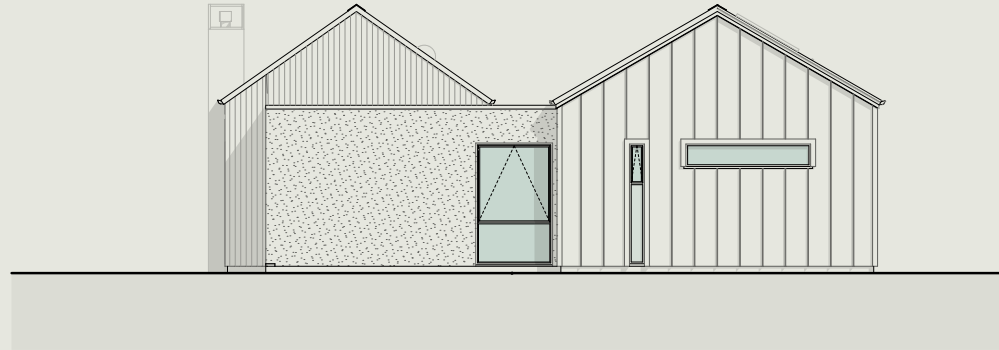
North Elevation

Scale 1:100



East Elevation

Scale 1:100



South Elevation

Scale 1:100



West Elevation

Scale 1:100

# Part 3

## Construction Specification

# 71 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 HP55 Vertical Shiplap	Herman Pacific
Exterior cladding – Metal	Alpine Tray	Freeman Group
Soffits (incl. covered patio)	9mm fibre cement board, stopped	Villaboard
Roofing - Metal	BMT 0.55 Alpine SS675 tray profile roofing	Freeman Group
Roofing - Flat	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

# 71 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	135x18 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	

# 71 Kawarau Heights Boulevard — Part 3

## Construction Specification



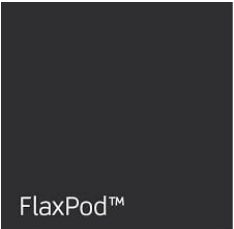
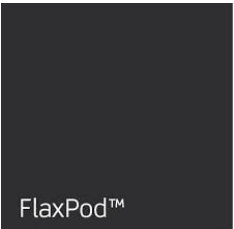
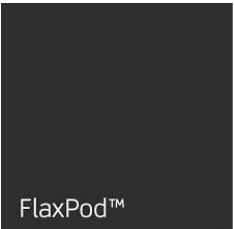
### (Lot 42) Chattels List – 71 Kawarau Heights Boulevard



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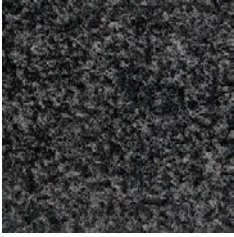
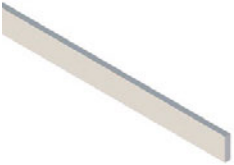




Fisher & Paykel induction cooktop  
Fisher & Paykel pyrolytic oven  
Fisher & Paykel oven/microwave combination  
Robinhood Rangehood  
Integrated Fisher & Paykel dish drawer  
Integrated Fisher & Paykel fridge/freezer  
Attic Ladder  
Television  
Escea Gas fire  
Heated towel rails  
Extractor fans  
Bathroom mirrors  
Electric blinds  
Drapes  
Fixed floor coverings  
Light fittings  
Burglar alarm  
Ducted AC  
Smoke detectors  
Garage door openers  
Letterbox  
Washing Line

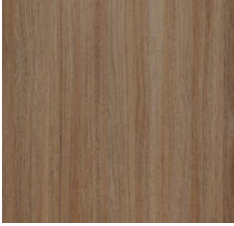



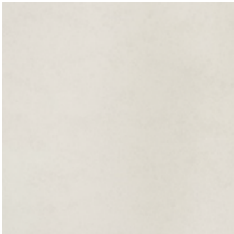
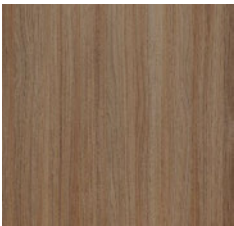

# Part 4

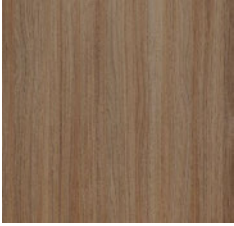



## Materials & Finishes

	Description	Notes	Supplier	Finish
Cladding	Mainsail		Wood X	
Metal Cladding	Flaxpod Matte			
Roofing	Flaxpod Matte			
Joinery	Flaxpod			
Glass	Metro LowE Extreme Double Glazed			
Soffit Over Courtyard	White to match internal ceiling			
Slab Edge	StoArmat plaster and paint system to slab edge.			
Garage Door	Garadoor or Windsor? Flaxpod			

	Description	Size	Supplier	Finish	
<b>Wall Finishes</b>					
Walls	Opononi		Dulux	Low Sheen	
Ceiling	Opononi Quater		Dulux	Flat	
Skirting/Architrave	Opononi		Dulux	Low Sheen	
Sarking Ceiling in Raking areas	Opononi Quater		Dulux	Flat	
Doors	Opononi Double		Dulux	Low Sheen	
<b>Flooring</b>					
Carpet	Heathland Patina	3660mm	Feltex	Wool	
Timber Flooring	VidaPlank Lite Mist Lusso	190x14mm	Vidaspace	UV Lacquer Ultra Matt	









	Description	Size	Supplier	Finish	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	
Carpet Trim	Silver Flat Bar	12mm			
<b>Curtains</b>					
Curtains	Warwick Arcadia Pebble			Sheer	
Curtain Lining (Everywhere but Living)	James Dunlop Shell	3000mm	Quality Curtains	Blackout	
<b>Bedroom</b>					
Joinery	Melteca Danish Walnut  1mm edging		Melteca	Organic	
<b>Kitchen/pantry</b>					
Benchtops	Tundra	3200x1600  20mm Thick	Primestone	Polished	

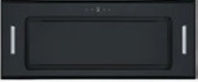

	Description	Size	Supplier	Finish	
Joinery	Melteca Danish Walnut  1mm edging		Melteca	Organic	
Scullery Splashback	White Finger Tile	282x308  Tile size 92x11mm	European Ceramics	Gloss	
<b>Bathrooms</b>					
All Bathroom Floor & Wall Tiles	Monza Spring	600x600mm	European Ceramics		
Joinery Fronts	Melteca Danish Walnut  1mm edging		Melteca	Organic	
Bench Top	Mont blanc	3200x1600 20mm	Prime Stone	Texture	
<b>Powder Room</b>					
Joinery Fronts	Melteca Danish Walnut  1mm edging		Melteca	Organic	
Bench Top	Mont blanc	3200x1600 20mm	Prime Stone	Texture	
<b>Laundry</b>					

	Description	Size	Supplier	Finish	
Joinery Fronts	Melteca Danish Walnut  1mm edging		Melteca	Organic	
Bench Top	Mont blanc	3200x1600 20mm	Prime Stone	Texture	
Cabinet Pulls	Tirane	160mm	Archant	Brushed Nickel	
Splashback	White Finger Tile	282x308  Tile size 92x11mm	European Ceramics	Gloss	

# Part 5







Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Sink	Mercer Bristol 1&1/2 Double Bowl, Right Hand	DV201-R		Stainless Steel	
Insinkerator	Insinkerator 66 : ID66				
Mixer	Tube Kitchen Mixer with Pull Out Spray		Plumblinc	Brushed Nickel	
Fridge Freezer	90cm Integrated F&P fridge alternative install method with continuous cabinetry toe-kick				
Dishwasher	Series 9 Integrated Tall Dishwasher	DW60UT412	Fisher and Paykel		
Oven	Fisher and Paykel 60cm, 9 Function, Self Cleaning Oven	OB60SD9PB 1	Fisher and Paykel		
Handles (tall units)	Tirane 608mm	30.1093.BN	Archant		
Cook Top	Fisher and Paykel 760mm Induction 4 zones	CI764DTB4	Fisher and Paykel		

	Description	Notes	Supplier	Finish	
Rangehood	Built in integrated powerpack extractor	RPG3CL75BK	Robinhood	Black Glass	
Rubish bin	Concelo - 2 x 35L Bucket, Door Pull, White	CR450-235D-W	Hideaway		

# Bathroom







## KH Lot 42- Fixtures & Fittings Selections




	Description	Notes	Supplier	Finish	
Basin	Brera 61 Undermount Basin	BR61UM.WH	Plumblinc	White	
Basin Waste	Progetto Pop Up Basin Waste 32mm Overflow	900067.BN	Plumblinc	Brushed Nickel	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblinc	Brushed Nickel	
Mirror (In-Set)	Custom sized in-set mirror with Nuklear, 50watt mirror demister			n/a	
Towel Rail (Heated)	Tube 9 Bar Heated Towel Ladder 90x65cm	THTL90.65	Plumblinc	Brushed Nickel	
Toilet	Evo Back to Wall Toilet Suite Slim Seat	EVB61SL	Plumblinc	White	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Nickel	

# Bathroom

## KH Lot 42- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Shower Head	Tube Slide Shower	376704RD	Plumblinc	Brushed Nickel	
Shower Mixer	Tube Shower Mixer	TU7200	Plumblinc	Brushed Nickel	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Brushed Nickel	
Shower Glass Handle	Opus Round Barrel Knob	BK38-GM	Opus Glass Hardware	Brushed Nickel	
Shower Glass Hardware			Opus Glass Hardware	Brushed Nickel	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	

	Description	Notes	Supplier	Finish	
Vanity Bowl	2x Horizon 50 Vessel Basin	50AHZ.BM	Plumblin	Matt White	
Basin Waste	Catalano Ceramic Waste 32mm	POSC.BM	Plumblin	Matt White	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblin	Brushed Nickel	
Mirror	Custom sized in-set mirror with Nuklear, 50watt mirror demister				
Towel Rail	Tube 12 Bar Heated Towel Ladder 120x50cm	THTL120.50	Plumblin	Brushed SS	
Toilet	Evo Back to Wall Toilet Suite Slim Seat	EVB61SL	Plumblin	White	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblin	Brushed Nickel	




	Description	Notes	Supplier	Finish	
Shower Head	Tube Shower Column	372550	Plumblinc	Brushed Nickel	
Shower Mixer	Tube Shower Mixer	TU7200	Plumblinc	Brushed Nickel	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Brushed Nickel	
Shower Glass Hardware			Opus Glass Hardware	Brushed Nickel	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	





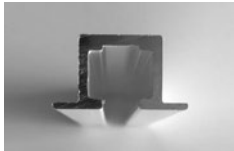


# Powder Room

KH Lot 05- Fixtures & Fittings Selections

	Description	Notes	Supplier	Finish	
Basin	Kube X 32 Round Vessel Basin		Plumblinc	White	
	Catalano Ceramic Waste 32mm		Plumblinc	White	
Vanity	Custom made wall hung vanity unit. 900 wide, Shallow Depth				
Mixer	Tube Wall Mount Mixer	TU1700	Plumblinc	Brushed Nickel	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder	69004	Plumblinc	Brushed Nickel	
Mirror	Pill Mirror from CME		Plumblinc		
Toilet	Evo Back to Wall Toilet Suite Slim Seat	EVB61SL	Plumblinc	White	

# Laundry

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

	Description	Notes	Supplier	Finish	
Entry Door Handle	Nido – Verge Longplate Entrance Set – Diamond Knurl		Windsor	Graphite 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 Ceiling Mounted	Vanda Flush fit curtain tracks		Vanda	Classic white	
Gas Fire	Escea <b>DS1400</b> Single sided fireplace . <b>Logs</b> Fuel bed kit & <b>Linear</b> trim kit		Escea		
Fans	2x Albatros black 1800			Matt Black	

# Electrical

## KH Lot 42- Fixtures & Fittings Selections

	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 Pendant	3x Robert Gordon Ceramic Pendant Cylinder Large - spaced over kitchen island		Social Light	Storm	

Thank you

# KAWARAU

HEIGHTS

## Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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