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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.

27 Kawarau Heights Boulevard — Part 1 Renders

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27 Kawarau Heights Boulevard — Part 1 Renders

KAWARAU
HEIGHTS · QUEENSTOWN



Part 2

Plans & Elevations

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27 Kawarau Heights Boulevard — Part 2

Floor Plan



Site Area: 400m²
Floor Area: 201m²
Roof Area: 215m²

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.



27 Kawarau Heights Boulevard — Part 2

Dimension Plan



Site Area: 400m²
Floor Area: 201m²
Roof Area: 215m²

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.



27 Kawarau Heights Boulevard — Part 2

Site Plan



27 Kawarau Heights Boulevard — Part 2

Elevations



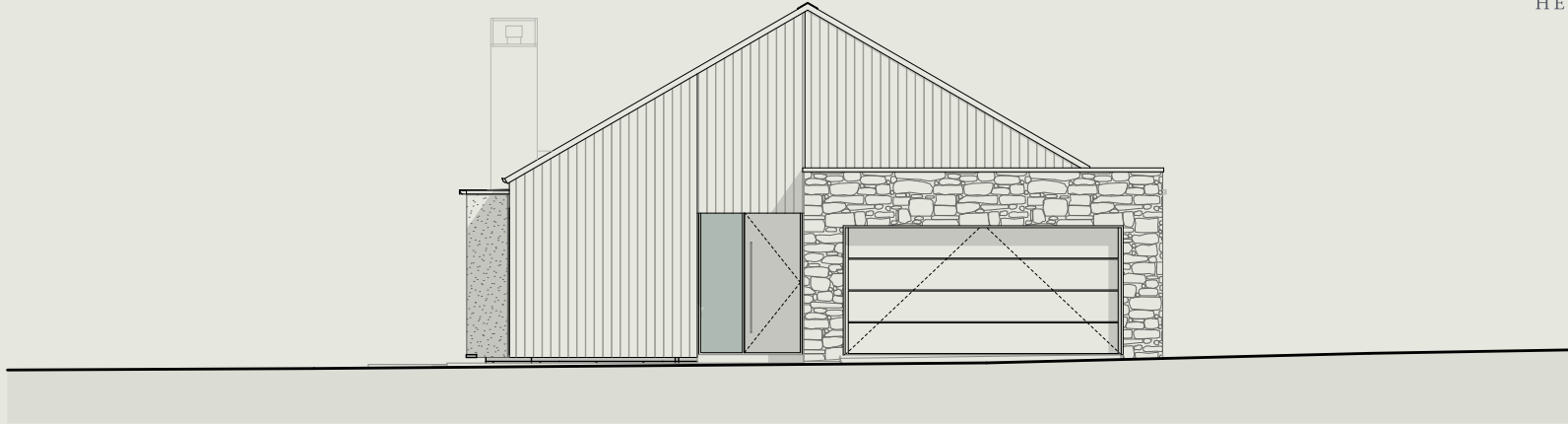
North Elevation
Scale 1:100



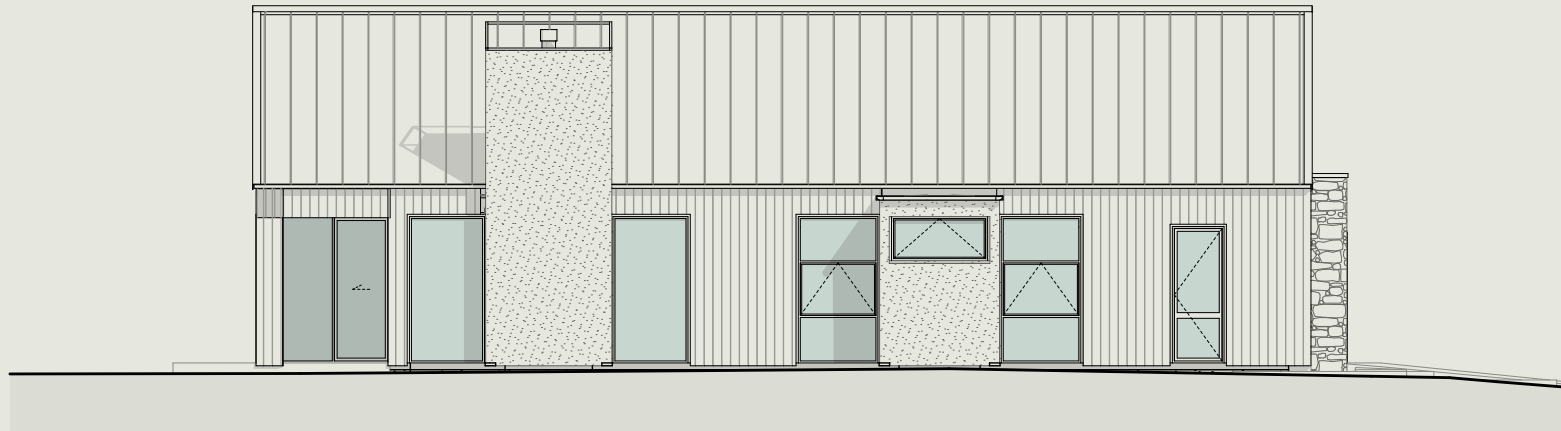
East Elevation
Scale 1:100

27 Kawarau Heights Boulevard — Part 2

Elevations



South Elevation
Scale 1:100



West Elevation
Scale 1:100

Part 3

Construction Specification

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27 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	StoPoren Panel Façade system with StoArmat Render finish	Sto
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
Exterior Window/Door Jamb	Gib receivers	n/a
External front door	Plasma – solid panel aluminum powder coated door	Altherm

27 Kawarau Heights Boulevard — Part 3

Construction Specification







Item	Description	Brand
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


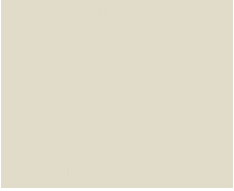


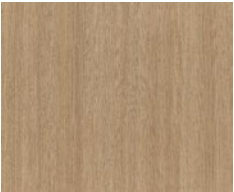

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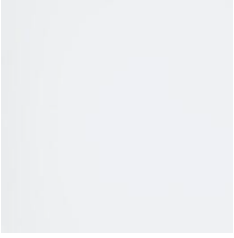

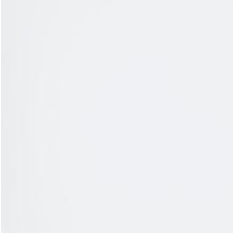


Exterior

	Description	Notes	Supplier	Finish	
Cladding	Cedar		Wood X	Mainsail	
Cladding	Sto	Dark		N00 4000	
Cladding	Schist				
Roofing	Flaxpod				
Joinery	Flaxpod				
Glass	Metro LowE Extreme Double Glazed				
Soffit	Hermipac CP3352 Cedar Soffit		Wood X	Mainsail	
Slab Edge	StoArmat plaster and paint system to slab edge.				
Garage Door	Flaxpod				

	Description	Size	Supplier	Finish	
Wall Finishes					
Walls	Haast		Dulux	Low Sheen	
Ceiling	Haast Quarter		Dulux	Flat	
Skirting/Architrave/ Doors	Haast		Dulux	Low Sheen	
Flooring					
Carpet	Ruby Bay Red Cedar	3660mm	Fletex	100% Solution Dyed Nylon	
Timber Flooring	Trunk Domo		Vidaspace	Matte Lacquered	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	
Carpet Trim	Light Champagne Flat Bar	12mm			

	Description	Size	Supplier	Finish	
Curtains					
Curtain Blackout (Behind)	James Dunlop Shell		Quality Curtains	Flat, no pleat. Skim floor	
Sheer Curtains Living	James Dunlop Antipodes Flax		Quality Curtains	Inverted pleat 150mm. Skim floor	
Sheer Curtains Bedrooms	James Dunlop Homespun Linen		Quality Curtains	Inverted pleat 150mm. Skim floor	
Fireplace Surround					
Textured Finish	Same as Lot 54				
Living					
Living Joinery	Melteca Urban Ash	Matching Edge Tape	Laminex	Organic	
Kitchen					
Benchtops	Pearl Travertine Matte	12mm Thick	Prime Porcelain	Silk	

	Description	Size	Supplier	Finish	
Backsplash	Pearl Travertine Matte	6mm Thick	Prime Porcelain	Silk	
Island Joinery	Melteca Raw Cotton	Matching Edge Tape	Laminex	Organic	
Rear Joinery	Melteca Urban Ash	Matching Edge Tape	Laminex	Organic	
Kitchen Hardware Tall Cabinets	4046 Mardeco Kitchen Handle	416mm	Mardeco	Satin Nickel	
Kitchen handles	Shark nose to base units Tip on to tall units and wingline L				
Master Bedroom					
Joinery	Melteca Urban Ash	Matching Edge Tape	Laminex	Organic	
Bathrooms					
Bathroom Floor Tiles	Portland	600x1200mm	European Ceramics	Matt	

	Description	Size	Supplier	Finish	
Feature Shower Wall Tiles	Groove Portland	600x1200mm	European Ceramics	Matt	
Joinery Fronts	Melteca Urban Ash	Matching Edge Tape	Laminex	Organic	
Bench Top	GoldenBay	3200 x 1600mm 20mm Thick	Primestone	Honed	
Laundry					
Joinery Fronts	Melteca Raw Cotton	Matching Edge Tape	Laminex	Organic	
Bench Top	GoldenBay	3200 x 1600mm 20mm Thick	Primestone	Honed	
Cabinet Pulls	Lorette	51mm	Elite Hardware	Bushed Nickel	
Splashback	Kayo Square Mosaic	300x300	Tile Space	White Matt	






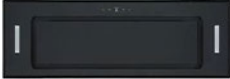

Part 5

Fixtures & Fittings Selections

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Kitchen




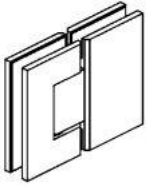

KH Lot 53- Fittings and Fixture Schedules








	Description	Notes	Supplier	Finish	
Sink	Mercer DV202 Burlington Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66			n/a	
Mixer	Tube Kitchen Mixer with Pull Out Spray		Plumblinc	Brushed Nickel	
Oven	Oven, 76cm, 17 Function, Self-cleaning	OB76SDPTD B1	Fisher and Paykel		
Cook Top	Fisher and Paykel 760mm Induction 4 zones	CI764DTB4	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor 900		Robinhood	Black	
Dishwasher	Integrated Dishwasher, Tall, Sanitise	DW60UT4I2	Fisher and Paykel		



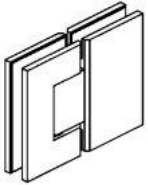

Bathroom

KH Lot 53- Fittings and Fixture Schedules

	Description	Notes	Supplier	Finish	
Basin	Evo Round Vessel Basin	EV40VB	Plumblin	White	
Basin Waste	Plumblin Pop Up Basin Waste 32mm No Overflow	900068.73	Plumblin	Chrome	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer		Plumblin	Chrome	
Mirror	Custom sized in-set mirror with Nuklear, 50watt mirror demister				
Towel Rail	Tube 6 Bar Heated Towel Ladder 60x50cm	THTL60.50	Plumblin	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumblin	White	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder		Plumblin	Chrome	







	Description	Notes	Supplier	Finish	
Shower Head	Tube Slide Shower		Plumblin	Chrome	
Shower Mixer	Tube Shower Mixer		Plumblin	Chrome	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Chrome	
Shower Glass Hardware			Opus Glass Hardware	Chrome	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech	n/a	

	Description	Notes	Supplier	Finish	
Basin	Evo Round Vessel Basin	EV40VB	Plumblinc	White	
Basin Waste	Plumblinc Pop Up Basin Waste 32mm No Overflow	900068.73	Plumblinc	Chrome	
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Tube Wall Mount Mixer			Chrome	
Mirror	Custom sized in-set mirror with Nuklear, 50watt mirror demister				
Towel Rail	Tube 6 Bar Heated Towel Ladder 60x50cm	THTL60.50	Plumblinc	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumblinc	White	
Toilet Roll Holder	Tube Single Bar Toilet Roll Holder		Plumblinc	Chrome	
Shower Head	Tube Shower Column		Plumblinc	Chrome	






	Description	Notes	Supplier	Finish	
Shower Mixer	Tube Shower Mixer		Plumblinc	Chrome	
Shower Drain	Code Flow Tiled Insert Channel Shower Drain			Chrome	
Shower Glass Hardware			Opus Glass Hardware	Chrome	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech		

Laundry

	Description	Notes	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/S	
Mixer	Tube Kitchen Mixer		Plumblinc	Chrome	
Bathroom Fan	Ventech Frameless Square Magnetic Grille		Ventech		

	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	Vanda verve Curtain Track		Vanda	Matt Black	
Blinds	TBC				
Shutters	TBC			To match wall colour	
Gas Fire	Escea DS1400 Single sided fireplace . Logs Fuel bed kit & Linear trim kit		Escea		

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	3 x Reef Frosted Olive Glass	240mm	Lighting Plus		

Thank you

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Kawarau Heights

15 Kawarau Heights Boulevard, Queenstown

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