



KAWARAU
HEIGHTS · QUEENSTOWN

16 Carrick Lane



Land Area: 385m²

Floor Area: 188m²

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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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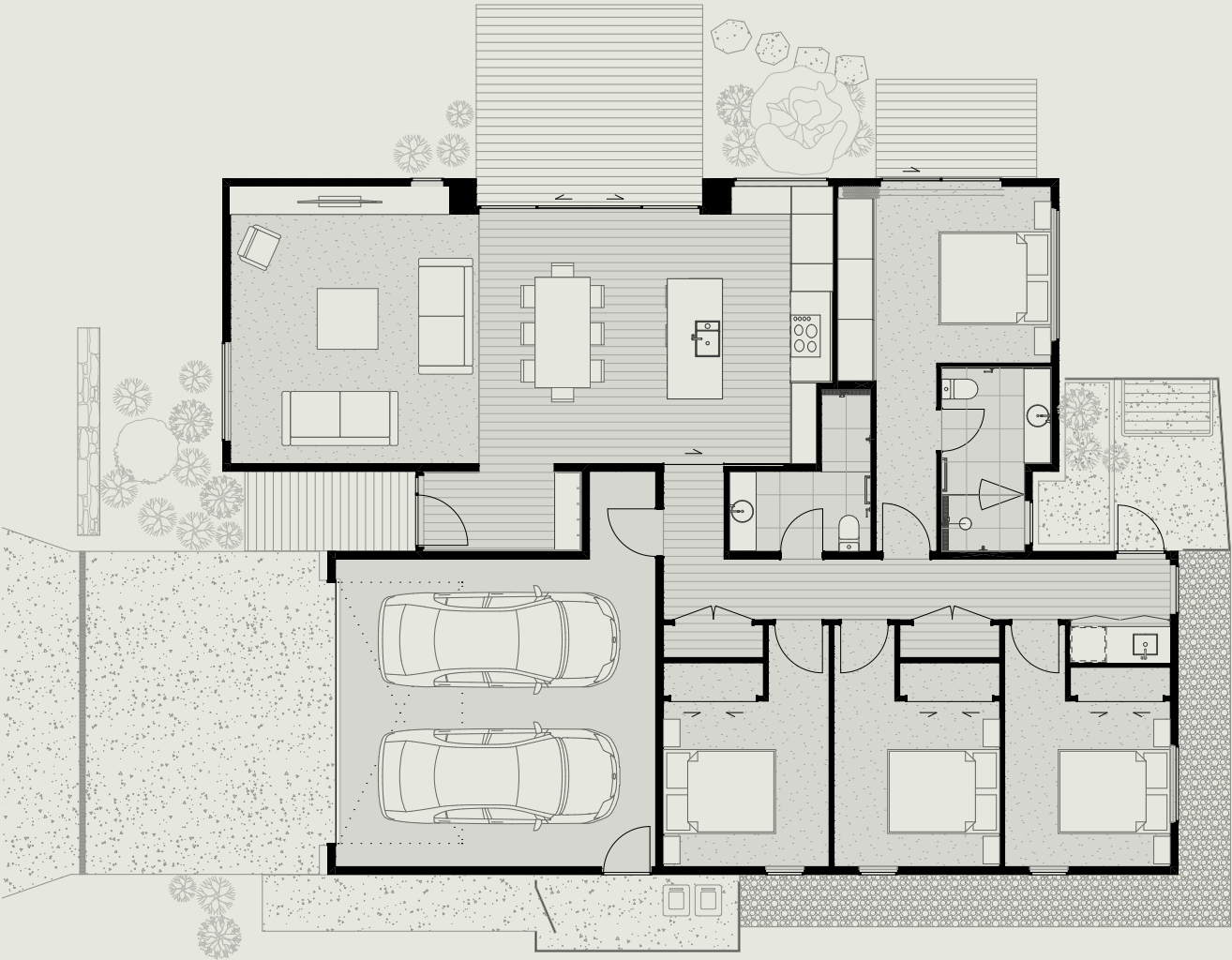
16 Carrick Lane
Floor Plan



Site Area: 385m²
Floor Area: 188m²
Roof Area: 192m²

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.

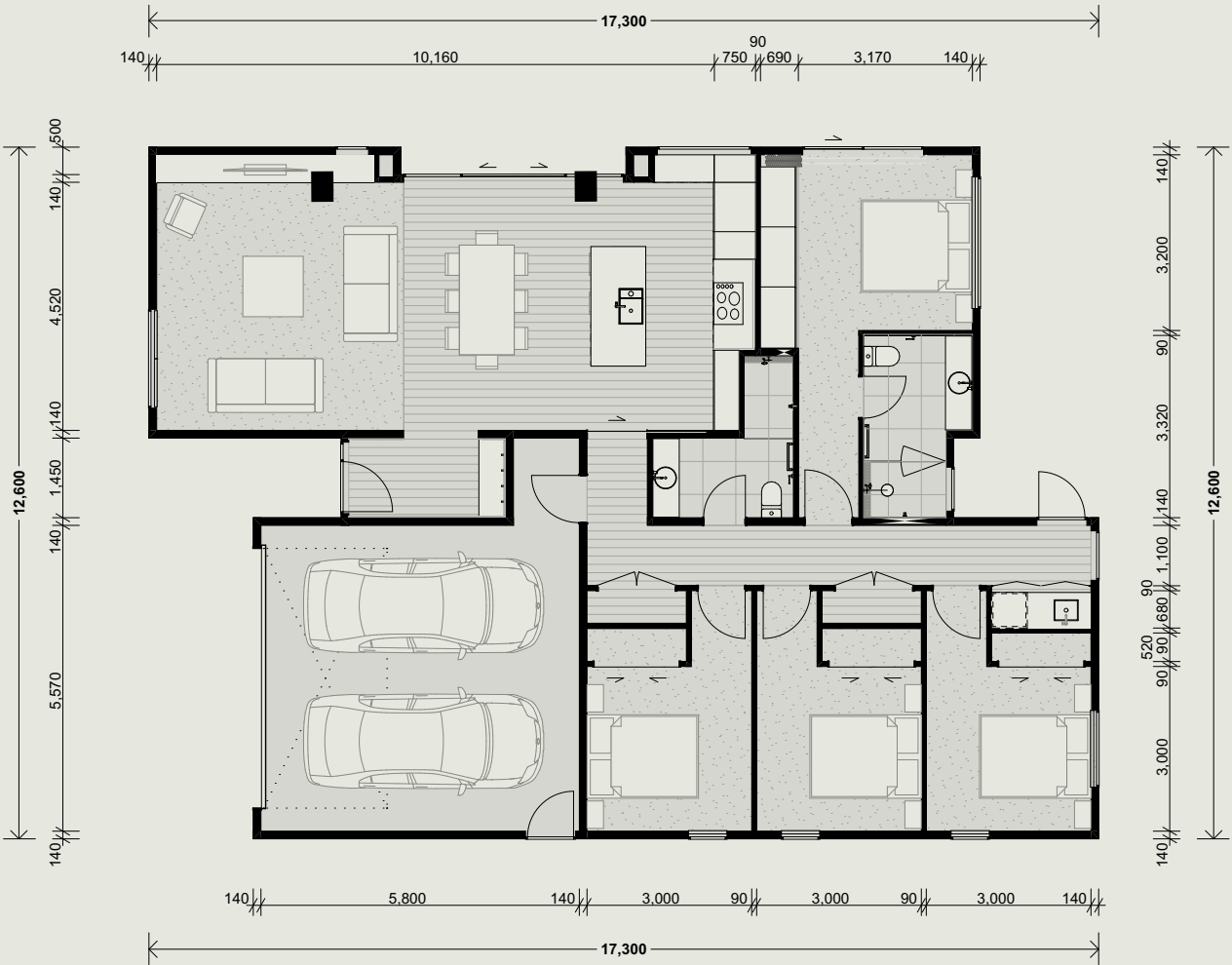


16 Carrick Lane
Dimension Plan



Site Area: 385m²
Floor Area: 188m²
Roof Area: 192m²

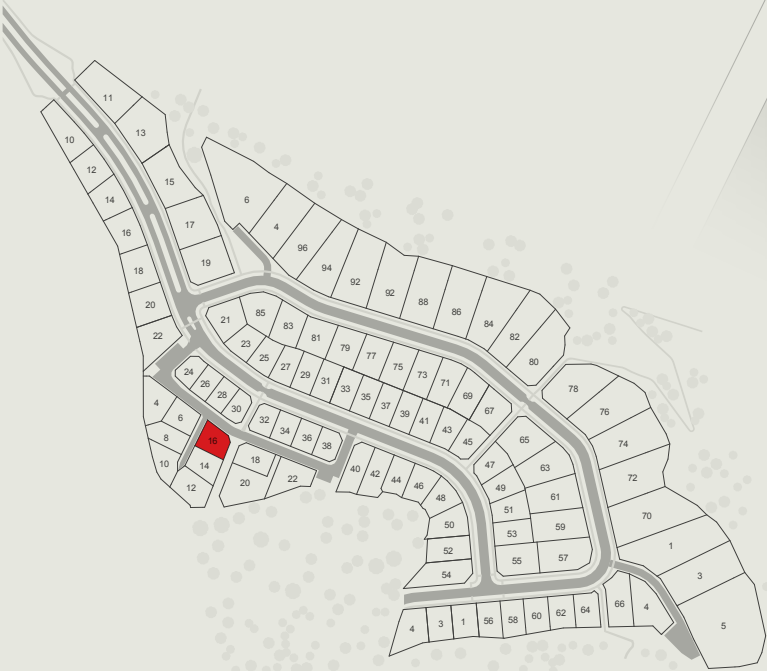
Floor area noted is over cladding.
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16 Carrick Lane
Site Plan



KAWARAU
HEIGHTS





North Elevation
Scale 1:100

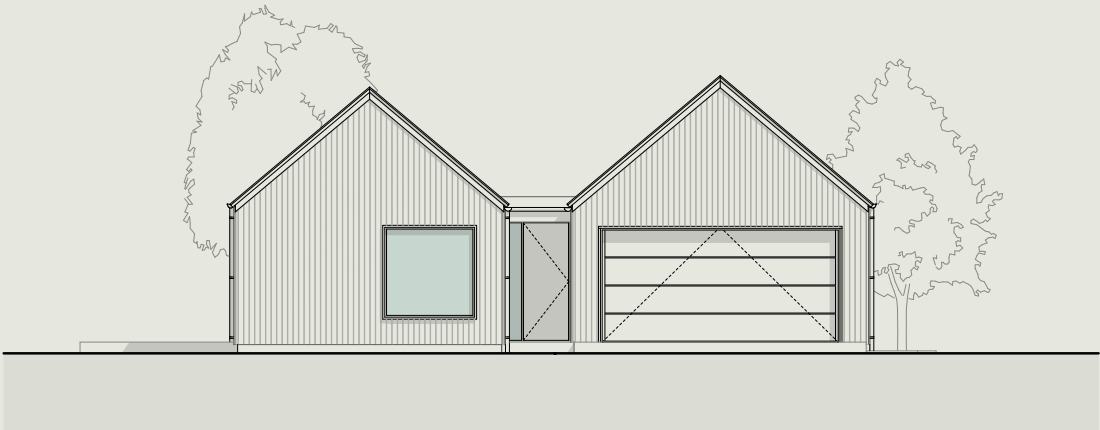


East Elevation
Scale 1:100



South Elevation

Scale 1:100



West Elevation

Scale 1:100

Part 3

Construction Specification

16 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	Hermpac
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

16 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

Part 5

Fixtures & Fittings Selections

Thank you

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Kawarau Heights

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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