

NOVEMBER 2026

12 Carrick Lane, Kawarau Heights

4 1 2 2 Land Area: 520m² Floor Area: 210m²

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The included specifications may change due to availability, build circumstances and the like, from time to time at the operator's sole discretion without notice.

Part 1

Images

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Part 2

Plans & Elevations

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12 Carrick Lane — Part 2
Floor Plan

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Site Area: 520m²
Floor Area: 210m²

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.



This plan is conceptual only to provide an indicative layout to prospective clients.

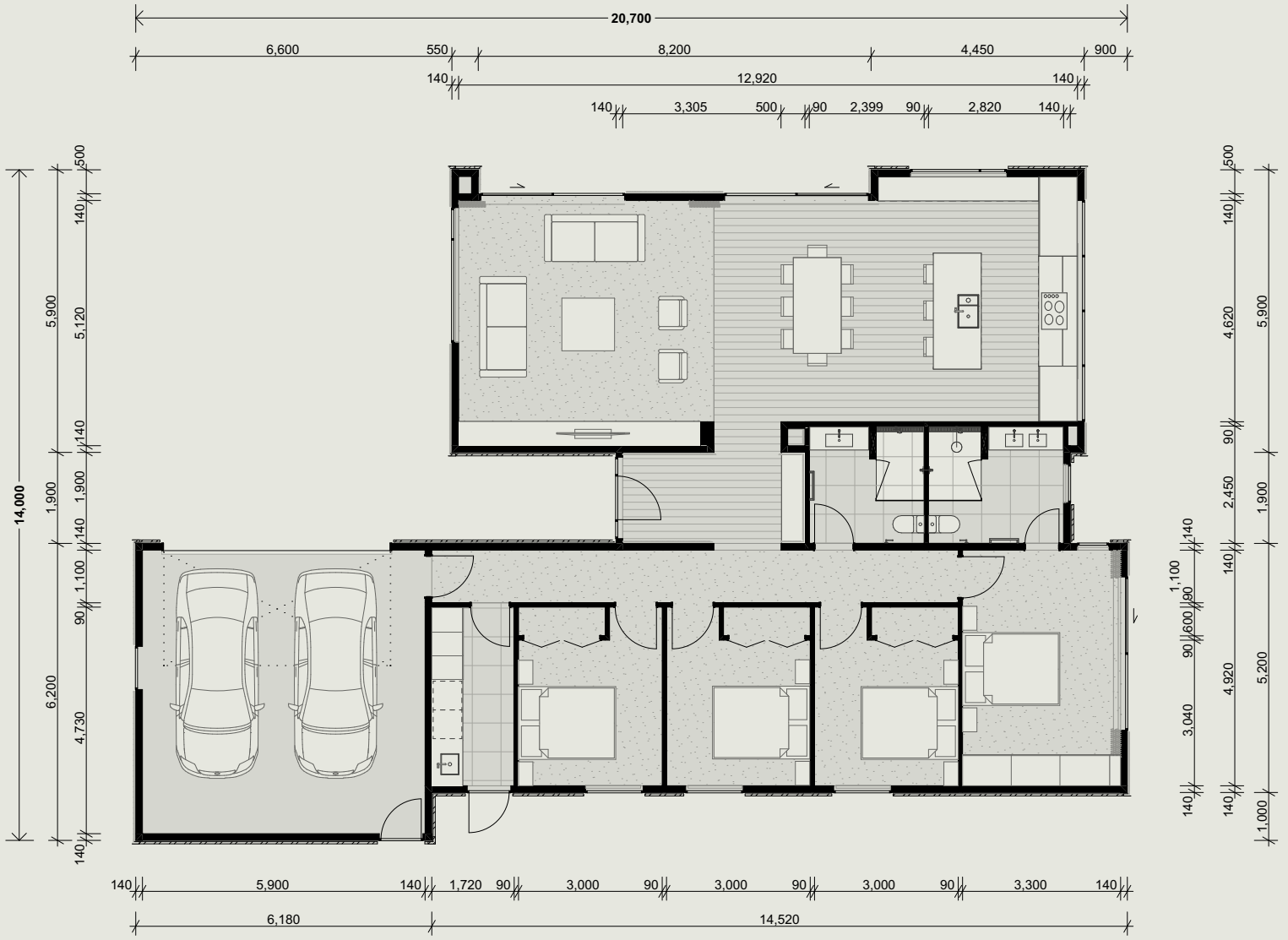
12 Carrick Lane — Part 2
Dimension Plan

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Site Area: 520m²
Floor Area: 210m²

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12 Carrick Lane — Part 2
Site Plan

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12 Carrick Lane — Part 2
Elevations

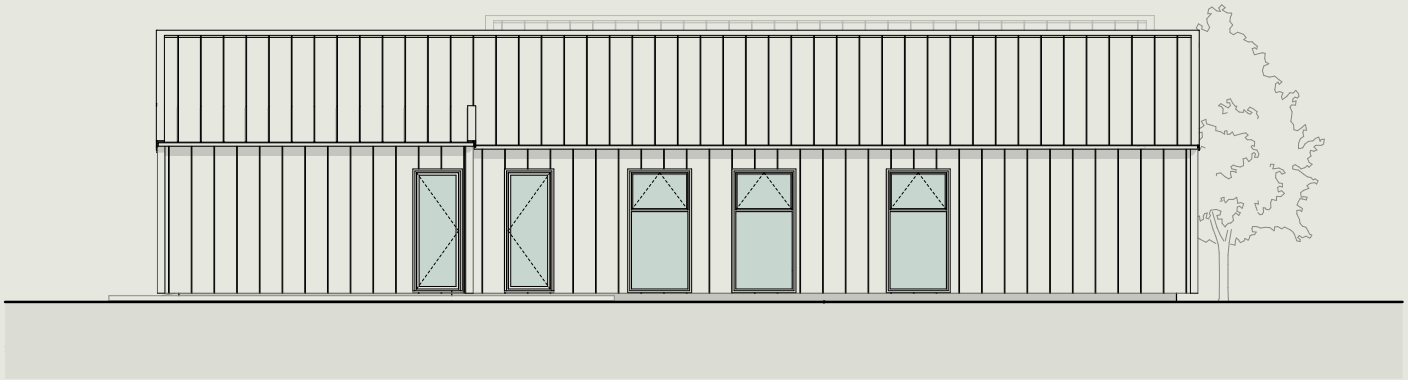
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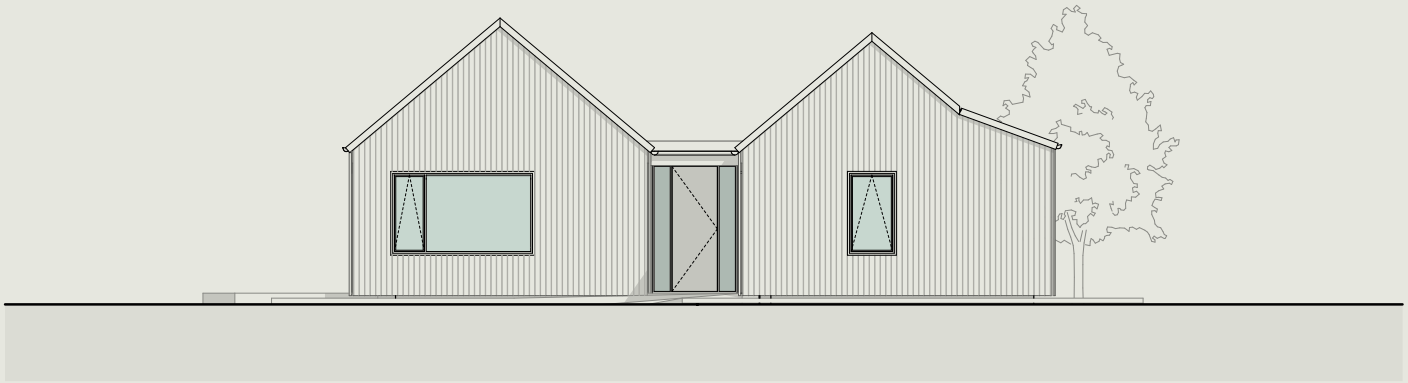
North Elevation
Scale 1:100



East Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

Part 3

Construction Specification

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	Hermpac
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

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	

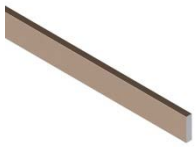
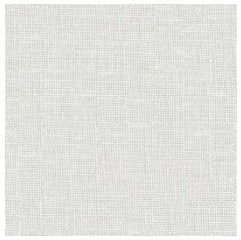
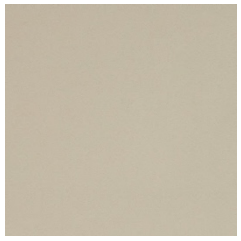
Part 4

Materials & Finishes

Exterior

	Description	Notes	Supplier	Finish
Cedar Cladding	Dryden Platinum		Dryden	
Metal Cladding	Flaxpod			
Roofing	Flaxpod			
Joinery	Flaxpod			
Soffits 1	Fibre Cement Board			
Soffits 2	Cedar			
Slab Edge	StoArmat plaster and paint system to slab edge.			
Garage Door	Flaxpod			

	Description	Size	Supplier	Finish	
Wall Finishes					
Living, Bathrooms etc - Walls, Skirting/Architrave	Opononi Half		Dulux	Low Sheen	
Bedroom Walls, Skirting/Architrave	Opononi		Dulux	Low Sheen	
Ceiling	Opononi Quarter		Dulux	Flat	
Living T&G Celling	Opononi		Dulux	Low Sheen	
Doors	Opononi Half		Dulux	Low Sheen	
Flooring					
Carpet	Okiwi Bay Nixon	3660mm	Feltex	Solution Dyed Nylon	
Timber Flooring	Haven Milan	190x14mm	Forte	UV Lacquer Ultra Matt	

	Description	Size	Supplier	Finish	
Garage Flooring	Crazy XL	4000mm	Belgotex	Anthracite 2236	
Carpet Trim	Dark Bronze Anodised Flat Bar	12mm	Forte		
Curtains					
Curtains	Zepel Focus Pearl	3000mm	Quality Curtains	Sheer	
Curtain Lining Bedrooms Only	James Dunlop Shell	3000mm	Quality Curtains	Blackout	
Bedroom					
Joinery	Whitewashed Oak	Matching Edge Tape	Melteca	Organic	
Master wardrobe Hardware	Toldeo Brushed Nickle	320mm	Mardeco		
Kitchen					

	Description	Size	Supplier	Finish	
Benchtops	Galaxy Beige		Primes Porcelain	Silk Tech	
Splashback	Galaxy Beige		Primes Porcelain	Silk Tech	
Joinery Fronts	Moleskin	Matching Edge Tape	Melteca	Organic	
Joinery Fronts	Tahoe Walnut	Matching Edge Tape	Prime Panel	Timberland	
Kitchen Hardware	Toledo Bronze Pulls	320mm	Mardeco		
Kitchen Lighting					
Island Pendants	Modica SKU 23366		Lighting Direct	Chrome	
Dining Pendant	Dune SKU23043	650mm	Lighting Direct	Black	
Bathroom					

	Description	Size	Supplier	Finish	
Bathroom Tiles	Portland	600x600mm	European Ceramics	Off White	
Bathroom Feature Tiles	Portland Decor	600x600mm	European Ceramics	Off White Décor	
Vanity	Whitewashed Oak	Matching Edge Tape	Melteca	Organic	
Bench Top	Snow		Caesarstone	Polished	
Laundry					
Joinery Fronts	Mist	Matching Edge Tape	Melteca	Organic	
Bench Top	Galaxy Beige		Primes Porcelain	Silk Tech	
Splashback	Sticks White Mosaic	296x300mm Tile size 22x145mm	European Ceramics	Matt Vertical Stack	
Hardware	Kasia Pull 4724	168mm	Elite HW	Black	

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Part 5

Fixtures & Fittings Selections

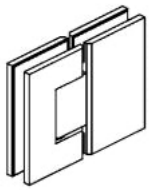
Kitchen

	Description	Notes	Supplier	Finish	
Sink	Mercer DV107 Derby Kitchen Sink		Mercer	SS	
Insinkerator	Insinkerator 66 : ID66			n/a	
Mixer	Tube Kitchen Mixer w/ Pull out spray		Plumbline	Gunmetal	
Fridge	Not supplied				
Oven	Oven, 60cm, 7 function,	OB60SC7CEB1	Fisher and Paykel		
Cook Top	Induction Cooktop, 60cm, 4 Zones	CI604CTB1	Fisher and Paykel		
Rangehood	Built in integrated powerpack extractor	HP60IDCHX4	F&P	Black	
Dishwasher	Series 7 Integrated Dishwasher	DW60U4I2	Fisher and Paykel		

Bathroom

	Description	Notes	Supplier	Finish	
Basin	Moon Kordura Counter Top Basin		Harrison Bloy	White	
Basin Waste					
Vanity	Custom made wall hung vanity				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	Galaxy 450 pill backlit mirror	GA45P	Plumbline		
Towel Rail	Heirloom	THTL60.50	Plumbline	Chrome	
Toilet	Enya BTW Toilet Suite		Harrison Bloy	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	

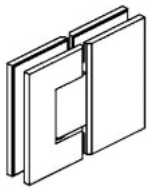
Bathroom

	Description	Notes	Supplier	Finish	
Shower Head	Watersino Pin Slide Rail		Harrison Bloy	Chrome	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain		As supplied by builder	Chrome	
Shower Glass Hardware			As supplied by builder	Chrome	
Bathroom Fan			As supplied by builder		

Ensuite

	Description	Notes	Supplier	Finish	
Basin	2 X Moon Kordura Counter Top Basin		Harrison Bloy	White	
Basin Waste					
Vanity	Custom made wall hung vanity unit with Blum soft close drawers				
Mixer	Pin Wall Mixer & Spout		Harrison Bloy	Chrome	
Mirror	2 X Galaxy 450 pill backlit mirror	GA45P	Plumbline		
Towel Rail	Heirloom	THTL60.50	Plumbline	Chrome	
Toilet	Evo Back to Wall Toilet Suite Slim Seat		Plumbline	White	
Toilet Roll Holder	Heirloom Centro Toilet Roll Holder		Plumbline	Chrome	
Shower Head	Watersino Pin Shower Column Set		Harrison Bloy	Chrome	

Ensuite

	Description	Notes	Supplier	Finish	
Shower Mixer	Pin Shower Mixer (small faceplate)		Harrison Bloy	Chrome	
Shower Drain	Tiled Insert Channel Shower Drain		As supplied by builder	Chrome	
Shower Glass Hardware			Opus Glass Hardware	Chrome	
Bathroom Fan			As supplied by builder		

Laundry

	Description	Notes	Supplier	Finish	
Tub	Mercer DV108 Loxley		Mercer	S/Steel	
Mixer	Watersino Pin Gooseneck Kitchen Mixer		Harrison Bloy	Chrome	

General

	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	
Door Stop	Doorstop Skirting Concealed Fix		Windsor	Brushed Nickel	
Curtain Tracks Wall Mounted in living	Vanda verve Curtain Track		Vanda	White	
Curtain Tracks Ceiling Mounted	TBC				
Blinds	TBC				

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/Dining Pendants	Refer to material selections				

Thank you

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12 Carrick Lane, Kawarau Heights, 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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