

# Home Office 174



## FLOOR PLAN

FLOOR AREA: 174.7m<sup>2</sup> over foundation

CONTACT ONE OF OUR TEAM TO  
DISCUSS YOUR NEW BUILD.

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# NEW LIVING HOMES STANDARD SPECIFICATION

## EXTERIOR PRODUCTS

Floor Slab:	Engineered Concrete RibRaft	Fascia	Coloursteel 185mm Fascia
Timber Framing:	Treated H1.2 as per plan	Gutter:	Coloursteel Quad Gutter
Roofing:	Coloursteel Maxam Corrugated 0.4g	Downpipes:	Coloursteel Round Downpipe
Exterior Joinery:	Rylock Thermal Broken Southern 4l suite, powder coated with double glazing	Cladding A	Rockcote plaster system on 50mm ACC Panel
Garage Door:	Dominator Insulated Futura Woodgrain	Cladding B	James Hardies Oblique 200mm

## INTERIOR PRODUCTS

Internal Doors:	MDF Flush Panel Hollow Core 1980mm High & MDF Flush Panel Polycore Door to Garage	Gibboard:	Gib Standard 10mm to Walls and 13mm to Ceiling. Bathroom and Ensuite Gibboard to be Aqualine
Wardrobe Sliders:	Aluminium Sliders with MDF Infills	Gibboard Stopping:	Level 4 Paint Grade Finish
Wardrobe Shelving:	Melamine White Shelving to Bedrooms and all storage Cupboards	Skirting:	MDF 60 x 12mm Bevelled & Pine to Bathroom and Ensuite
Door Hardware	Bailey George Hardware	Ext Corners:	Square Stopped
House Insulation:	R7.0 ceiling batts & R2.8 wall batts	Electrical:	Vynco LED Lights, Plugs and Switches
Garage Insulation:	R3.6 ceiling batts & R2.8 wall batts	Hot Water:	Rheem Electric 300l Hot Water Cylinder
Tapware:	Robertson Savon Brushed Nickel	Heatpump:	Daiken Highwall Standard Series
Vanities:	Elementi Novara Double Drawer with VC Top	Internal Joinery:	Design and Installed by Trends Kitchens. Tristone Bench to Kitchen
Shower:	Clearlite Cezanne & Athena Motio Showers	Bath:	Athena Contro BTW 1600mm
Toilet	Robertson Uno CC BTW Toilet suite	Laundry	Aquatica Centro Laundry Tub and tap
Paint:	Resene	Towel Rail:	Heirloom Genesis Heated Round BN
Carpet:	Willow Lake 100% Stainfree Fibre Twist, on 11mm high density foam underlay.	Vinyl Plank:	Genero Glades Vinyl Plank 185 x 1219 x 2mm
Splashbacks	Tiles by Reptiles	Appliances:	Fisher & Paykel

## LANDSCAPING

Driveway	Concrete Exposed Aggregate with Mesh	Vehicle Crossing:	Included as per plan
Patio & Service	Concrete Exposed Aggregate	Fencing:	Included as per plan

## GENERAL

Guarantee:	Master Builders 10 Year	Insurance:	Builders Risk Insurance included
Colour Selection:	Included	Engineering:	Included