

Lot 167 Earlsbrook, Lincoln







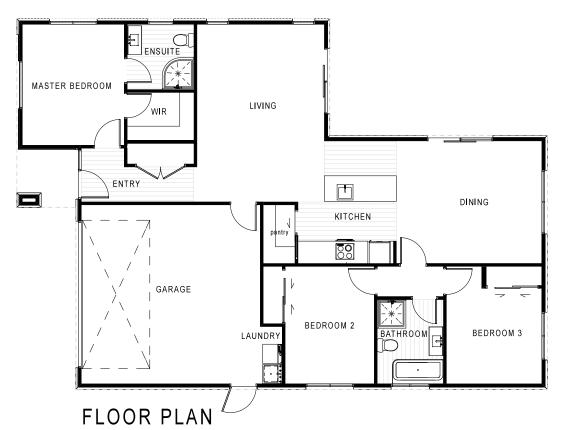






150m²





FLOOR AREA: 150.3m2 over foundation



NEW LIVING HOMES STANDARD SPECIFICATION

	EXTERIOR			
Floor Slab:	Engineered Concrete RibRaft		Fascia	Colourste
Timber Framing:	Treated H1.2 as per plan		Gutter:	Colourste
Roofing:	Coloursteel Maxam Corrugated 0.4g		Downpipes:	Colourste
Exterior Joinery:	Rylock Thermal Broken Southern 41 suite, powder coated with double glazing		Cladding A	Rockcote ACC Pane
Garage Door:	Dominator Insulated Futura Woodgrain		Cladding B	James Ha

RODUCIS			
Fascia	Coloursteel 185mm Fascia		
Gutter:	Coloursteel Quad Gutter		
Downpipes:	Coloursteel Round Downpipe		
Cladding A	Rockcote plaster sysytem on 50mm ACC Panel		
Cladding B	James Hardies Oblique 200mm		

	INTERIOR		
Internal Doors:	MDF Flush Panel Hollow Core 1980mm High & MDF Flush Panel Polycore Door to Garage		
Wardrobe Sliders:	Aluminium Sliders with MDF Infills		
Wardrobe Shelving:	Melamine White Shelving to Bedrooms with Wire ventilated in the HWC Cupboard		
Door Hardware	Bailey George Hardware		
House Insulation:	R7.0 ceiling batts & R2.8 wall batts		
Garage Insulation:	R3.6 ceiling batts & R2.8 wall batts		
Tapware:	Robertson Savon		
Vanities:	Clearlite Cashmere Double Drawer		
Shower:	Clearlite Showers		
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		

PRODUCTS			
Gibboard:	Gib Standard 10mm to Walls and 13mm to Ceiling. Bathroom and Ensuite Gibboard to be Aqualine		
Gibboard Stopping:	Level 4 Paint Grade Finish		
Skirting:	MDF 60 x 12mm Bevelled & Pine to Bathroom and Ensuite		
Ext Corners: Square Stopped			
Electrical:	Vynco LED Lights, Plugs and Switches		
Hot Water:	Rheem Electric 300l Hot Water Cylinder		
Heatpump:	Daiken Highwall Standard Series		
Bath:	Enya 1700mm		
Towel Rail:	Heirloom Genesis Heated		
Internal Design and Installed by Trends Joinery: Kitchens. Tristone Bench to Kitchen			
Paint:	Resene		
Appliances:	Fisher & Paykel		

	LAND:
Driveway	Concrete Exposed Aggregate with Mesh
Patio & Service	Concrete Exposed Aggregate

۰	APING			
	Vehicle Crossing:	Included as per plan		
	Fencing:	Included as per plan		

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