

SHOWHOME SPECIFICATIONS – 28 Earlsbrook Boulevard, Earlsbrook, Lincoln.

House Size	172.23 m ²
Section Size	402 m ²
Foundation/Floor Slab	NZS3604
Framing & Trusses	Species and grade to Standard NZS 3602 NZ Oregon and Pinus Radiata
EXTERNAL WALLS & ROOF	Stud height 2.4m and 30° Roof, 20° scissor trusses to Living and Dining
Cladding	Plaster - AAC Clad-X Plaster – WattyI Colorsteel Sandscape Weatherboard - JSC Taxon TMT51 – JSC Scumble Weona Schist - Hard As Rocks Cliff Stone – Whitebark with White Pointing
Roofing	Pre-painted Superdek with metal Fascia and OG125 Gutter in Sandscape
Downpipes	80mm Round in Sandscape
Soffits	4.5mm James Hardie Soffit in Sandscape
Windows & Doors	Fletcher Southern41 Thermally Broken Suite with Low-E Double Glazing in Warm White Pearl
Entry Door	Aluminium Thermtek FL TGV Entrance Door with Windsor 7100 Pull Handle, 1221 Combo
Garage Door	Dominator Futura Smooth Finish – Sandscape
Outside Taps	3 external Garden Taps
Interior Doors	Flush Panel 1980mm MUF doors with Windsor Apex Hardware Flush Panel 2200mm MUF cavity slider to Walk-In Pantry Parkwood Emberwood Opposite Brace Barn Slider to Entry/Dining threshold 2250H x 960W (Paint-Grade)
Insulation	IBS Rigid Air Barrier System – Wall Insulation - R2.6 Glasswool Batts Ceiling Insulation - R7.2 Glasswool Batts.
Gib & Gib Stopping	10mm GIB standard board and 10mm GIB Aqualine, finished to F4 grade.
Lighting/Electrical	PDL Iconic range light switches, LED Lighting, Media Patch Panel, Pendant Light Heiman Wireless Interlinked Detectors, Vynco Air inline Axial Exhaust fan/s Arrowhead Elite EC Touch Screen Security Alarm and Control System
Water Heating	250L 560x1760 Direct Solar Ready 1x3kW Element (Mains Pressure)
Heating	Ducted Heating – Fujitsu ARTH45KHTA-HP 12.5kW Cool/15.0kW Heat (unzoned)

INTERNAL PAINT COLOURS

Ceilings/Architraves – Designer White

Interior Doors – Designer White

Walls/Skirtings/Robe Sliders and inside Robes:

- Living/Dining/Kitchen/Pantry/Nook, Entry, Hall, Ensuite, Bathroom, Toilet, Linen Cupboard and Garage – Driftwood
- Master Bedroom, Bedroom 2 & Bedroom 3 – Soft Apparition

BATHROOM

Vanity	VCBC Soft 900mm Single Drawer, Wall-Hung – Honey Ash
Basin Mixer	Methven Futura Basin Mixer – Chrome
Mirror	Newtech Broadway 900W x 700H Mirror with LED Lighting & Demister
Shower	Clearlite Cezanne 1000 x 1000 Moulded Wall – White
Shower Mixer	Methven Futura Shower Mixer – Chrome
Shower System	Methven Kea Rail Shower – Chrome
Bath	VCBC Curve Corner Grandé 1700
Bath Spout	Methven Waipori MK2 Wall-Mounted Bath Spout – Chrome
Bath Mixer	Methven Futura Shower Mixer – Chrome
Towel Rail	Newtech Square Ladder 7 Bar SS 800 x 600 (ST75) – Chrome
Heater	Weiss Stainless Steel Bathroom Heater (FH24SS)

ENSUITE

Vanity	VCBC Soft 1000mm 2-Drawer, Wall-Hung, Solid-Surface
Vessel	Moon Vessel Basin – Honey Ash
Basin Mixer	Methven Waipori Hi-Rise Basin Mixer – Chrome
Mirror	Newtech Broadway 900W x 700H Mirror with LED Lighting & Demister
Shower	Fully Tiled Shower with Glass Screen & Door
Shower Mixer	Methven Futura Shower Mixer – Chrome
Shower System	Methven Kea Rail Shower – Chrome
Towel Rail	Newtech Square Ladder 7 Bar SS 800 x 600 (ST75) – Chrome
Toilet	Stylus Origin Back-To-Wall Toilet Suite with soft close seat
Toilet Roll Holder	Heirloom Kubix – Chrome
Heater	Weiss Stainless Steel Bathroom Heater (FH24SS)

TOILET

Toilet	Stylus Origin Back-To-Wall Toilet Suite with soft close seat
Toilet Roll Holder	Heirloom Kubix – Chrome

KITCHEN & PANTRY

Oven	Fisher & Paykel Single Wall Oven – OB60SC5CEX3
Cooktop	Fisher & Paykel 4 Element Electric Cooktop – CE604CBX2
Rangehood	Fisher & Paykel Integrated Rangehood – HP60ICSX4
Dishwasher	Fisher & Paykel Dishwasher – DW60FC2X1
Benchtops - Kitchen	Lucino Stone – Pure White
- Pantry	High Pressure Laminate – Baroque
Cabinetry - Kitchen	Melteca – Chalk White and Prime Melamine – Linden, with Baroque Feature Panels
Cabinetry - Pantry	Pre-finished 16mm Whiteboard – Satin White
Splashback	Tiled – Fluted White Gloss 300 x 600
Handles	Kethy HT017 Pull Handles and Mardeco Concealed Extrusion – White
Sink	Lucino 500 Undermount – Stainless Steel
Sink Mixer	Caroma Liano II Sink Mixer – Chrome

LAUNDRY

Bench Top	High Pressure Laminate – Baroque
Cabinetry	Prime Melamine – Linden
Handles	Kethy HT017 Pull Handles – White
Sink Mixer	Caroma Liano II Sink Mixer – Chrome

OFFICE/NOOK

Desk & Shelving	Prime Melamine – Baroque
Feature Wall Panel	California Scallop – Driftwood
Handles	Bevel Handle with Shadow Rail – Baroque
Drawers:	Push-To-Open – Baroque
Doors:	

FLOOR COVERINGS

House	Carpet:	Haven – Linen 92 on 10mm/120kg Underlay
	Vinyl Plank:	Express – Light Oak 0064 – Entry, Dining, Kitchen, Pantry, Nook, Bathroom and WC
Garage	Carpet:	Grand Prix – Anthracite
	Vinyl Plank:	Express – Light Oak 0064 (Laundry area)
Ensuite Tiles		Floor & Shower Floor – Vatican Cross Cut Beech 600 x 600 with Ivory grout
		Shower Walls – Vatican Cross Cut Beech 600 x 600 with Ivory grout
		Shower Feature Wall – Monte Gordo Bianco Square 300 x 600 with Ivory grout
		Vanity Splashback – Monte Gordo Bianco Square 300 x 600 with Ivory grout
Bathroom Tiles		Bath Splashback – Monte Gordo Bianco Square 300 x 600 with Ivory grout
		Vanity Splashback – Monte Gordo Bianco Square 300 x 600 with Ivory grout