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# 4337 GREAT NORTH ROAD SPECIFICATION

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## Homes – Exterior Finishes

- Roof – Diamond Brownbuilt 900
- Upper level Cladding– Diamdek 400
- Lower Level Cladding –Pine weather boards
- Double Glazed Aluminum Joinery
- Exterior hose taps

## Homes- Interior Finishes

- Paint finish Level 4 – Colour Alabasta
- Main Living and Kitchen Godfrey Hirst Vinyl Plank Stonewall flooring
- Bedrooms – Feltex Awana Bay 26 Ounce Storm Carpet

### ▪ Kitchen

- Benchtop Duropal "Quadra" laminate range – Colour Quartz Stone or similar
- Cabinetry – Bestwood Snowdrift Melamine or similar
- H'Afele Hardware – soft close doors and drawer systems
- Splash Back – Tiled white brick style
- Fisher and Paykel (SS) 600mm Wall Oven
- Range hood - Robinhood (SS) Canopy Hood
- Fisher and Paykel 60cm Electric Cook Top
- Fisher and Paykel 60cm Dishwasher
- Waste disposal unit Robinhood Waste Disposal SE390QA (air switch model)
- Pantry - Built in
- Kitchen faucet type Methven Kick Hi-rise sink mixer or similar
- Kitchen Sink – Stainless Steel

### ▪ Main Bathroom

- Vanity Unit - VCBC Project 900mm 1 drawer 1 basin white or similar
- Vanity taps type Methven Kick basin mixer or similar
- Mirror over vanity Frameless Mirror - Polished Edge 1000 X 900 polished edge
- Vanity power point
- Shower type Shower Combo 900x900 45Deg Plain One Piece Door-Chrome
- Shower mixer type Methven Kick shower mixer or similar
- Shower rose type Methven Voda Pro shower slide or similar
- Toilet - Belle Back to Wall Suite or similar
- Heated towel rail Serene 560x630 Round 5 Rail Heated Towel Rail or similar
- Extractor ducted to exterior Weiss ClearGlow 3 in 1 Heat, LED Light & fan unit FH6706LED
- Accessories Centro CP fixed toilet roll holder

## ▪ Laundry

- Laundry tub Robinhood supertub 3101 white
- Laundry extractor Weiss Clearflow - Fan FV110

## ▪ Electrical and Communication

- Alarm System
- Double power points throughout as in the electrical plan.
- Plush LED down Lights throughout
- Smoke detectors
- Front Door light with sensor
- TV internet and phone to main living and master bedroom.

## ▪ Insulation and Heating

- Pink Batts to Council specifications to walls and roof
- 2 Panel heaters
- 150L Electric Mains Pressure Cylinder in hot water cupboard

## ▪ Grounds and Services

- Fully Landscaped grounds
- New Utility services – Power- Water- Sewer- Storm Water- Telephone – Internet
- Generous sized decks or Patios
- Boardwalk entry to units 2 through to 6

## ▪ Construction technical

- Timber Framing 90 X 45 External Framing
- Interior door type Flush Panel MDF 4mm MDF
- Typical Interior door height 1980mm
- Interior door handle type Windsor Futura Apex SS or similar
- Obscure glazing to where Toilets/Bathrooms – Spotswood or similar
- Front door style Parkwood fiberglass Duramax FV woodgrain or similar
- Front door handle type Parkwood Regal entrance set or similar

- Details are preliminary and specifications may be subject to change