

Pine Ave House 5 & 6

Specifications

Exterior	<ul style="list-style-type: none"> ● Automatic garage door – wide profile, Sandstone grey steel. Profile example: https://www.dominator.co.nz/residential-doors/steel-sectional-doors/dominator-sierra.html ● “Resene Black” Horizontal Wide cladding ● “Resene ½ black white” horizontal narrow cladding ● Vulcan adobe Straw detail ● Roof Sandstone grey colour steel ● “Resene ½ Black White” soffits ● Exterior joinery Black ● Front door Sandstone grey ● Refer attached indicative landscaping plan
Interior	<ul style="list-style-type: none"> ● All walls “Resene ¼ Rakaia” or similar ● Ceiling, skirtings and internal doors “Resene ½ Black White”
Flooring	<ul style="list-style-type: none"> ● Tiled kitchen, entrance, main bathroom and ensuite ● Stock Euroflor 3m wide Granite garage carpet ● NEC Cabrillo 11, 100% solution dyed nylon stain and fade resistant carpet with 10.00mm heavy duty underlay elsewhere
Kitchen	<ul style="list-style-type: none"> ● layout as per building consent plans ● High gloss white cabinets ● Chrome handles ● Granite/engineered stone bench – mid grey fleck ● Tiled splash back ● Gas hob Bosh PBH6B60A ● Bosch Oven 5 function HBF133BS0A ● Bosch canopy rangehood DWP66BC50A ● Bosch 14 PL SS B/U Dishwasher ● Chrome sink mixer
Main bathroom	<ul style="list-style-type: none"> ● Heated towel rail ● Under tile heating ● Built in bath with tiled surround ● Extractor fan ● Chrome mixer – sink, bath and shower ● 900 mm square Stella shower ● Wall hung sink cabinet ● Gas hot water
Ensuite	<ul style="list-style-type: none"> ● Heated towel rail ● Under tile heating ● Extractor fan ● Chrome mixer – sink and shower ● 900 mm curved front Stella shower ● vanity unit
Lighting	<ul style="list-style-type: none"> ● LED down lights ● Two pendant lights over breakfast bar
Heating	<ul style="list-style-type: none"> ● Mitsubishi wall heatpump https://www.mitsubishi-electric.co.nz/heatpump/i/65003B/r32-gl50-high-wall-heat-pump

Marylou Developments Ltd

Quality Design & Construction

Insulation	<ul style="list-style-type: none">• All external walls (including garage) – 90mm R2.2 Pink Batts Classic• Roof (including garage) - 170mm R3.2 Pink Batts Classic
Security	<ul style="list-style-type: none">• Wired burglar alarm
Additional storage	<ul style="list-style-type: none">• laundry with standalone tub and chrome mixer• Hall cupboard• under stairs storage
Warranty	<ul style="list-style-type: none">• 10-year Master Build warranty