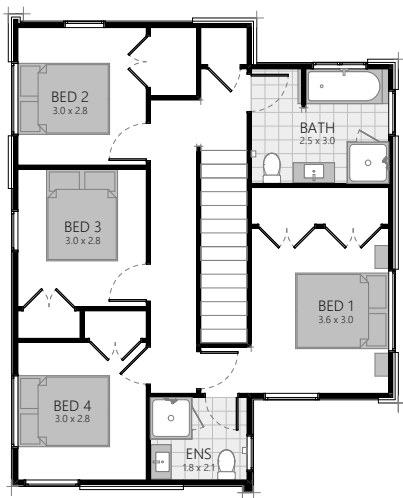




SHOWHOME

7 KOHUKOHUNUI LANE, RAMARAMA, AUCKLAND



4 | 2 | 1 | 1

Land area: 287m²

Floor area: 152.7m² O/C

Showhome opening hours:

Wed/Thurs/Fri 11am - 3pm

Sunday 11am-3pm

Closed public holidays



Refer to architectural plans for exact measurements. O/C is over cladding.

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SPECIFICATIONS for 7 Kohukohunui Lane, Ramarama, Auckland
4 Bedroom, 2 Bathroom

Earthworks and retaining (if required)

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance – Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated (**Warm White Pearl Matt**), double glazed clear glass
- Restrictor stays to all second-storey opening windows
- Aria black joinery hardware
- Latitude TGV entrance door with Securicraft combo set (door knob and deadlock)
- Gerard Corona shake metal tile roof, satin finish including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated
- Multiline Colorsteel fascia, Customline Colorsteel spouting
- Painted Hardiflex soffits
- James Hardie 180mm Linea weatherboard (**Dulux Mt Eden**)
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic painter brick range (**Dulux Wairakei**) natural coloured mortar
- 2x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan
- Aluminium powder-coated Louvers as shown on plan

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- Eco® R2.2 insulation to external walls (excluding garage)
- Eco® R3.6 ceiling insulation (including over garage)
- PCM Painted interior doors with Regent Series lever door handles, satin chrome wall mounted door stops
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Garage carpet, Crazy carpet direct stick
- Timber hand-rail, stairwell, rectangle oak, sealed 75mmx45mm approx with white wall brackets
- Wall colours - **Dulux Grave Couloir Half**, Bathrooms - **Dulux Narrow Neck**

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to Electrical plan as supplied

Heating

- Rheem 180 litre hot water mains pressure
- 1x Heat pump unit with remote control as per suppliers recommendations (includes connections)

Kitchen

- Exterior in Melamine, edges finished in matching PVC and Formica bench top, as per kitchen plan
- Grohe Bauflow gooseneck chrome sink mixer
- Tiled splashback behind hob

Kitchen Appliances

- Ariston ceramic frameless cooktop HR6OICA
- Ariston FA3 834HIXA 10 function built-in oven SS
- Ariston stainless steel dishwasher LFC2C19X
- 90cm Robinhood powerpack RPB3CL6SS includes installation and venting to the soffit or roof (dependent on plan)
- Insinkerator Model 56 with air switch

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Hydra chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN688Q, ducted to soffit
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Ensuite

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 750mm with packers (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Fixed mirror above vanity, 750mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN688Q, ducted to soffit

Bathroom Tiles

- Classic white tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity, finished with aluminium tile trim

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Studio plus 440mm vanity
- Grohe Bauflow single lever chrome basin mixer
- Eletech towel stirrup

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 10mm underlay to stairwell, lounge, bedrooms and hallway
- Floor Tiles from Classic Builders Traditional range as shown on plan

Wardrobes

- Brm 1 Wire coated shelving (\$545 PC Sum)
- Brm 2, 3, 4 Shelf and rail, prefinished wire
- Linen 4 x shelves

Walk in Wardrobe

- Custom shelving melamine to Walk in Wardrobe as per wardrobe plan

Laundry

- Aquatica LaundraTubbie

Garage Door

- 2.5m Futura smooth steel sectional garage door with 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- Refer to Landscaping plan

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox- Metware range

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion



SHOWHOME

9 KOHUKOHUNUI LANE, RAMARAMA, AUCKLAND



3 | 2 | 1 | 2

Land area: 327m²
 Floor area: 155.3m² O/C

Showhome opening hours:
 Wed/Thurs/Fri 11am - 3pm
 Sunday 11am-3pm
 Closed public holidays

Refer to architectural plans for exact measurements. O/C is over cladding.

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SPECIFICATIONS for 9 Kohukohunui Lane, Ramarama, Auckland

3 Bedroom, 2 Bathroom

Earthworks and retaining (if required)

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance – Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Ribraft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated (**Warm White Pearl**), double glazed clear glass
- Aria black joinery hardware
- Latitude TGV entrance door with Securicraft combo set (door knob and deadlock)
- Monier Hacienda concrete tile roofing, including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated
- Multiline Colorsteel fascia, Customline Colorsteel spouting
- Painted Hardiflex soffits
- James Hardie Linea Oblique, 200mm (**Dulux Wairakei**)
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic painted brick (**Dulux Rawene**) natural coloured mortar
- 2x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan
- 2x Exterior hose taps
- Aluminium powder-coated Louvers as shown on plan

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathrooms
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathrooms
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- Ecowool® R2.2 insulation to external walls (excluding garage)
- Ecowool® R3.6 ceiling insulation (including over garage)
- PCM Painted interior doors with Regent Series lever door handles, satin chrome wall mounted door stops
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Painting allowance includes for up to 3 Dulux white based colours including architraves and skirtings to match wall colour
- Concrete floor to Garage
- Wall colour - **R. Eight Thorndon Cream**

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to Electrical plan as supplied by Amp't Electrical

Heating

- Rheem 180 litre hot water mains pressure
- 1x Heat pump unit with remote control as per suppliers recommendations (includes connections)

Kitchen

- Exterior in Melamine, edges finished in matching PVC and Stone bench top, as per kitchen plan
- Full height cabinetry with negative detail and bulkhead by builder
- Grohe Bauflow gooseneck chrome sink mixer
- Tiled splashback behind hob

Kitchen Appliances

- Bosch ceramic frameless cooktop PKE611CA1A
- Bosch HBF133B50A 10 function built-in oven SS
- Bosch stainless steel dishwasher SMU50E75AU

- 90cm Robinhood powerpack range hood RPB3CL9SS incl installation and venting to the soffit or roof (dependent on plan)
- Insinkerator Model 56 with air switch

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Hydra chrome bath spout, wall mounted
- Grohe Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN6880, ducted to soffit

Ensuite

- Newline hob entry tiled shower, 900mm x 900mm
- Tempesta Cosmopolitan 100, 3 function shower slide
- Grohe Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Grohe Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN6880, ducted to soffit

Bathroom Tiles

- Classic white tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity, finished with aluminium tile trim
- Shower tiled to ceiling height & tiled recessed shower niche 300hx400L

Toilet

- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 11mm underlay
- Floor Tiles from Classic Builders Traditional range as shown on plan
- Garage carpet, Crazy carpet direct stick, Anthracite

Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan

Laundry

- Aquatica LaundraTubbie

Garage Door

- 4.5m Futura smooth steel sectional garage door with 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- Refer to Landscaping plan

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox- Metware range

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion

*The power account for your new home will be connected to Classic Builders for the duration of your build, nearing completion Trust Power will be in contact with you to transfer the power account from Classic Builders into your name or to your preferred provider with no obligations. These specifications are a guideline only. They are subject to change without notification and although all reasonable care has been taken to ensure the accuracy of these specifications, actual product may vary slightly in some circumstances. Floor area includes over cladding (O/C).



SHOWHOME

11 KOHUKOHUNUI LANE, RAMARAMA, AUCKLAND



3 | 1 | 1 | 2

Land area: 245m²

Floor area: 119.3m² O/C

Showhome opening hours:

Wed/Thurs/Fri 11am - 3pm

Sunday 11am-3pm

Closed public holidays

Refer to architectural plans for exact measurements. O/C is over cladding.

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SPECIFICATIONS for 11 Kohukohunui Lane, Ramarama, Auckland
3 Bedroom, 1 Bathroom

Earthworks and retaining (if required)

Plans

- Architecturally designed plans, specifications and engineering details
- Insurance – Construction Risk and Public Liability Insurance
- All City Council permit fees and connection fees
- 10 Year Warranty

Exterior

- Ribraft® concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated (**Warm White Pearl Matt**), double glazed clear glass
- Aria black joinery hardware
- Latitude TGV entrance door with Securicraft combo set (door knob and deadlock)
- Steel & Tube Plumbdek roofing, 5-Rib incl. self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated
- Multiline Colorsteel fascia, Customline Colorsteel spouting
- Painted Hardiflex soffits
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic standard concrete brick range (**white straight edge**) with natural coloured mortar
- James Hardie Oblique Linea™ 200mm, painted as per plan (**Dulux Franx Josef Half**)
- 2 x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan

Interior

- Walls - 10mm GIB® Plasterboard, Aqualine® to bathroom.
- Ceilings - 13mm GIB® Plasterboard, Aqualine® to bathroom
- Cornice - 55mm Gib-Cove® to all living areas
- Skirtings - 60mm single bevel finger jointed pine
- Architraves - 40mm single bevel finger jointed pine
- Eco® R2.2 insulation to external walls (excluding garage)
- Eco® R3.2 ceiling insulation (including over garage)
- PCM Painted interior doors with Regent Series lever door handles, satin chrome wall mounted door stops
- Level 4 stopping with a Dulux 3 coat paint system throughout (Wash&Wear +Plus Anti Bac Low Sheen to all walls)
- Concrete floor to Garage
- Wall colours - **Dulux Wairakei**, Bathrooms - **Dulux Lyttleton**

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to Electrical plan as supplied by Amp't Electrical

Heating

- Rheem 180 litre hot water mains pressure
- 1x Heat pump unit with remote control

Kitchen

- Exterior in Melamine, edges finished in matching PVC and Formica bench top, as per kitchen plan (choice of colours)
- Pressed stainless steel sink bowl with draining tray
- Provision for oven, hob and dishwasher, with built-in waste bin
- Cupboards over fridge and microwave shelf (if applicable)
- Pantry with five shelves and workbench
- Bank of five drawers (silent close) with one cutlery insert
- Tiled splashback behind hob

Kitchen Appliances

- Robinhood ceramic frameless cooktop HED6O4FKG
- Robinhood 5 function built-in oven SS OBD6O5K65SS
- Dishwasher - Robinhood 60cm stainless steel DWMI2P6FSS
- 90cm Robinhood RWC3CL9SS range hood includes installation and venting to the soffit or roof (dependent on plan)
- Robinhood 1/2hp waste disposal unit SE39OQA with air switch
- Elliptic (American Standard) chrome sink mixer

Bathroom

- Two-sided moulded shower, 900mm x 900mm, white framed
- Splash multi-function shower slide
- Verona (Elementi) chrome shower mixer
- Englefield Sorrento drop in bath 1675 x 766
- Simplicity chrome bath spout, wall mounted
- Verona (Elementi) chrome bath mixer
- Verona vanity, wall hung, 900mm (choice of colours)
- Verona (Elementi) single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Euro heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN4463, ducted to soffit

Bathroom Tiles

- Classic white tiles to bath front and end, up to 400mm height for bath splashback and up to 200mm height above each vanity, finished with aluminium tile trim

Toilet

- Spar CC toilet suite
- Europa Plus Spare toilet roll holder

Floor Coverings

- Carpet Dalton 100% solution dyed nylon from Norman Ellison with 10mm underlay
- Flooring Xtra stock vinyl to kitchen
- Tiles from Classics Foundation range to entry, wc & bathroom

Wardrobes

- Shelf and rail, prefinished wire, number of shelves as per plan

Laundry

- Aquatica LaundryTubbie

Garage Door

- 2.5m Futura smooth steel sectional garage door including 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- Refer to Landscaping plan

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox- Metware range

Services - Power, Water and Telecom

- Underground services included

Clean

- Complimentary house clean on completion

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