



HAPORI PARK
AT TEMPLE VIEW

SHOWHOME

1 TIMATANGA ROAD, TEMPLE VIEW



3 | 2.5 | 1 | 2

Land area: 523m²
Floor area: 153.3m² O/C

Showhome opening hours:
Wed & Fri 11am-3pm
Saturday 10am-1pm
or by appointment
Closed public holidays

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

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SPECIFICATIONS for Lot 1, Hapori Park at Temple View

3 Bedroom, 2.5 Bathroom

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, double glazed clear glass **Matt Flaxpod**
- Aria black joinery hardware
- Latitude TGV entrance door with Securicraft combo set (doorknob and deadlock) **Matt Flaxpod**
- Monier 'Horizon' Concrete Tile roof (incl. self-supporting underlay) **Sambuca**
- Downpipes - 100 x 50mm aluminium square, powder-coated **Matt Flaxpod**
- Multiline Colorsteel fascia, Customline Colorsteel spouting **Flaxpod**
- Painted Hardiflex soffits Dulux Mt Aspiring Quarter
- Exterior cladding in James Hardie 180mm Linea weatherboards™ painted, as per plan **Dulux Franz Josef Half**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in 70 series Classic standard brick range (natural coloured mortar) **Crevole from NZBD Origin Range**
- 2x Exterior hose taps

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 **Dulux Mt Aspiring**
- **Quarter** to walls, ceilings & trims
- Concrete floor to Garage

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to Electrical plan

Heating

- Rheem 180 litre hot water mains pressure
- 1x Daikin heat pump unit with remote control as per suppliers recommendations (includes connections) (3k PC)

Kitchen

- Exterior in **Melamine Bestwood Indian Ink Velvet with Bestwood Honey** Ash Timberland accents, edges finished in matching PVC and stone bench top **Primestone Papamoa Polished**, as per kitchen plan
- Savon Bauflow gooseneck chrome sink mixer
- Tiled splashback behind hob **Sensorial Line White Mix 333x1000mm** tile

Kitchen Appliances

- Ariston ceramic frameless cooktop ACT6OE
- Ariston FA3 834HIXA 10 function built-in oven SS
- Ariston stainless steel dishwasher LFC2C19X
- 90cm Robinhood RWC3CL9SS range hood 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

- Savon Bauflow single lever chrome shower mixer
- Englefield Sorrento drop in acrylic bath 1670 x 760 with **Plain White Wall**
- **Matt 75x300 tiled bath, surround & splashback**
- Hydra chrome bath spout, wall mounted
- Savon Bauflow single lever chrome bath mixer
- Studio Plus vanity, wall hung, 900mm **French Oak Velvet with Jet Black Handle**
- Savon Bauflow single lever chrome basin mixer
- Fixed mirror above vanity, 900mm x 900mm with **Plain White Wall Matt 75x300mm tiled splashback**
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

Ensuite

- Two-sided moulded shower, 900mm x 900mm, white framed
- Tempesta Cosmopolitan 100, 3 function shower slide
- Savon Bauflow single lever shower mixer
- Studio Plus vanity, wall hung, 900mm **French Oak Velvet with Jet Black Handle**
- Savon Bauflow single lever chrome basin mixer
- Eco close coupled BTW toilet suite with soft close seat
- Eletech chrome toilet roll holder, without cover
- Fixed round mirror above vanity, 800mm with **Plain White Wall Matt 75x300mm tiled splashback**
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FANO940, ducted to soffit

Toilet

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

Floor Coverings

- Carpet Sophora 100% solution dyed nylon from Norman Ellison with 10mm underlay **Grey Castle**
- Floor Tiles from Classic Builders Traditional range as shown on plan **New Sandstone White 600x600mm**

Wardrobes

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

Walk in wardrobe

- Wire coated shelving (\$545 PC Sum)

Laundry

- Aquatica LaundraTubbie

Garage Door

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

Fencing/Landscaping/Driveway/Patio

- Fencing to 3 boundaries. Landscaping - Grass sown (no maintenance on establishment of lawn). Driveway exposed aggregate half black 36sqm, patio half black concrete, 20sqm.

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.