



OMOKOROA SHOWHOME
27 Snapper Crescent, Omokoroa



3 2 2 2

FLOOR AREA 231m²



NAVIGATION HOMES BAY OF PLENTY

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Specifications

Exterior

Roof (Colour Sandstone)	Colorsteel Endura Longrun 5 rib
Fascia (Colour Sandstone)	Colorsteel external 185
Soffits (Colour Half Rice Cake)	James Hardie 4.5 with UPVC jointers
Cladding	Weatherboard (Colour Desert Sand) Ultraclad Vertical Ultraline Cladding
Plaster (Colour Half Rice Cake)	Resene Integra Plaster System
Joinery (Colour Flaxpod)	Koffman Upvc Triple Glazed Airtight Windows, Vinyl Wrap both sides
External Blinds	Zipner SQ90 with Elero Driver
Glazing	Clear double-glazed, obscured bathroom, single glazed garage
Front Door (Colour Flaxpod)	Parkwood Thermtek TGV aluminium panel grooved
Front Door Hardware	E-lok digital door lock
Garage Door (Colour Tui Tuft)	Dominator Valero Insulated Sectional Door
Foundation	Q-Pod floor slab, Firth Hotedge Extra 305 Profile, Expol slab X200 50mm eps underslab insulation, with Firth low carbon concrete

Electrical

Lighting	Light points, LED downlights, vanity light, exterior up/down lights, LED battens
Power & Outlets	Double power points, USB charger, garage door and outlets for appliances
Data & TV	Data points, TV outlets, smart wiring box
Prewire for Fixtures	Oven, hob, heat pump, ceiling fans, heated towel rails, hot water, security
Electrical Infrastructure	Basis Smart Switchboard, garage door control, smoke detectors, 2-way circuits, underground mains cable

Landscaping

Driveways, Path & Patio	Half-black coloured concrete (as per plan)
Decking	Garapa Hardwood 140mm, picture frame

Interior

Wall stud height	2.56m / raking (as per plan)
Insulation	External walls Continuous (R4.6) in Ecopanel wall and Gib fix system & ceiling (R7.0); Knuff Earthwool (Superhome Best)
Gib Cove	Square stop throughout
Architrave & Skirtings	60 x 10 RAD single bevel (Colour ¼ Bianca)
Doors	Superior U-grooved range (Colour ¼ Bianca)
Door Hardware	Schlage Medio Plus series (Colour Alba B5C)
Interior Paint	Walls (Colour Half Cararra) Ceiling (Colour ¼ Bianca)
Feature Wall – Living Room	Wave 33 Flex (Black Walnut Wood Panel)
Feature Wall – Master	Flow 30 Solid Oak Flex (Light Oak)
Feature Wall – Other	Hardiegroove T&G (Colours in Resene Range)

Appliances

Oven	Bosch 60cm built-in, stainless steel
Cooktop	Bosch 60cm ceramic, 4 cooking zones
Rangehood	Vissari 90cm, integrated powerpack
Dishwasher	Bosch 60cm built-under, stainless steel
Waste Disposal Unit	Insinkerator, model 56 with air switch

Flooring

Carpet	FlooringXtra Navigation Terra range (Colour Ivory Tower) 11mm/105kg underlay
Garage Carpet	Belgotex Crazy II UV (Colour Brown 7011)
Timber Laminate	FlooringXtra Navigation Pergo Drammen (Colour Isla Oak)
Bathroom Tiles	Tile Space, Classic 600x600mm (Colour Vein Cut, with Grout Mapei #103 Moon White)

Kitchen

Cabinets	Melamine (Colour Baikal Satin with Accent in Chalet Ash Organic)
Benchtop	Kleenstone 20mm (Colour Tide)
Sink	Under mounted sink
Splashback	Village Subway tile, vertical stacked (Colour Mint Gloss with #103 Moon White Grout)
Handles	Shadowline
Tapware	Newtech Evoke sink mixer (Brushed nickel)
Scullery	Hardigroove T&G Feature Walls (Colour Pumice)

Heating

Hot Water	Rinnai 180L MP water cylinder
Solar System	Sigen Hybrid Inverter x1 with Jinko Solar Panels 440w x12
Ventilation System	Moisture Brink Flair 325 Heat Recovery System, Passive House Certified with Counter Cross Flow Plate Heat Exchanger (325cmph / 92% efficient)

Laundry

Newtech	Custom Plan with Sierra Bench top (Lower Cabinet Colour Bayleaf, Overhead Shelves Colour French Oak)
Tapware	Newtech Evoke sink mixer (Brushed nickel)
Splashback	Hardigroove T&G Feature Wall

Main Bathroom and Ensuite

Bath	Willow back-to-wall bath
Tapware	Newtech Evoke Range (Brushed Nickel)
Vanities	Newtech Sahara 1200mm wall-hung (Colour French Oak)
Splashback	Main Bathroom – Plimepaplka (Sage Green) Ensuite – Fishscale (Marine Gloss)
Toilets	Newtech Casalino back-to-wall suite
Toilet Roll Holders	Newtech Evoke (Brushed Nickel)
Heated Towel Rails	Newtech Evoke ladders (Brushed Nickel)
Robe Hooks	Newtech Evoke (Brushed Nickel)
Mirror	Main Bathroom — Newtech Ambience Pill LED 600x1000mm
Mirror	Ensuite — 2 x Newtech Ambience Pill LED 600x1000
Extractor Fan	Manrose Contour 200

Guest WC

Vanity / Handbasin	Newtech Sahara Jnr 400mm (Colour French Oak)
Toilet	Newtech Casalino back-to-wall suite
Toilet Roll Holder	Newtech Evoke (Brushed Nickel)
Tapware	Newtech Evoke Mini Mixer (Brushed Nickel)
Mirror	Newtech Westfield 400x700mm

Storage & Shelving

Master Bedroom	Melamine Builtin Wardrobe System (white)
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