



## PAPAMOA SHOWHOME

30 Bill Miller Drive, Papamoa



4 3 3 2

FLOOR AREA 280m<sup>2</sup>

# NAVIGATION HOMES BAY OF PLENTY

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# Specifications



## Exterior

|                     |                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------|
| Roof                | Colorsteel Maxam MC760 (Sandscape)                                                            |
| Fascia              | Colorsteel external 185 (Sandscape)                                                           |
| Soffits             | J Hardie 4.5 with UPVC jointers (Bianca)                                                      |
| Cladding            | JH Board and Batten (Bianca)                                                                  |
| Brick               | Premiere Vintage Modena (Antique White)                                                       |
| Joinery             | Aluminium windows, powder-coated finish, double tongue venting handles (Appliance Matt White) |
| Glazing             | Clear double-glazed, obscured bathroom, single glazed garage                                  |
| Front Door          | Parkwood Thermtek TGV aluminium panel grooved (Appliance Matt White)                          |
| Front Door Hardware | E-lok digital door lock                                                                       |
| Garage Door         | Dominator Valero Insulated Sectional Door (Sandscape)                                         |

## 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 Max 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                 | Vitex Hardwood 140mm, picture frame        |
| Pool                    | Narellan Symphony 5                        |
| Pergola                 | Archishade Boundary Frame 4m x 3m          |
| Tiles                   | Premier Porcelain Paver 600 (Sandy Bay)    |

## Interior

|                              |                                                   |
|------------------------------|---------------------------------------------------|
| Wall stud height             | 2.56mm / raking (as per plan)                     |
| Insulation                   | Pink Batts as per H1 regulations                  |
| Gib Cove                     | Square stop throughout                            |
| Architrave & Skirtings       | 60 x 10 RAD single bevel (Bianca)                 |
| Doors                        | Superior U-grooved range (Bianca)                 |
| Door Hardware                | Schlage Medio Plus series (Alba BSC)              |
| Interior Paint               | Walls (Bianca), Ceiling (¼ Bianca)                |
| Feature Wall – Living/Master | Feature Panel Batten 20 (Oak)                     |
| Feature Wall – Stairwell     | Linnovate Rubble Stone                            |
| Feature Wall – Living Areas  | Dulux Modello Venetian Plaster (Shifting sands 2) |

## Appliances

|                     |                                            |
|---------------------|--------------------------------------------|
| Oven                | Bosch 60cm built-in, stainless steel       |
| Cooktop             | Bosch 60cm Induction 4 cooking zones       |
| Rangehood           | Robinhood Atala 75cm, integrated powerpack |
| Dishwasher          | Bosch Series 615PL60cm integrated          |
| Waste Disposal Unit | Insinkerator, model 56 with air switch     |

## Storage & Shelving

|                |                                    |
|----------------|------------------------------------|
| Master Bedroom | Melamine Built-in Wardrobe (White) |
|----------------|------------------------------------|

## Flooring

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Carpet          | FlooringXtra Jacobsen range (Andes Peak Olca) with 11mm/105kg underlay       |
| Garage Carpet   | Crazy II UV FXG 5.7mm (Anthracite)                                           |
| Timber Laminate | FlooringXtra Navigation Pergo Drammen (Isla Oak)                             |
| Bathroom Tiles  | Tile Space, Antique Bianco Satin Mix 600x600mm (Grout Mapei #103 Moon White) |

## Kitchen

|                     |                                           |
|---------------------|-------------------------------------------|
| Cabinets            | Melamine (Classic Oak Organic)            |
| Benchtop            | Neolith Retrostone 20mm (Silk)            |
| Sink                | Under mounted                             |
| Splashback          | Neolith Retrostone 20mm (Silk)            |
| Handles             | Shadowline                                |
| Tapware             | Newtech Evoke sink mixer (Brushed Nickel) |
| Scullery Cabinets   | Prime white melamine                      |
| Scullery Benchtop   | Prime Laminate (Aspen Stone White)        |
| Scullery Splashback | Tiled Vertical (Kreuz Matt White)         |

## Heating

|              |                                                                                                               |
|--------------|---------------------------------------------------------------------------------------------------------------|
| Hot Water    | Rinnai Hydraheat Heat Pump Cylinder                                                                           |
| Solar System | Sunpower SPR7 Performance                                                                                     |
| Heat Pumps   | Panasonic Deluxe S/U-160PE 18KW 10 Vent Ducted with Air Touch Control<br>Panasonic 7.1kw/8.0kw Premium Series |

## Laundry

|            |                                                                                  |
|------------|----------------------------------------------------------------------------------|
| Newtech    | Custom Plan with Sierra Bench top<br>(Lower - Dawn Grey & Overhead - French Oak) |
| Tapware    | Newtech Evoke sink mixer (Brushed Nickel)                                        |
| Splashback | Tiled Vertical (Terra Cotta Ice Matt)                                            |

## Main Bathroom and Ensuite

|                     |                                                                                                                              |
|---------------------|------------------------------------------------------------------------------------------------------------------------------|
| Showers             | Main Bathroom: Custom acrylic tray, reeded glass panels with tiled walls (Antique Bianco)<br>Ensuite: Tiled (Antique Bianco) |
| Bath                | Newtech Charlton Freestanding Bath                                                                                           |
| Tapware             | Newtech Evoke Range (Brushed Nickel)                                                                                         |
| Vanities            | Newtech Francisco wall-hung (Dawn Grey)                                                                                      |
| Splashbacks         | Hardiegroove Vertical Panel (Double white Pointer)                                                                           |
| Toilets             | Newtech Casalino back-to-wall suite                                                                                          |
| Toilet Roll Holders | Newtech Evoke (Brushed Nickel)                                                                                               |
| Heated Towel Rails  | Newtech Evoke Ladder (Brushed Nickel)                                                                                        |
| Robe Hooks          | Newtech Evoke (Brushed Nickel)                                                                                               |
| Mirror              | Main Bathroom: Newtech Ambience Round LED 800mm                                                                              |
| Mirrors             | Ensuite: 2 x Newtech Ambience Arch LED 600x1000mm                                                                            |
| Extractor Fan       | Manrose Contour 200                                                                                                          |

## Studio Bathroom

|                    |                                           |
|--------------------|-------------------------------------------|
| Shower             | Premiere Acrylic 1200x900                 |
| Vanity / Handbasin | Newtech Sahara 900mm (White)              |
| Toilet             | Newtech Casalino back-to-wall suite       |
| Toilet Roll Holder | Newtech Evoke (Brushed Nickel)            |
| Tapware            | Newtech Evoke Mini Mixer (Brushed Nickel) |
| Mirror             | Premiere 900x900                          |

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