



SHOWHOME

28 BILL MILLER DRIVE, EAST QUARTER - PAPAMOA BEACH



 3 |  2 |  1 |  1

Land area: 266 m²

Floor area: 132.6 m² O/C

Showhome opening hours:
Wednesday - Friday 11am-3pm
Saturday - Sunday 12pm-3pm
or by appointment
Closed public holidays



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

0508 4 CLASSIC | CLASSICBUILDERS.CO.NZ



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

- Raft concrete floor with av. R2.5 insulation rating
- Joinery - aluminium powdercoated **in Flaxpod**, double glazed clear glass
- Aria black joinery hardware
- Latitude TGV entrance door **in Flaxpod** with Securicraft combo set (door knob and deadlock)
- Steel & Tube Plumbdek profiled metal roof **in Flaxpod** including self-supporting underlay
- Downpipes - 100 x 50mm aluminium square, powder-coated **in Flaxpod**
- Multiline Colorsteel fascia, Customline Colorsteel spouting **in Flaxpod**
- Painted Hardiflex soffits **in Dulux Okarito**
- Secondary cladding as per plan, stained **in Resene Woodsman Driftwood**
- H1.2 treated timber wall framing and roof trusses
- Exterior cladding in Specialized 50mm AAC EZpanel, painted **in Dulux Southern Alps**
- 2x Exterior hose taps
- Retaining walls are included within the contract as detailed on the Building consented plan (if applicable)

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
- Concrete floor to Garage

Electrical Fittings (HPM H&L XL Life Switchgear)

- Refer to electrical layout as supplied by ABS Electrical

Heating

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

Colour Consultant (Interior only)

- Up to 3 hours colour consultancy with a qualified Interior Designer

Kitchen

- Exterior in Melamine, edges finished in in matching PVC and Formica bench top, as per kitchen plan
- Elementi Savon kitchen mixer chrome
- Tiled splashback 900mm x 700mm under rangehood

Kitchen Appliances

- Ariston ceramic frameless cooktop ACT60E
- 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
- Elementi Splash plus round 3 function slide shower chrome
- Elementi Savon shower mixer chrome
- Englefield Sorrento drop in acrylic bath 1670 x 760
- Elementi Savon chrome bath spout, wall mounted
- Elementi Savon bath mixer chrome
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Elementi Savon basin mixer chrome
- Fixed mirror above vanity, 900mm x 900mm
- Heirloom Genesis 510mm heated towel rail, stainless steel
- Manrose Designer LED Fan/Heat/Light FAN0940, ducted to soffit

Toilet

- Uno 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
- Elementi Splash plus round 3 function slide shower chrome
- Elementi Savon shower mixer chrome
- Studio Plus vanity, wall hung, 900mm (choice of colours)
- Elementi Savon basin mixer chrome
- Uno 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 FAN0940, 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

Floor Coverings

- Carpet Sophora 100% solution dyed nylon from Victoria Carpets with 10mm underlay
- Floor Tiles from Classic Builders Traditional range as shown on plan

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

- Futura smooth steel sectional garage door **in Flaxpod** with 2x automatic openers

Fencing/Landscaping/Driveway/Patio

- Refer to landscape design as supplied by Design Outside Ltd

Clothesline/Letterbox

- Hills Duo clothesline, metal letterbox – Box Design 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.