

**Property Specification**  
16 Anderson Park Drive  
Waikanae

Land Area	590m <sup>2</sup>
House GFA	200m <sup>2</sup> (indicative)
Foundation	Driven treated timber anchor piles
Floor Slab	Concrete RIBRAFT System & Treated Timber
Structure	Light timber framed walls & trusses ( <i>Stud height 2.550mm flat ceilings throughout</i> )
Exterior Cladding	Midland Brick Euro Modus Range Weathertex Smooth 1200 with decorative vertical battens at 600mm centres for select paint finish, decorative treated timber window & door facings Weatherex Fusion 1200 expressed vertical grooves for select paint finish
Insulation	Knauf 100% Glasswool Ceiling Living areas R4.1 Walls Living area R3.6 Ceiling Garage R3.6 Walls Garage R2.6
Soffits & Fascia	Timber Fascia & flat soffits lined with Hardies fibre cement sheathing & PVC jointers for paint finish
Roof Cladding	Metalcraft <i>or similar</i> Colorsteel T Rib long run profile Colorsteel Continuous spouting & downpipes
Exterior Joinery	APL <i>First Residential Suite</i> Powdercoated aluminium double glazed and Argon gas filled, Entry door aluminium Axis panelled powder coated door
Exterior Loggia	Roof structure lined in Hardies V Groove fibre cement sheathing, decking selected hardwood (clear stained)
Garage Door	Garador ( <i>full insulated</i> ) Nevada Four Panel powdercoated c/w premium belt driven auto-opener, wall plate & two remotes
Interior linings	Typically 10mm Gib board for paint finish
Timber Flooring	Selected timber floating system over acoustic underlay to Lounge, Kitchen/ Dining/family & hallway

Carpet Flooring	Cavalier Bremworth 'Overtones' 100% wool over HD 11mm foam underlay to bedrooms, wardrobes & lounge/media
Ceramic Tiling	Bathroom, Ensuite & Laundry floors (incl 100mm skirting) Ensuite shower fully tiled walls Laundry backsplash Kitchen Backsplash Vanity splashbacks 1-row 150mm high tile
Kitchen	Premium Acrymatte Coconut custom made finish ( <i>upgrade to painted kitchen POA</i> ) Blum Hardware throughout Premium range 30mm Engineered stone benchtops Fisher & Paykel Designer range appliances, 1.5 Wall Oven, Built-In Microwave, 4-Zone Induction Cooktop
Laundry	Premium Acrymatte Coconut custom made under bench & overhead units Benchtop 38mm select Formica laminate ( <i>upgrade to engineered stone POA</i> ) Provision for under bench washer/dryer units Stainless steel sink with pull-out tapware
Interior Doors	Solid Superior Doors 'Devon' V-Grooved 2200mm high prehung on satin finished hinges in FJ Pine frames paint finished
Door Hardware	Typically satin finished square handles & rose
Interior Finishing Trim	Architraves Timber 85x18 paint finish Skirting's timber 135x12 paint finish Cornice Classic Gib Cove 'Basso' & square stopped to select areas
Bathroomware	
Kitchenware/Tapware	Premium selection of European fixture & fittings
Mirrors	Polished & arrised edges ( <i>sizes TBC</i> ) above Bathroom & Ensuite vanities
Underfloor Heating	Bathroom & Ensuite floors thermostatically controlled
Electrical Switches	PDL premium Series throughout
Lighting	LED throughout (including exterior)
Heating & Cooling	Concealed heat pump ducted Central Heating & Cooling System
Solar Array (PV)	POA
Security System	Bosch Automation

Exterior Hotpoint's	One
Hose taps	Two
Water Tank	Underground concrete 10,000 litres ( <i>includes submersible pump</i> )
Hot Water	Main Pressure Electric 300 litre HWC
Greywater Irrigation	POA
Ground beyond house footprint	Topsoil grass seeded & fertilised
Driveway	100mm mesh reinforced coloured concrete broom finish cut into 1.0m squares ( <i>Upgrade to decorative paving POA</i> )
Utility Hardstand	10m2 area 100mm mesh reinforced coloured concrete broom finish
Clothesline	Supplied & fitted (options for rotary/folding/pull-out)
Letterbox	Select metal box/number supplied & fitted
Potable Water	Mains supplied
Gas	Not available
Sewer	Mains connected

Note  
This specification is indicative only