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We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

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SOLD ON KĀPITI
real estate



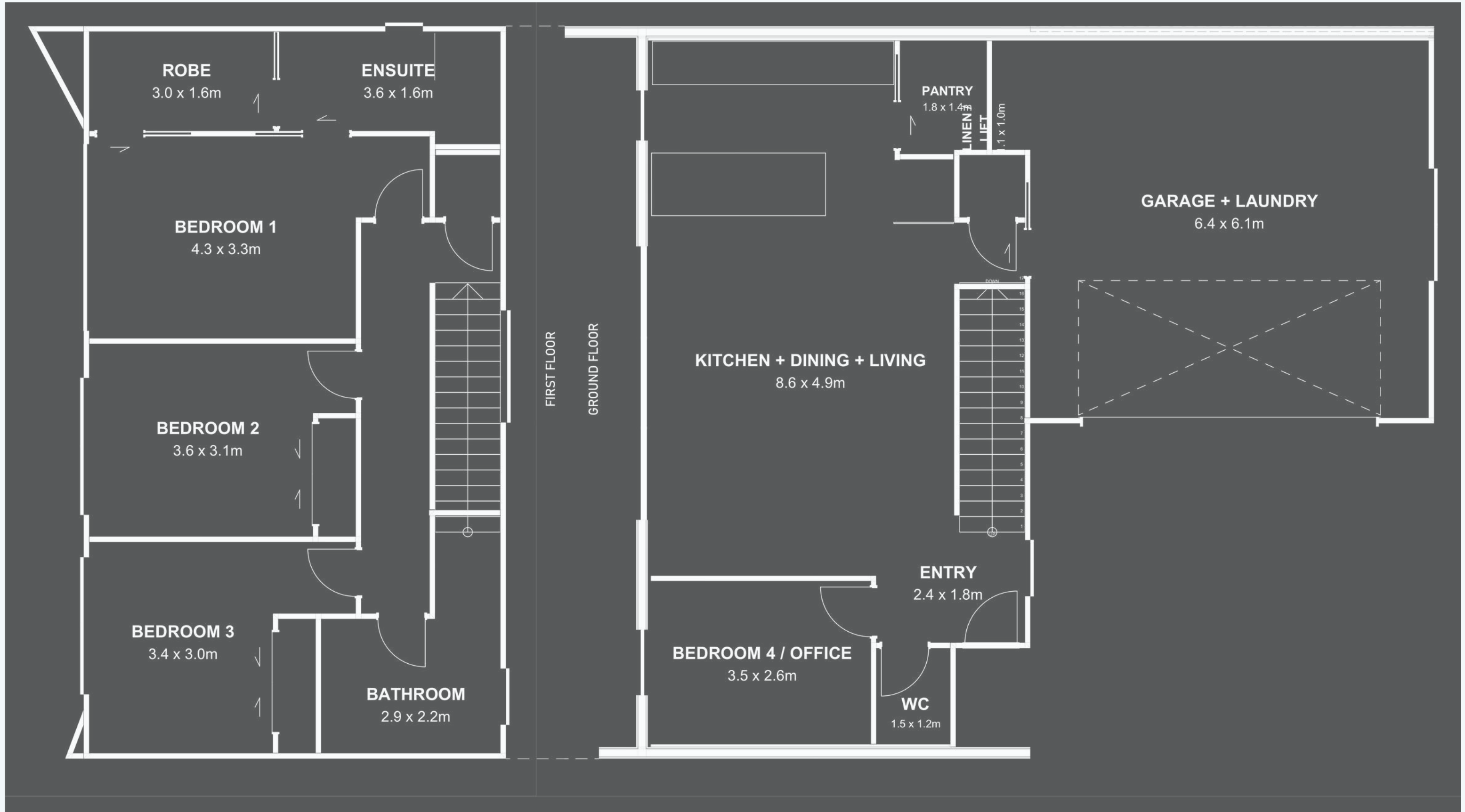
COASTAL
PROJECTS



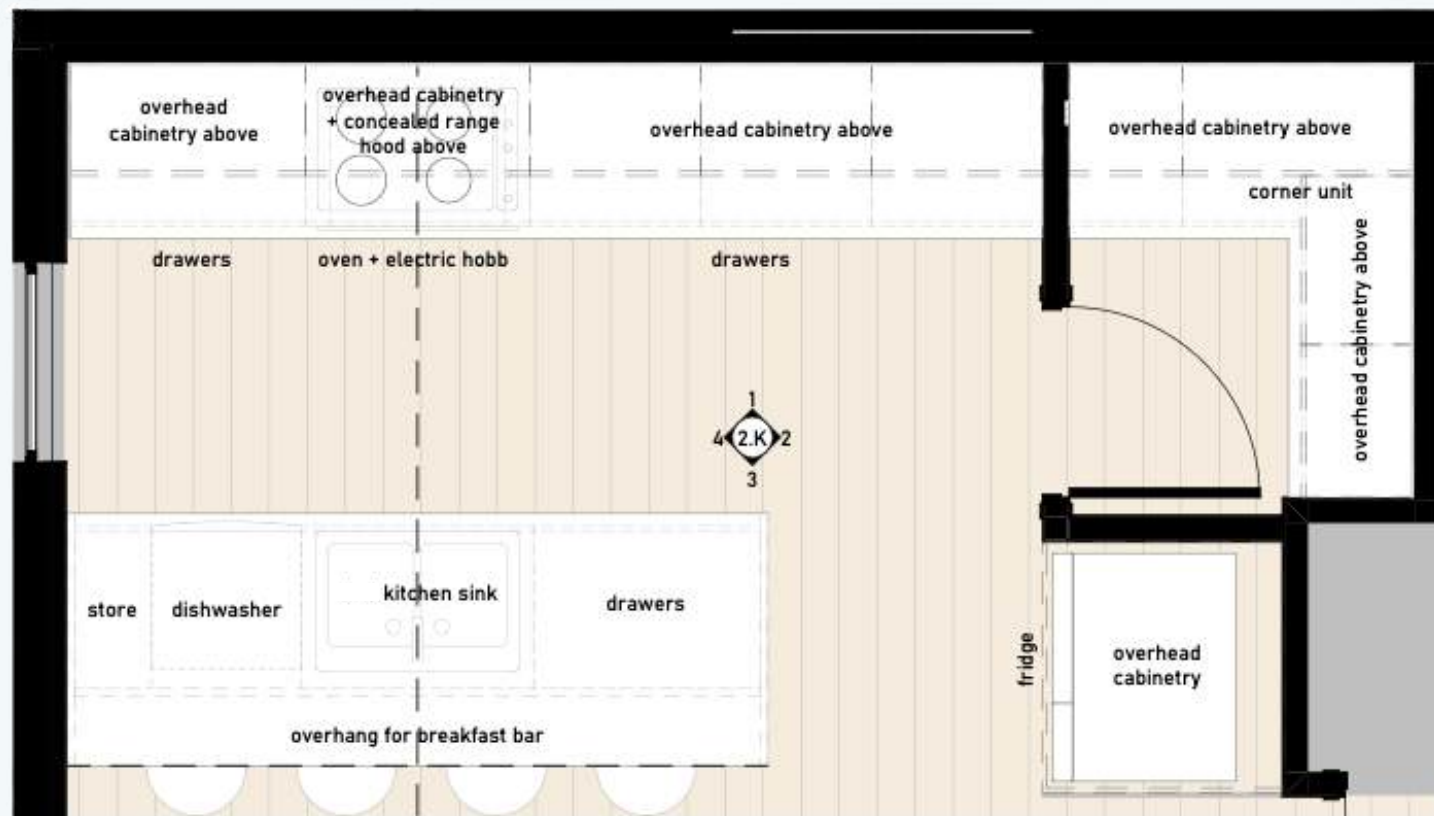
LOT 3 – 9 KOTARE STREET, WAIKANAE



188 m²
4 Bed
2.5 Bath
Double Garage
Optional Elevator



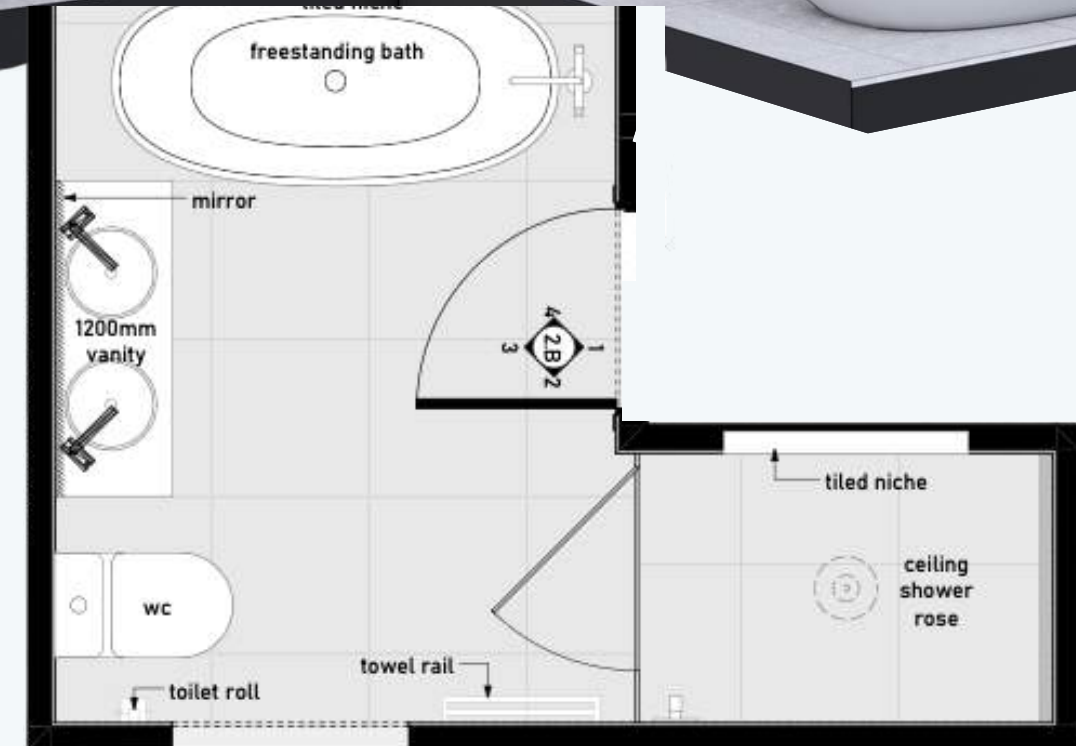
FLOOR PLAN



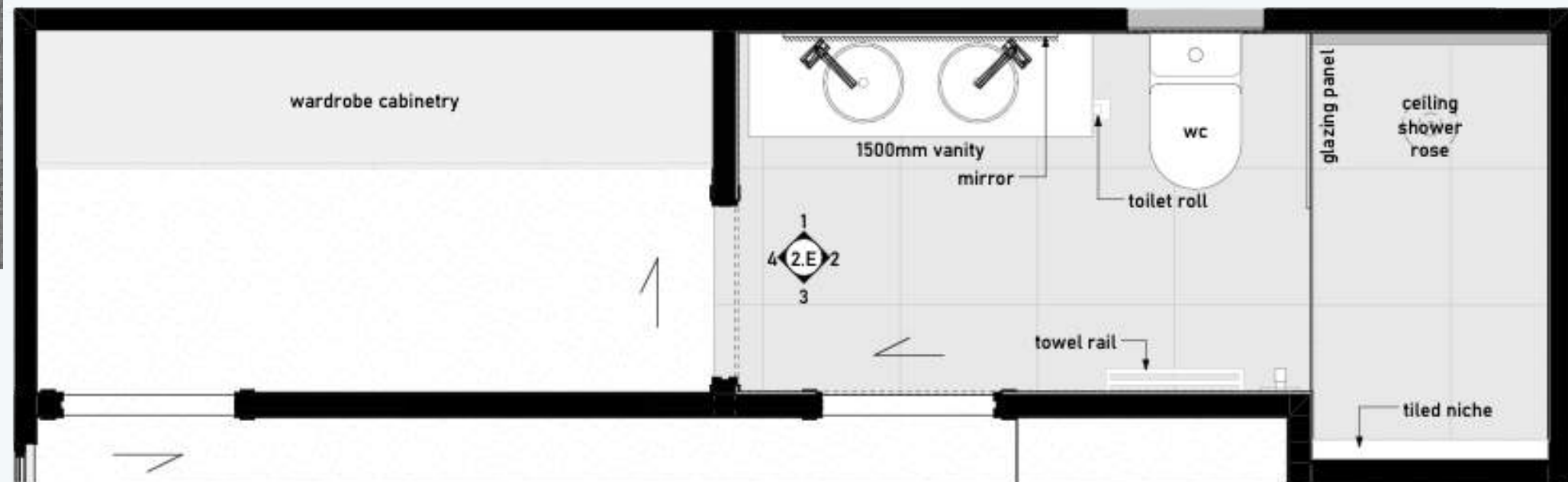
KITCHEN



WC



MAIN BATHROOM



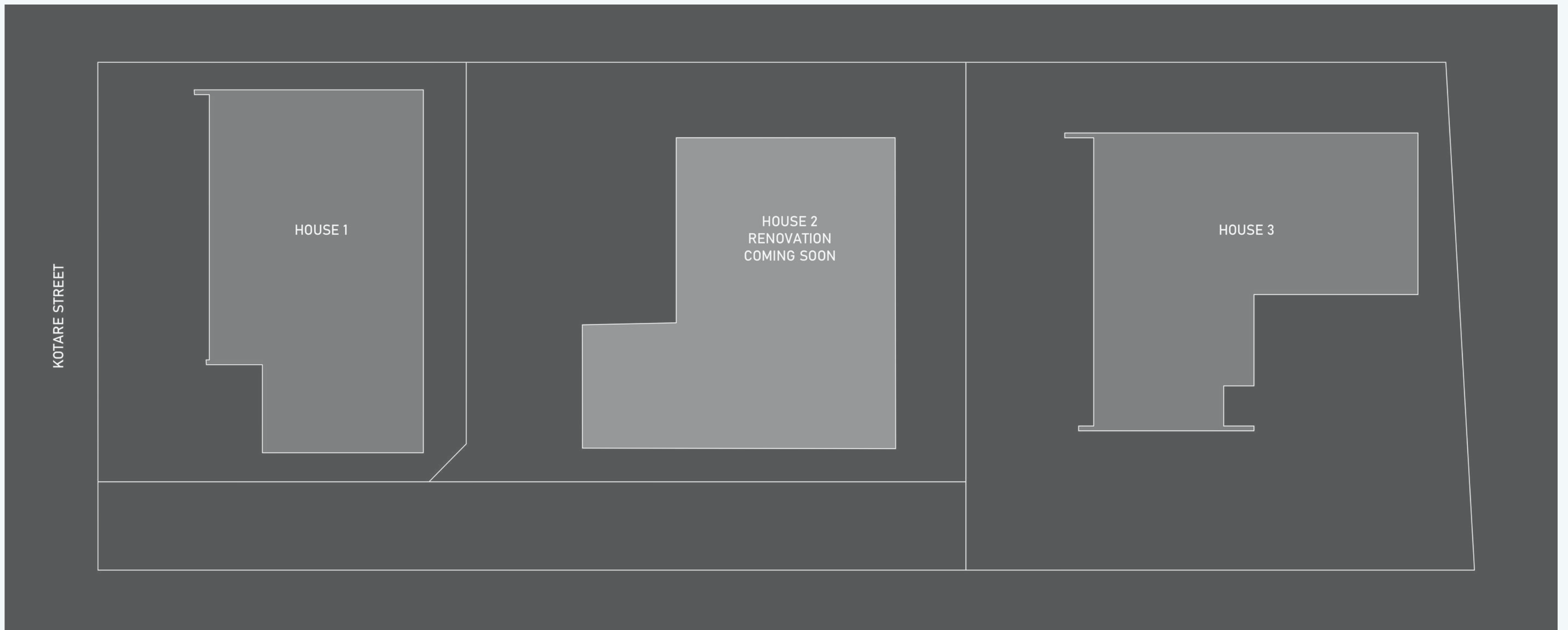
ENSUITE & WARDROBE



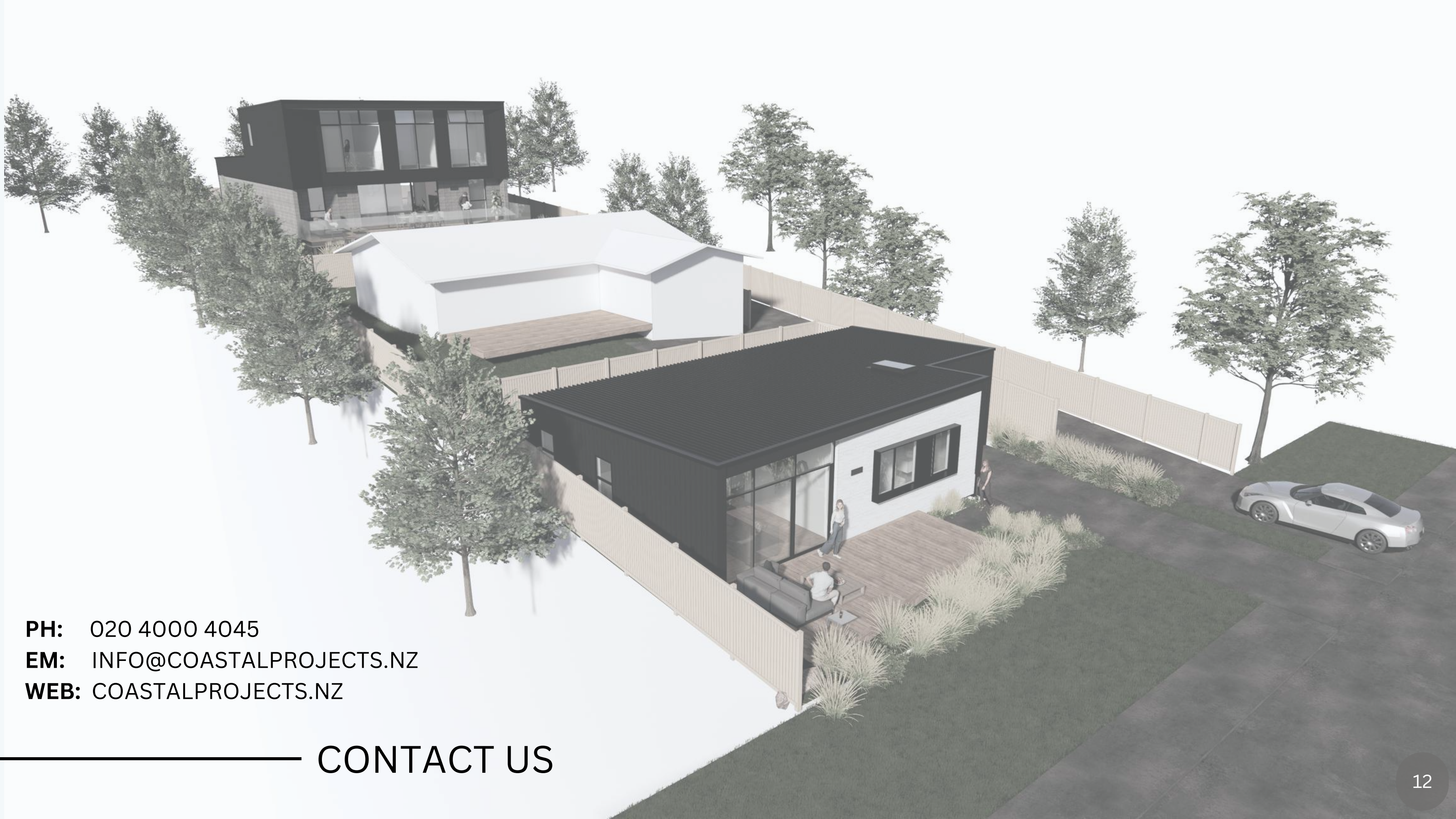








SITE PLAN



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EM: INFO@COASTALPROJECTS.NZ
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CONTACT US



ARTIST IMPRESSIONS ONLY. FEATURES, FINISHES AND LANDSCAPING MAY VARY. FURNITURE AND DÉCOR NOT INCLUDED. REFER TO BUILD SPECIFICATIONS FOR FULL INCLUSIONS.



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Build Specifications & Inclusions

Lot 3, 9 Kotare Street, Waikanae

Item	Details	Colour/Finish
EXTERNAL		
Roof	QD5	Black
Gutters	Coloursteel Continuous	Black
Joinery	APL	Black
Cladding 1 - Upper Level	James Hardie	Black
Cladding 2 - Lower Level	20 Series Block	Grey
Garage Door	Sectional Door	Black
Entry Door	Standard Glass APL	Black
Driveway	Concrete Driveway	
Decks/Patio	Kwila	
Clothesline		
Letterbox		
Fencing	Perimeter Fencing - Rear & Sides	
Planting	Standard Allowance	
External Lighting	Feature & Sensor Lighting	
External Taps	x2	



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Item	Details	Colour/Finish
INTERNAL		
Stud Size/Wall Heights	Lower Level - 2.550m Upper Level - Raking	
Doors & Handles	Grooved Hollow Core Int. Doors Miles Nelson 'S' range - Sara	TBC - Client Choice
Skirtings	60mm Single Bev	
Architraves	60mm Single Bev	
Scotia	Square Stop	
Wardrobes	Master - Custom Design Bedrooms - Single Shelf & Rail	
Lighting	LED Downlights	
Heating	Ducted Heating	
Fibre/Data	Data Board	
Water Heating	Gas Infinity	
PAINT COLOURS		
Ceilings	Resene	TBC - Client Choice
Skirtings & Architraves	Resene	TBC - Client Choice
Doors	Resene	TBC - Client Choice
Walls	Resene	TBC - Client Choice



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Item	Placement	Details	Colour/Finish
TILING			
Kitchen	Splashback	Tilemax	TBC - Client Choice
Main Bathroom	Walls	Tilemax	TBC - Client Choice
	Floor	Tilemax	TBC - Client Choice
Ensuite	Walls	Tilemax	TBC - Client Choice
	Floor	Tilemax	TBC - Client Choice
WC	Small Splashback	Tilemax	TBC - Client Choice
Laundry	Splashback	Tilemax	TBC - Client Choice
KITCHEN			
Benchtop		Uniquartz 20mm Engineered Stone	TBC - Client Choice
Cabinetry 1		Melteca Melamine	TBC - Client Choice
Cabinetry 2		Melteca Melamine	TBC - Client Choice
Handles		TBC - Client Choice	TBC - Client Choice
Sink		Mercer Single Bowl	
Tap		Caroma Luna - Liano Sink Mixer	TBC - Client Choice
Dishwasher		Panasonic NP-6R2MUQNZ	
Rangehood		Built-in Rangehood	
Cooktop		Panasonic Ceramic Cooktop KY-R64ARLJPQ	
Oven		Panasonic HL-FN645SJPQ	



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Item	Details	Colour/Finish
MAIN BATHROOM		
Toilet	Luna Wall Face Suite Toilet	
Toilet Roll Holder	Luna Contemporary Toilet Roll Holder	TBC - Client Choice
Shower Mixer & Head	Caroma Contemporary Multi-Shower & Luna Shower Mixer	TBC - Client Choice
Vanity	LeVivi Positano 900mm Wall-Hung Vanity Single Drawer	TBC - Client Choice
Basin Mixer	Luna Basin Mixer x2	TBC - Client Choice
Basin	Countertop Basin x2	
Bath	Freestanding	
Bath Mixer	Caroma Luna Wall-Mount Bath Mixer	TBC - Client Choice
Mirrors	Oval Mirror x2	
Accessories	Caroma Luna Robe Hook x2	TBC - Client Choice
ENSUITE		
Toilet	Luna Wall Face Suite Toilet	
Toilet Roll Holder	Luna Contemporary Toilet Roll Holder	TBC - Client Choice
Shower Mixer & Head	Caroma Contemporary Multi-Shower & Luna Shower Mixer	TBC - Client Choice
Vanity	LeVivi Positano 900mm Wall-Hung Vanity Single Drawer	TBC - Client Choice
Basin Mixer	Luna Basin Mixer x2	TBC - Client Choice
Basin	Countertop Basin x2	
Mirrors	Oval Mirror x2	
Accessories	Caroma Luna Robe Hook x2	TBC - Client Choice



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Item	Details	Colour/Finish
WC		
Toilet	Luna Wall Face Suite Toilet	
Toilet Roll Holder	Luna Contemporary Toilet Roll Holder	TBC - Client Choice
Vanity	LeVivi Positano 440mm Wall-hung Ensuite Vanity	TBC - Client Choice
Basin Mixer	Luna Basin Mixer	TBC - Client Choice
Mirror	Oval Mirror	
Accessories	Caroma Luna Robe Hook x1	TBC - Client Choice
LAUNDRY		
Benchtop	Uniquartz 20mm Engineered Stone	TBC - Client Choice
Cabinetry - Standard Below Bench	Melteca Melamine	TBC - Client Choice
Handles	TBC - Client Choice	TBC - Client Choice
Sink	Mercer Single Bowl	
Tap	Caroma Luna - Liano Sink Mixer	TBC - Client Choice
FLOORING (excl Tiles)		
Carpet	Belgotex Parkview Gardens 36oz Solution Dyed Nylon	TBC - Client Choice
Hard Flooring	Purefloor	TBC - Client Choice
Garage Carpet	Nil	Nil
ELEVATOR		
Powerglide Elevator (Space Allowed For in Linen Cupboard)	Optional Add-On - NOT INCLUDED	



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Disclaimer

The specifications, finishes and selections outlined in this document may be subject to reasonable change by Coastal Projects Limited during the course of construction due to product availability, supplier changes, compliance requirements, or practical build considerations. Any material changes will be discussed with the client prior to implementation.

Selections and colour choices apply to the products specified within this document. Certain items are based on standard ranges and allowances. Final selections must be made within the allocated range unless otherwise agreed.

Final locations and minor site adjustments will be confirmed during construction.

Clients may request upgrades to selected finishes or fixtures where available and suitable for the design. Any upgrades will be subject to approval and may incur additional costs, which will be confirmed prior to proceeding.

