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Specifications

3 Bressay Way - Waikanae

The Property: Lot: 2 DP: 473745 CT: 648387

R.V. \$2,010,000 Rates: \$9,165.05 pa

Land area: 1773m²

Floor area: 308m²

Build date: 2017

General:

- Certified Passive House, <https://passivehouse.nz/directory-projects/listing/waikanae-residence>
- Certified by Sustainable Engineering - <https://sustainableengineering.co.nz/>
- Designed by Energy Architecture Limited - <https://www.energyarchitecture.nz/>
- Built by Mike Craig Builders Limited - <https://mikecraigbuilders.co.nz/portfolio-bressay-way/>
- Electric internal black out blinds (white) by Rollease Acmeda
- Electric external sun screening blinds (black) by ROMA
- Underfloor heating system throughout by DEVI
- Carpet throughout with heavy 100ml underlay and wooden slat flooring through the kitchen, lounge and informal dining area
- Whole house, integrated audio system by Rotel, with control panels and speakers by Audio Pro
- Security system by Bosch
- Indoor and outdoor lighting designed - featuring a layered lighting system combining task, function, ambient and mood lighting to create a flexible living environment
- Landscaping designed and installed by Jane Inge of Landscape and Exterior Design
- 10,000 litre attenuation underground water tank
- Smart irrigation system with turf rotators – Rain Bird

Exterior:

- Cedar shiplap cladding installed over a 50mm ventilated cavity
- Triple glazed European windows by Eco Windows (imported from Germany) - <https://www.ecowindows.co.nz/products/eco-wood>
- Aluminium roof (European) Handmade custom roof by Euro metal Roofs (imported from Germany)
- Constructed using 140mm SIPS (structural insulated panels) on walls
- Constructed using 200mm SIPS on roof and wavy ceiling
- Floating timber floor installed over 100mm polystyrene insulation

- Johnson & Couzins Louvre system over the outdoor entertaining area. Louvres fully open and tilt. Automatic blinds to fully enclose area for wind & sun protection by ROMA.
- Escea outdoor gas fire with 9kg gas bottle
- External decking – composite decking

Master Bedroom:

- Large bedroom offering generous proportions
- Quality black out drapes with internal electric black out blinds and external sun screening blinds
- Security pad
- Access to outside through slider door
- Electric outlet outside master room ready for a hot tub installation

Ensuite:

- Large separate walk in shower, with floor to ceiling tiles and non-slip flooring, finished with 1 wall mounted rose and 1 ceiling rose
- Separate toilet room with a frosted sliding glass door dividing the bathroom. Featuring combination Kohler toilet / bidet with heated seat and separate urinal.
- Twin basin vanity imported from Australia
- Large composite matte white bath by Caroma
- Floor to ceiling tiling throughout, complemented by a single feature wall finished in designer wallpaper
- Plantation window shutters on window
- Underfloor heating
- Heated towel rails
- Wall mounted heater
- Feature floor lighting

Walk in Wardrobe:

- Built-in wardrobe system including cupboards, shelving, open hangers and drawers
- Pull out full length swivel mirror
- Hidden jewellery drawer
- Wall safe inside storage cupboard by Yale
- Feature ceiling lighting

Second Bedroom:

- Large double guest room
- Built-in wardrobe and tall boy
- Quality black out drapes and roman blind
- Access to outside deck through door

Second Bedroom Ensuite:

- Large walk in shower, with floor to ceiling tiles and non-slip flooring
- Floor to ceiling tiling throughout
- Duravit toilet
- Single basin vanity imported from Australia
- Heated mirror
- Heated towel rails

Guest Toilet:

- Duravit toilet
- Single basin vanity imported from Australia
- Heated mirror

Laundry:

- Separate laundry with single basin and work bench
- Asko washing machine and dryer
- Built-in cupboards
- Zehnder passive home control unit hidden in laundry cupboard
- Beam Electrolux central vacuum system in laundry cupboard (outlets throughout the house and garage)
- Internal access door to the garage

Office/Sewing Room:

- Could be converted to a third bedroom
- Built-in office and sewing room furniture
- Quality blackout roman blind
- Built in ironing board and cupboard by Robinhood

Media Room:

- Could be converted to a fourth bedroom
- Built-in furniture to house TV, sound system, books and storage
- Whole house, integrated audio system by Rotel, with control panels and speakers by Audio Pro
- TV amplifier by Integra
- Wall mounted heater with remote control by Herschel
- Quality internal cavity sliding doors for privacy
- Quality black out drapes with external sun screening blinds by ROMA
- Access to outside deck through slider door

Formal Lounge and Dining Room:

- Quality black out drapes with external sun screening blinds by ROMA
- Wall mounted heater with remote control by Herschel
- Access to outside deck through slider doors

- Featured mood lighting

Living Room & Informal Dining Room:

- Electric internal black out blinds (white) by Rollease Acmeda and external sun screening blinds by ROMA
- Wall mounted heater with remote control by Herschel
- Access to outside deck through slider doors

Kitchen:

- Designed and installed by Kitchen Contours **Kitchen Contours - Whanganui**
- Wall mounted oven with warmer drawer - conventional and steam by Neff
- Integrated full height side by side fridge and freezer with internal ice maker by Liebherr
- Dishwasher drawer by Fisher & Paykel
- Induction cooktop by Smeg
- Rangehood by Award
- Engineered stone kitchen island and integrated corian sink
- Vacuum pick up on kitchen kick board
- Integrated kick board storage
- Electric internal black out blinds (white) by Rollease Acmeda
- Blum tip-on blumotion – one touch opening with soft close

Scullery:

- Separate hot water supply – above door
- Laminated bench with built-in cupboards and shelving
- Fridge drawer by Fisher & Paykel
- Dishwasher drawer by Fisher & Paykel
- Bosch food processor with attachments
- Chilled and filtered water tap - still & sparkling
- Insinkerator

Garage:

- 2 car garaging
- Exterior and garage door cladding - green patina pre coated folded aluminium
- Carpeted
- 2 x remote control door openers

Separate single garage / workshop:

- Connected to the main garage by a covered overhang
- Ideal workshop or kids sleep out
- Fully lined in plywood
- Separate toilet and sink
- Built-in storage cupboards and work bench

- Carpeted
- Powder coated aluminium garage door
- 2 x remote control door openers
- Outdoor garden sink connected to single garage

Garden Sheds:

- Two aluminium garden sheds behind single garage

Additional Notes:

- A Certified Passive House refers to a building that has been independently verified to meet the strict international standard known as Passive House standard. Meaning, the house has been formally assessed and approved by an accredited body.

What makes a certified passive house

To earn certification, a home must meet very specific performance criteria:

1. Extremely low energy use

The house uses very little energy for heating and cooling (around 75–90% less than a typical NZ home)

2. Airtight construction

The building is tightly sealed to prevent drafts and heat loss

3. High insulation

Walls, roof, and floors are heavily insulated to keep indoor temperatures stable

4. High performance windows

Triple glazed windows with insulated frames

5. Mechanical ventilation with heat recovery (MVHR)

Fresh air is continuously supplied while retaining heat from outgoing air.

6. Thermal bridge free design

Minimises areas where heat can escape through the structure

The main benefits of a certified passive home:

Consistent indoor temperature year round

Low heating bills

Warm fresh air of high quality (important for asthma and respiratory issues)

No mould or condensation

- All internal and external electric blinds are hard wired, there is no charging required. They are operated by remote controls on either separate zones or operated as one
- External electric blinds are designed to keep the inside temperature lower in summertime. They automatically close when the temperature reaches 30 degrees for more than 30 minutes
- 300L reticulated hot water cylinder
- Hot water piping system runs through the whole foundation of the home, providing ambient temperature throughout at all times

- Operating manuals will be left in a kitchen cupboard
- House plans and spare paint, wallpaper, tiles etc will be left in a cupboard in the single garage