

ELEVATE LONGBARN SHOW HOME - SPECIFICATION GUIDE

EXTERIOR

- Cladding: Standing Seam Longrun Coloursteel Maxx in Flaxpod; Stained Bandsawn Cedar between wing walls outside living area and feature panel on rear wall – stained Graphite.
- Roof: Standing seam Longrun Coloursteel Maxx
- Joinery: Double glazed, powder coated aluminium with colour matched hardware in Flaxpod. Double glazing has UV resistant grey tint and is filled with argon gas for enhanced thermal performance
- Outdoor shower: shower mixer and rose.

INTERIOR

- GIB board™ on walls and ceilings with GIB Aqualine™ in wet areas, square stopped plaster finish, painted
- Vaulted pitched ceiling in kitchen, dining and living area (3.56m at ceiling apex) and higher than standard ceiling height (2.55m stud) and internal doors throughout the rest of the house
- Painted finish on walls and ceilings
- 5.4m over-wall stacker door to front and a 3.6m stacker door positioned opposite, at the rear in the main living area
- Fully insulated exterior walls, ceilings and underfloor (exceeds Building Code requirements)
- 2.2m high internal doors - hollow core, grooved, painted with selected hardware
- Recessed TV unit space in master bedroom
- Wardrobes - full height floor-to-ceiling with sliding doors in Melteca finish. Walk-in-wardrobe in master bedroom with full joinery fit out. Rail and shelving wardrobe fit out in other bedrooms.

FLOOR COVERINGS

- Bedrooms – premium Silk Road carpet with 11mm foam underlay
- Kitchen/dining/lounge/scullery/laundry areas – commercial grade laminated planking
- Bathroom/toilet areas - waterproof laminated planking.

KITCHEN

- Melteca cupboard and drawer units
- Blum standard soft close drawers and doors
- 30mm Primestone engineered stone waterfall bench/worktop
- Stainless steel sink and a half, undermounted with European faucet
- Twin bin rubbish draw
- Bosch appliances - integrated range hood, ceramic hob and built-in electric oven (all 600mm wide)
- Fully wired and plumbed ready for onsite connection
- Space for fridge/freezer unit (appliance not included)
- Scullery: 30mm Primestone engineered stone benchtop, sink and open units above and below with space for microwave.

ENTERTAINMENT UNIT

- Fixed panel and storage cupboard units with push-to-open catches in Melteca finish
- Recessed television unit space
- Bookshelf unit
- Alcove for optional wood burner. Note: recess also included on rear wall for optional heat pump.

MAIN BATHROOM

- 1000mm x 1000mm low profile alloy shower tray, 10mm frameless glass shower surround and door with tinted glass wall linings and easy clean trap
- European faucet, slide shower set and shower mixer
- Wall hung vanity with Marmorin top, single drawer exterior with internal drawer, Melteca finish
- Ceramic toilet with soft close seat and a stainless steel toilet roll holder
- Stainless steel 5-bar heated towel rail
- Mirror the width of vanity x 1000mm high or 1000mm round, flat polished edges
- Vanity light above mirror
- Pre-piped for bath (bath not included)
- Fully wired and plumbed ready for onsite connection.

ENSUITE

- 1000mm x 1000mm low profile alloy shower tray, 10mm frameless glass shower surround and door with easy clean trap
- European faucet, slide shower set and shower mixer
- Wall hung vanity with Marmorin top, single drawer exterior with x 2 internal drawers with Melteca finish
- Ceramic toilet pan with soft close seat and stainless steel toilet roll holder
- Stainless steel 5-bar heated towel rail
- Mirror to fit, flat polished edges with vanity light above
- Fully wired and plumbed ready for onsite connection.

LAUNDRY

- Laminate top with sink and under cupboards.

ELECTRICAL

- Fully wired and fitted ready for onsite connection
- Data point for ADSL and phone or fibre connection
- Interior recessed LED lighting, x 3 pendant lights over kitchen bench, LED strip lighting above back kitchen bench
- Exterior bulkhead lights, LED spotlights to front and rear and additional wiring for outdoor speakers
- Extractor fans to bathroom, ensuite and laundry.

PLUMBING

- Fully plumbed ready for onsite connection
- Hot water: 250L hot water cylinder.

INCLUSIONS

- Building Consent (for building only)
- Code of Compliance from Waipa District Council.

EXCLUSIONS

- Onsite service connections
- Onsite Final Completion Certificate from Local Council
- Onsite Permit fees
- Onsite Permit plans
- Local Authority Permit/Resource Consents
- Transport and piling
- Decks and deck piles
- Baseboards
- Pergola
- Garage and any other structures
- MasterBuild Guarantee (\$1300).

Main upgrades from the standard LongBarn to the LongBarn Show Home:

- Vaulted pitched ceiling in kitchen, dining and living area (3.56m at ceiling apex)
- 3.6m stacker door at rear of main living area
- Island bench and hob side bench upgraded from Primestone Classic Collection to 30mm Primestone Babylon Collection (engineered stone)
- Scullery bench upgraded from laminate to Primestone Babylon Collection (engineered stone)
- Scullery fitted with sink/ tap
- Feature black kitchen tap
- Waterfall ends to island bench
- Full joinery fit out in walk-in-wardrobe in master bedroom
- 10mm frameless glass shower surround and door with painted glass wall lining in bathroom
- x2 feature painted walls in bathroom
- Pre-piped for bath (bath is optional extra)
- Kitchen and bathroom vanity splash back upgrade
- Exterior bulkhead lights, LED spotlights to front and rear and additional wiring for outdoor speakers
- Hidden recess for floor mounted heat pump (heat pump is optional extra)
- Fireplace nook and framed out ceiling space for log burner (log burner is optional extra)
- Solar ready hot water cylinder
- Feature 6-panel glass aluminium rear door with bar handle
- Outdoor shower: shower mixer and rose.