

ELEVATE TILT 145 SHOW HOME - SPECIFICATION GUIDE

EXTERIOR

- Cladding: Plywood board and batten painted Resene Flaxpod; Stained bandsawn cedar feature panel on one side of building and cedar recessed end with soffit and slatted feature panel to end of building, finished in Natural House Eco oil
- Roof: Standing seam Longrun Coloursteel Maxx in Resene Flaxpod
- Joinery: Double glazed, powder coated aluminium with colour matched hardware in Flaxpod. Tinted double glazing filled with argon gas for enhanced thermal performance
- Deck: Outdure ResortDeck recycled composite decking system.

INTERIOR

- GIB board™ on walls and ceilings with GIB Aqualine™ in wet areas, square stopped plaster finish, painted
- Pitched ceiling in kitchen, dining and living area (3.4m at ceiling apex) and over height internal doors (2.2m) and ceilings in all other rooms (2.55m stud)
- Melteca feature panel with LED strip lighting to ceiling/wall in main living area
- Painted finish on walls and ceilings - Resene White Pointer. Feature wall painted in bathroom, ensuite and master bedroom. Wallpaper covering in toilet room
- Fully insulated exterior walls, ceilings and underfloor with sustainable insulation (exceeds Building Code requirements). Sound-reducing insulation to interconnecting wall in master bedroom
- Internal doors - hollow core, grooved, painted with selected hardware. Solid core, sound-reducing door to master bedroom
- Hollow core, grooved 2.2m wardrobe doors in bedroom 2 and 3 with shelf and rail fit out in wardrobes. Walk-in-wardrobe in master bedroom with full joinery fit out.

FLOOR COVERINGS

- Bedrooms - premium Triexta carpet with 11mm foam underlay
- All other floor areas - commercial grade laminated planking.

KITCHEN

- Custom-made Melteca cabinetry
- Blum soft close, handle-less drawers and cupboards
- 20mm Caesarstone Primordia bench/worktop with waterfall ends

- 40mm Caesarstone Primordia dining table extension
- Scullery: 20mm Caesarstone Primordia benchtop with open shelving units and floor-to-ceiling cupboard
- Designer pendant lighting over island bench and dining table
- Stainless steel sink and a half, undermounted with NZ designed and engineered faucet
- Twin bin rubbish drawer
- Fully wired and plumbed ready for onsite connection.

APPLIANCES

- Bosch integrated range hood
- Bosch ceramic hob
- Bosch built-in electric oven
- Fisher and Paykel French door fridge freezer in black stainless steel
- Fisher and Paykel double dish drawer, 14 place setting in black stainless steel
- Panasonic microwave with trim kit.

ENTERTAINMENT UNIT

- Fixed panel and above and below storage cupboard units with push-to-open catches
- Recessed television unit space – TV not included
- Melteca finish.

MAIN BATHROOM AND TOILET

- 1000mm x 1000mm x 1000mm 3-sided shower with low profile alloy shower tray with easy clean trap
- European and NZ designed and engineered tapware and fittings in black
- Wall hung vanity with Marmorin top, single drawer exterior with double internal drawers. Melteca finish
- 1700mm bath in bathroom
- LED surround, black framed 800mm round mirror in bathroom
- Stainless steel 5-bar heated towel rail
- Ceramic toilet with soft close seat, stainless steel toilet roll holder and wall hung hand basin in toilet room
- Black metal framed 600mm round mirror in toilet room
- Fully wired and plumbed ready for onsite connection.

ENSUITE

- 1200mm x 900mm low profile alloy shower tray with easy clean trap, 10mm frameless glass shower surround and glass wall linings
- European and NZ designed and engineered tapware and fittings in black
- Wall hung vanity with Marmorin top, single drawer exterior with double internal drawers. Melteca finish
- Ceramic toilet pan with soft close seat and stainless-steel toilet roll holder
- Stainless steel 7-bar heated towel rail
- LED surround, black framed 800mm round mirror
- Fully wired and plumbed ready for onsite connection.

LAUNDRY

- Laminate top with sink, and under sink unit
- Over and under cupboards plus floor to ceiling open shelving unit. Space for washer and dryer
- Bi-fold Melteca doors.

ELECTRICAL

- Fully wired and fitted ready for onsite connection
- Audio/ visual package including Control 4 Central Equipment Hub, indoor in-ceiling speakers (2), subwoofer, amplifier, and exterior speakers (2)
- Data point for ADSL and phone or fibre connection
- Interior recessed LED lighting, designer pendant lights over kitchen and dining area
- Interior LED strip lighting to Melteca feature panel and above back kitchen bench
- Exterior soffit lights, LED spotlights, powered coated aluminium up/ down wall lights and feature directional up lights to cedar slatted feature wall
- Extractor fans to bathroom, ensuite and laundry.

PLUMBING/ HEATING

- Fully plumbed ready for onsite connection
- Hot water: External recessed Gas Rinnai Infinity water heater - 26 litre
- Mitsubishi floor mounted heat pump recessed into wall in main living area.

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
- Allowance for minor cracking that may occur during transport
- Baseboards
- Pergola
- Garage and any other structures
- MasterBuild Guarantee (\$1550).

Main upgrades from the standard Tilt 145 to the Tilt 145 Show Home:

- Eurostyle metal cladding upgraded to painted plywood board and batten
- Cedar soffits and return wall to front of building
- Pitched ceiling in kitchen, dining and living area (3.4m at ceiling apex) with LED strip lighting
- Over height stacker door to the main living area/ front of the building (2.4m high)
- Island bench and hob side bench upgraded to 20mm Caesarstone Primordia (engineered stone).
Waterfall ends to island bench
- 40mm Caesarstone Primordia dining table extension to end of island bench
- Scullery bench upgraded from laminate to 20mm Caesarstone Primordia
- Addition of full height cupboard to scullery and open shelving above hob side bench
- Upgrade to designer pendant lighting above kitchen bench. Addition of dining table pendant light
- Feature black tapware and fittings in bathroom, toilet and ensuite
- Upgrade to LED light surround mirrors in bathroom and ensuite
- Full joinery fit out in walk-in-wardrobe and sound-reducing door and insulation to interconnecting wall in master bedroom

- Upgrade from acrylic to painted glass wall linings in ensuite
- Four feature painted walls in bathroom, ensuite and master bedroom and papered feature wall in toilet room
- Addition of bath to bathroom
- Additional exterior lighting – extra powered coated aluminium up/ down wall lights and feature directional up lights to cedar slatted wall
- Audio/ visual package including Control 4 Central Equipment Hub, indoor in-ceiling speakers (2), subwoofer, amplifier, and exterior speakers (2)
- Additional appliances including black stainless-steel Fisher and Paykel French door fridge/ freezer and double dish drawer plus Panasonic microwave with trim kit
- Mitsubishi floor mounted heat pump recessed into wall
- Outdure decking system – optional extra.