

ELEVATE TILT 150 SHOW HOME - SPECIFICATION GUIDE

EXTERIOR:

- Cladding: Colorcote Magna Flow - Spanlock in Mudstone; Stained cedar feature on outside living area and feature panel on rear wall, finished in Wood-X Shale
- Roof: Colorcote Magna Flow - Spanlock in Mudstone
- Joinery: Double glazed, powder coated aluminium with colour matched hardware in Gunmetal Metallic Kintec. Tinted double glazing filled with argon gas for enhanced thermal performance
- Deck: Kanda Brun hardwood decking.

INTERIOR:

- GIB board™ on walls and ceilings with GIB Aqualine™ in wet areas, square stopped plaster finish
- Pitched ceiling in kitchen, dining and living area (3.4m at ceiling apex) with LED strip lighting following the apex. Ceilings in all other rooms (2.55m stud)
- Painted finish on walls and ceilings - Resene Black White. Feature walls painted in second living area, master bedroom and office - Resene Mangrove. Living room/ kitchen bulkheads and hallways – Resene All Black. Grasscloth wallpaper to back wall of main living area
- Fully insulated exterior walls, ceilings and underfloor
- Internal over height doors (2.2m) - hollow core, grooved, painted with selected hardware. Solid core, sound-reducing door with soft close to master bedroom
- Bedroom 2 and 3 wardrobes - full height floor-to-ceiling with sliding doors in Melteca Snowdrift, satin finish with shelf and rail fit-out. Walk-in-wardrobe in master bedroom with full joinery fit out.

FLOOR COVERINGS:

- Bedrooms - premium Triexta carpet (Diva) with 11mm foam underlay
- All other floor areas - Quick Step Impressive commercial grade laminated planking in Soft Oak Light Brown.

KITCHEN:

- Custom-made Melteca cabinetry finished in Aged Walnut with Laminex Brushed Bronze metallic finish in negative detail strips on drawers
- Blum soft close drawers and doors
- 12mm Laminam (in Naturali Noir Desir) island benchtop with waterfall ends
- 12mm Laminam (in Naturali Noir Desir) splashback

- Built-in dining table extension to end of the island bench - 36mm Laminam in Naturali Noir Desir with metal leg
- Zomodo gunmetal stainless steel, undermounted double sink with Zomodo high rise, pull-out faucet in gunmetal grey finish
- Designer pendant lighting above island bench and dining table
- Twin bin rubbish drawer with x2 18L rubbish bins
- Scullery: 25mm laminate benchtop, Laminex Snowdrift. Open shelving units above and below plus x2 Fit Tanova vented drawers to lower shelves
- Fully wired and plumbed ready for onsite connection.

APPLIANCES:

- Award integrated rangehood, in black
- Bosch ceramic hob
- Bosch built-in, 7 function wall oven, in black
- 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, in black
- Vintec beverage fridge, in black
- Panasonic televisions (65" in main living, 50" in second living and 43" in master bedroom).

ENTERTAINMENT UNIT:

- Storage cupboard units with push-to-open catches finished in Acrylic Soft Touch - Pitch Black
- Recessed television unit space
- Bookshelf unit
- LED strip lighting under open shelving
- Tiled recessed bar area with Melteca benchtop and open shelving above and Vintec beverage fridge and FIT Echelon wine rack, below.

OFFICE:

- Melteca desktop with under drawer, push to open over cupboards and fixed floating shelves with LED strip lighting below.

LAUNDRY:

- Melteca laundry joinery fit out including laminate bench top with under mounted stainless-steel tub and high-rise Greens gooseneck faucet in gunmetal grey with tiled splashback
- Cupboards above and below bench plus Melteca open shelving, full height storage cupboard and space for under-bench washing machine and dryer.

MAIN BATHROOM:

- 1000mm x 1000mm low profile shower tray with easy clean trap, 10mm frameless glass shower surround and door with gunmetal grey hardware
- European faucet, slide shower set and shower mixer in gunmetal grey
- Wall hung vanity with Marmorin top, single drawer exterior with two internal drawers, in Aged Walnut Melteca finish
- Athena Contro 1600mm bath
- Ceramic toilet pan with soft close seat and European styled gunmetal grey toilet roll holder
- Heated towel ladder in gunmetal grey
- LED surround, black framed 800mm round mirror
- Fully wired and plumbed ready for onsite connection.

ENSUITE:

- 1000mm x 1000mm low profile shower tray with easy clean trap, 10mm frameless glass shower surround and door with gunmetal grey hardware
- European faucet, slide shower set and shower mixer in gunmetal grey
- Wall hung vanity with Marmorin top, single drawer exterior with two internal drawers, in Aged Walnut Melteca finish
- Ceramic toilet pan with soft close seat and European styled gunmetal grey toilet roll holder
- Heated towel ladder in gunmetal grey
- LED surround, black framed 800mm round mirror
- Fully wired and plumbed ready for onsite connection.

ELECTRICAL:

- Fully wired and fitted ready for onsite connection
- Data point for ADSL and phone or fibre connection
- Television flush-box in second living and master bedroom
- Interior recessed LED lighting, designer pendant lights over kitchen and dining area

Interior LED feature strip lighting to scullery, office, entertainment unit and running the apex of the ceiling in main living room

- Exterior soffit lights, LED spotlights, powered coated aluminium up/ down wall lights
- Extractor fans to bathroom, ensuite and laundry.

PLUMBING:

- Fully plumbed ready for onsite connection
- Mitsubishi Concealed Heat Pump 7.1/8.0 KW in the main living area
- Hot water: External recessed, powder coated Gas Rinnai Infinity water heater - 26 litre x2.

INCLUSIONS:

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

EXCLUSIONS:

- Onsite service connections
- Onsite project management
- Onsite Code Compliance Certificate from Local Council
- Onsite Building Consent* and Resource Consent plans
- Onsite Building and Resource Consent Council fees
- House transport, transit insurance and piling
- Interior and exterior touch ups to paint/plaster and any other damage that may occur during transport
- Deck (optional extra)
- Deck piles
- Baseboards
- Pergola, garage and any other onsite structures.

Main upgrades from the standard Elevate Tilt 150 to the Tilt 150 Show Home:

- Addition of office nook
- Eurostyle metal cladding replaced with Colorcote Magna Flow – Spanlock
- Vaulted ceiling in kitchen, dining and living area (3.4m at ceiling apex)
- Feature painted walls in second living room, office, and kitchen and entertainment unit end walls plus papered feature wall in the main living area
- Additional electrical including extra internal and external power points, LED downlights, dimmable switches and TV flush box to master bedroom
- Additional interior LED feature strip lighting to lounge ceiling, scullery, office and entertainment area
- Additional exterior powered coated aluminium up/ down wall lights
- Upgrade from windows to French doors in second living and three-panel stacker door in main living
- Upgrade kitchen benchtops from engineered stone to Laminam
- Kitchen splashback upgrade to Laminam
- Addition of Laminam dining table extension
- Upgrade to designer pendant lighting above island bench and dining table
- Kitchen sink and tap upgrade to Zomodo gunmetal grey
- Additional appliances including:
 - Black stainless-steel Fisher and Paykel French door fridge/ freezer
 - Black stainless-steel Fisher and Paykel and double dish drawer
 - Panasonic microwave with trim kit
 - Vintec beverage fridge, in black
 - Panasonic televisions (65” in main living, 50” in second living and 43” in master bedroom).
- Black colour upgrade to standard appliances:
 - Bosch 7 Function Eco Clean wall oven

- Award integrated range hood
- FIT Tanova vented drawers to scullery
- Laundry tap upgrade to gunmetal grey and addition of tiled splashback
- Tiling upgrade to ensuite, bathroom and bar area
- Full joinery fit out in walk-in-wardrobe and sound-reducing, soft close door to master bedroom
- Mitsubishi Concealed Heat Pump 7.1/8.0 KW in the main living area
- Addition of bath to bathroom
- Upgrade from vanity light and mirror to LED surround, black framed 800mm round mirrors in bathroom and ensuite
- Upgrade to gunmetal grey tapware and fittings in bathroom and ensuite
- Entertainment unit upgrade from Melteca to Soft Touch Acrylic finish and Echelon wine rack
- Bespoke, pre-built 48m² Kanda Brun hardwood deck (14m(l) x 3.5m(w)). Deck is designed to be transported in four sections. Sold separately \$20K (excluding transport and piles).

**Note: Clients can engage our partner Turner Road Architecture to undertake the onsite building consent requirements and the design and construction drawings for garages, pergolas, and decks etc. For the onsite building work, we advise clients to independently engage a local builder/project manager. Depending on your region, we may be able to recommend a project manager and/or builder in your area. We can also provide an example checklist of the onsite requirements for your builder.*