

# Beach Hut

51.84m<sup>2</sup>



## HOUSE #2220

### COMPLIANCE & GUARANTEES

- Building pre-consented for at our yard
- Built design for very high wind zone
- LPB Drawings and Specifications
- LPB Builders
- LBP Roofer
- Plumbing Certificate
- Electrical Certificate

### EXTERIOR

- Subfloor bearers and SS pile connections
- Floor joists and T&G particle board flooring
- Under floor Insulation Expol
- James Hardie 'Linea' weatherboard cladding
- Maxx Colorsteel roof
- Colorsteel guttering and PVC downpipes
- All windows double glazed
- Ceiling & exterior walls fully insulated

### ELECTRICAL

- Interior switchboard with smart meter
- LED recessed ceiling lights
- LED pendant lighting in kitchen
- Bathroom extractor fan
- Vanity light
- Heated towel rail ladder chrome
- Daikin heat pump in living area

### PLUMBING FITTINGS

- Bathroom shower 1000mm x 1000mm
- Vanity wall hung with mirror
- Back to wall toilet
- Laundry with slintub and sink mixer
- 135Ltr Hot water cylinder

### INTERIOR FINISHINGS AND DOORS

- All interior walls are lined in T&G pine timber (blonded)
- Gib board ceilings throughout, stopped to level 4
- Scotia and architraves in pine timber
- Interior painted doors with satin chrome handles

### PAINTING

- Painted exterior soffits and fascia
- Interior solid timber walls stained (Blonded)
- All interior gib board ceilings painted
- All interior doors painted

### KITCHEN

- Laminate bench tops with stainless steel sink
- Cabinetry with soft close doors & drawers
- Splashback to rear wall of stove bench
- Timber oak handles to all cupboards
- Fisher & Paykel Cooktop 4 element ceramic
- Fisher & Paykel Oven
- Rangehood integrated into cabinetry
- Fisher & Paykel dishdrawer

### INTERIOR FURNISHINGS

- Curtains and blinds
- Moduleo Impress vinyl planks to kitchen, laundry, and wet areas
- Solution dyed nylon carpet

### OWNERS OBLIGATIONS (which we can assist)

- ◇ Onsite connections (sewer, storm water, power)

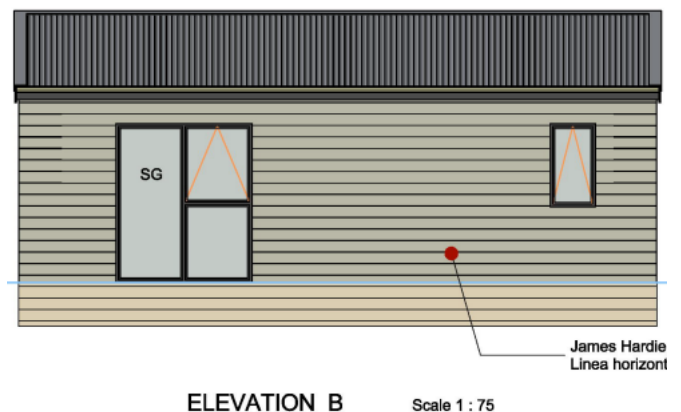
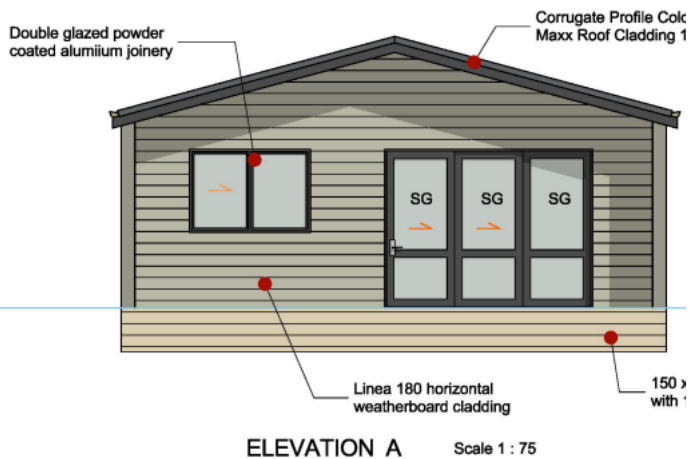
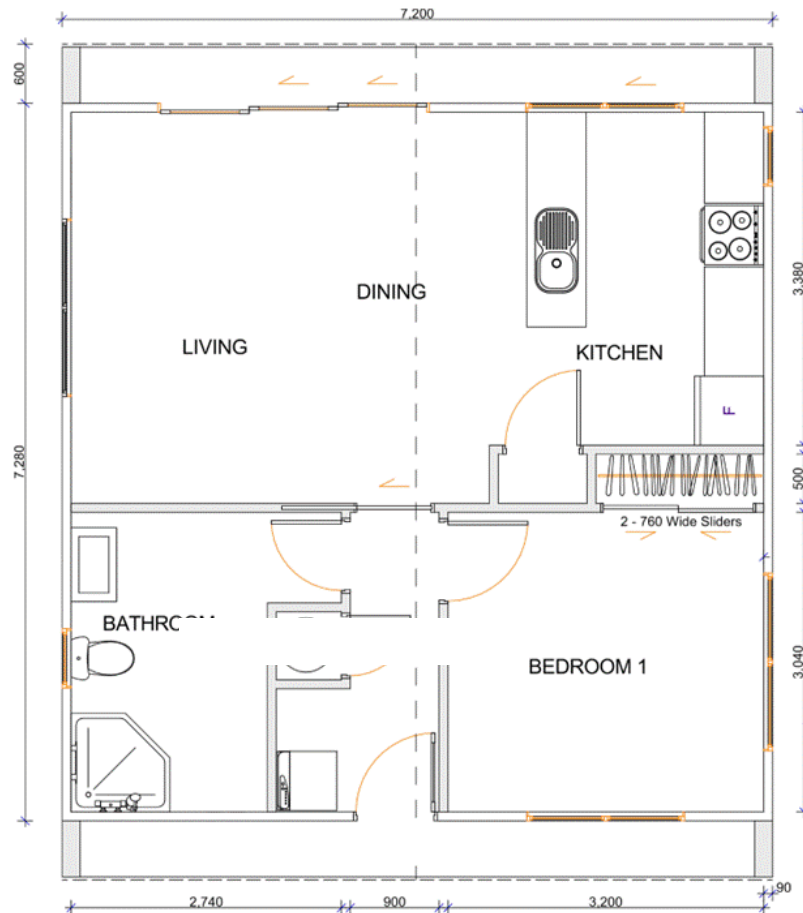


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