

## Specifications for 8 Sunderland Ave

### General, living and bedrooms

- Original native Matai tongue and groove flooring (where exposed), sanded and finished with satin urethane, new native Matai tongue and groove flooring to match existing where required
- Existing doors solid timber with clear finish, new doors panelled to match existing doors with paint finish
- Refurbished bronze door and window hardware throughout, new bronze door and window hardware to match existing where required
- Cavilier Bremworth Moods of Monet carpet in Spanish Brown with 10mm underlay (where carpeted)
- Walls finished in Resene Double White Pointer throughout (Level 4 finish)
- Retained trims finished in Resene Half Sea Fog or clear finish throughout, new pine trims to match where required
- Ceilings finished in Resene Ceiling White throughout
- Autex Greenstuf R1.8 underfloor insulation
- Combination of Autex Greenstuf R2.5 and Pink Batts Ultra R2.6 wall insulation
- Finished fireplace hearth with perforated screen ready for the later installation of fireplace  
*Note: purchasers will be required to install new flue system if a new fireplace is installed at a later date*
- Mitsubishi floor mounted heat pump
- LED recessed down lights
- Pendant light fittings
- Wall mounted light fittings
- Hard wired smoke alarms throughout (excluding garage)
- Security system (excluding garage)
- Bespoke wardrobe fittings in bedrooms

### Kitchen

- Primestone 30mm polished benchtop with waterfall end (Cardrona colour)
- Bisel Blanco 300x100mm gloss splashback tiles
- High-gloss lacquer cabinetry (Double Truffle colour)
- Stainless steel under-mounted sink with overflow
- Paini Cox mixer
- Fisher & Paykel double dish drawer dishwasher (DD60DCX7)
- Fisher & Paykel 60cm built in oven (OB60SL7DEX1)
- Fisher & Paykel 60cm wall canopy rangehood (HC60DCXB1)
- Fisher & Paykel 60cm ceramic hobs (CE604DTB1)
- Deluxe pull out rubbish bins (2x 15L)
- Pendant light fittings

### Bathrooms

- MAPEI waterproofing system
- Wave White 600x600mm floor tiles (shower bases only)
- Easy Rtt White 300x600mm wall tiles to shower height (2.1m)
- Epokal Mosaico Grey 30x30mm feature tiles in shower
- Duravit soft close toilets
- Duravit basins
- Paini Cox mixers
- Kaldawei enamel bath
- Heirloom ladder style chrome heated towel rails
- Ceiling mounted extractor fan

### Bathrooms (continued)

- Frameless toughened glass shower
- Recessed shelf in shower
- Bespoke wall mounted vanities with high-gloss lacquer cabinetry (Double Truffle colour)
- Primestone 30mm polished vanity top (Cardrona colour)
- Mirror cabinet with powerpoint provision and demister mirror.
- Linear lighting above mirror

### Laundry

- Robinhood supertub
- Bespoke fitout to linen cupboard with timber slatted shelves

### Landscaping

- Large grade specimen tree to front yard
- Low level planting to front yard
- Contoured lawn areas to front and rear garden
- Service court behind garage for clothes line and bin-store
- Exposed aggregate concrete driveway
- Exposed aggregate concrete paths linking front gate, garage and entry to house
- Lime chip paths linking deck and side entry
- Hedge planting to boundaries with post and wire fencing
- Stained timber fence (weathered grey) with capping to rear boundary
- Heritage pedestrian gate with integrated letterbox

### Roof

- Retained original terracotta roof tiles with moss treatment
- Salvaged terracotta roof tiles to match where required
- Colorsteel gutters, brackets and downpipes to match original copper profile
- Existing chimneys retained, ensuring code compliant waterproofing  
*Note: purchasers will be required to install new flue system if a new fireplace is installed at a later date*
- Autex Greenstuf R3.4 ceiling insulation

### Exterior

- Timber weatherboards finished in Resene Ash
- Window sashes, sills, porch post, beam and capping finished in Resene Half Sea Fog
- Plastered concrete base
- Single car detached garage, matching exterior to home
- Vitex timber decking from living areas

