

MITCHELLS ON JEFFREYS

FIXTURES AND FITTINGS FOR LOT .1.

CONSTRUCTION

FOUNDATION	Engineered design with 20Mpa concrete
FLOOR SLAB	Concrete 100mm with 665 mesh.
FRAMING	90 x 45 kiln dried and treated as per NZBC
CEILING BATTENS	70 x 35 kiln dried pine
TRUSSES	Kiln dried pine to manufacturers design
INSULATION	R2.6 Wall Batts R3.6 Ceiling Batts excluding garage
INTERNAL LINING	
Ceiling:	13mm Standard Gib Board
Walls:	10mm Standard Gib Board
Bathrooms & Ensuite:	10mm Aqualine
GIB STOPPING	Grade 4 Paint Finish
SKIRTING	60 x 12 MDF
SHELVING	Melrobe Shelving PC \$2500
PAINTING	
Ceilings:	Resene Flat Finish
Walls & Exterior:	Resene Low Sheen Finish
Doors:	Resene Satin Enamel Finish
Reveals:	Resene Satin Enamel Finish
Bathrooms:	Resene Satin Enamel Finish
SOFIT LININGS	Hardiflex 4.5mm
EXTERIOR CLADDING	Plastered 70 series veneer bricks
FEATURE CLADDING	Painted Hardies Linea Board on 20mm battens
WINDOWS & DOORS	By Kaiapoi First Aluminium Powder Coated Aluminium Double Glazed (excluding Garage) Obscure Glass to wet areas Colour matched hardware Hardware: Aria Wedgeless
ROOF	Asphalt Shingle Roof Antique Black - Pabco Premier
FASCIA & GUTTER	Coloursteel
FRONT DOOR	Aluminium Frame Cedar Horizontal T+G

MITCHELLS ON JEFFREYS

FIXTURES AND FITTINGS FOR LOT .1.

GARAGE DOORS

Cedar Horizontal T+G with cedar stain finish

MITCHELLS ON JEFFREYS

FIXTURES AND FITTINGS FOR LOT .1.

INTERIOR

DOORS

MDF Flush Panel Hollow Core supplied by Independent Doors
Paint finish to all doors

HARDWARE

By Knobs n Knockers as per client choice to the sum of \$800 PC

KITCHEN

By Millbrook Kitchens
Manufactured from 18mm Gloss White Melamine
Top Quality Concealed Adjustable Door Hinges and metal easy glide drawer runners
10 year full replacement guarantee
18mm
Doors & Panels:
Handles: PC sum of \$8.50 per handle allowance
Bench Type: Made from Quantum Quartz Stone
Edge Profile 20mm square with a 10mm negative detail
Sink Type: Fanke (large single bowl)
Toospace: Melamine to match doors and panels
Rubbish Bin: PC sum of \$300 has been included
Optional Extras: To change the colour of the bench top may cost up to an additional \$800 on top of the purchase price

BATHROOM

Vanities: Lucia 900 or 1000 wall hung and painted
Taps and Mixers By Xera
Showers: Minamo slide shower
Showers by Valencia
Bath: By Unica 1700mm x 700mm
Toilets: Englefield Milano Vario
Hot Water: Rheem Mains Pressure 250 litre cylinders
Mirrors: 2 x to fit vanities

FLOORING

Tiles: By Euopica
Tiled areas in Kitchen, Bathroom, Toilet and Ensuite
PC \$50 per sqm
Bathroom Walls are to be feature tiled to ceiling
Carpets: By Floorpride
PC \$129 per metre onto commercial turbo tred underlay

ELECTRICAL

Lighting & Plugs: Electrical PC \$10,500
Lighting: Halogen downlights in electrical PC Door Bell included
Oven: Delongi DMFPS90B 90CM Oven
Fridge: LG Stainless Steel Fridge and Freezer (Side by side)
Hob: Westinghouse Ceramic PHL768
Dishwasher Westinghouse SB9075J
Rangehood: House Spectrum 90CM Box Hood
Waste Disposal: Insinkerator ID 55
Microwave Panasonic NN-50686
Bathroom Heater: In electrical PC
Extraction: Extraction in all bathrooms
Telephone Jacks: In electrical PC
TV Jacks: In electrical PC

MITCHELLS ON JEFFREYS

FIXTURES AND FITTINGS FOR LOT .1.

Alarm:

Pre wire only in electrical PC

TV Aerial:

Included

MITCHELLS ON JEFFREYS

FIXTURES AND FITTINGS FOR LOT .1.

HEATING	Daikin FVXS50 Floor Mounted Heat Pump in Living Area Daikin FTYN50D Hi Wall Heat Pump in Hallway Area Under Tile Heating
LAUNDRY	Joinery unit with Porcelain Bowl
VACUUM	Internal Vacuum System supplied and fitted
ATTIC STORAGE	Included
EXTERIOR	
DRAINS	Sewer and stormwater connected and boundry
WATER	20mm Mains pressure supply
POWER	16mm Neutral screen connected at boundry
PHONE	Underground 2 pair line connected at boundry
DOWNPIPES	Rectangular Coloursteel
EXTERIOR LIGHTING	In Electrical PC
CLOTHES LINE	Included
LETTER BOX	Included
LANDSCAPING	As per Artworks site plan of overall development
TERRACES & PATHWAYS	Designed by Artworks Mixture of concrete, pavers and gravel as per plan
DRIVEWAY	Mixture of pavers and coloured concrete
SCHOOL ZONES	
PRIMARY	Fendalton Primary School
INTERMEDIATE	Cobham Intermediate
SECONDARY	Burnside High School Christchurch Boys High School