

Property Specification

9 Lamont Place Ferndale Waikanae

Land Area	4808m ²
House GFA	224m ²
Foundation	Driven timber piles
Floor Slab	Concrete RIBRAFT System
Structure	Light timber framed walls & trusses (<i>Stud height 2.7m throughout</i>), vaulted ceilings to lounge, kitchen/dining/family areas
Exterior Cladding	Treated Pine timber bevelled back weatherboard paint finish over cavity batten system and breathable building wrap, timber boxed corners, timber scribes & sills to windows and doors
Insulation	Knauf 100% Glasswool Ceiling Living areas R4.1 Walls Living area R3.6 Ceiling Garage R3.6 Walls Garage R2.6
Soffits & Facsia	Timber Facsia & flat soffits lined with Hardies fibre cement sheathing & PVC jointers
Roof Cladding	Colorsteel 0.55g Corrugated profile longrun with Colorsteel Continuous spouting & downpipes
Exterior Joinery	APL <i>First Residential Suite</i> Powdercoated double glazed and Argon gas filled, Entry door Cedar TG&V (prefinished)
Exterior Loggia	Roof structure lined in Hardies fibre cement sheathing & treated timber battens; decking Grappa hardwood (clear stained), select powdercoated aluminium balustrade
Garage Door	Garador (<i>full insulated</i>) Cedar Horizontal TG&V (prefinished) c/w premium belt driven auto-opener, wall plate & two remotes
Interior linings	Typically 10mm Gibboard for paint finish
Timber Flooring	Selected timber floating system over acoustic underlay to Lounge, Kitchen, Dining/Media/family & hallway

Carpet Flooring	Cavalier Bremworth 'Overtones' 100% wool over HD 11mm foam underlay
Ceramic Tiling	Bathroom, Ensuite & Laundry floors (incl 100mm skirting) Ensuite shower fully tiled walls/floor Laundry backsplash Kitchen Backsplash Vanity splashbacks 1-row 150mm high tile
Kitchen	Custom Acrymatte Coconut doors & panels on 18mm MDF 1mm Laser edges Blum Hardware throughout 30mm Engineered stone benchtops (<i>from Trethewey Purestone range options Huka Falls or Waihi Beach</i>) Fisher & Paykel Designer range appliances (<i>see attached schedule</i>) Option: for solid timber panelled & painted kitchen POA
Laundry	Custom under bench & overhead unit in Melteca or Melamine doors & panels on 18mm MDF 1mm Laser edges Benchtop 38mm select Formica laminate Provision for under bench washer/dryer units Stainless steel sink with pull-out tapware
Interior Doors	Solid V-Grooved 2200mm high prehung on SS hinges in FJ Pine frames paint finished
Door Hardware	Typically Stainless-steel square handles & rose
Interior Finishing Trim	Architraves Timber 85x18 paint finish Skirtings timber 110x18 paint finish Cornice Classic Gib Cove 'Basso' & square stopped to select areas
Bathroomware	
Kitchenware/Tapware	Premium selection of European fixture & fittings (<i>See attached schedule</i>)
Mirrors	Polished & arrised edges (sizes TBC) above Bathroom & Ensuite vanities
Underfloor Heating	Bathroom & Ensuite floors thermostatically controlled
Electrical Switches	PDL premium Modena 800 Series throughout
Lighting	LED throughout (including exterior)
Heating & Cooling	Gree concealed heat pump ducted Central Heating & Cooling System 16kW heating & 14kW cooling, Model GUHD48N-8 outlets
Solar Array (PV)	5.2kW system 16-Panels c/w import/export meter & invertor
Security System	Bosch Automation

Exterior Hotpoint's	Two
Hose taps	Two
Water Tank	Above ground UPVC 25,000 litre (<i>includes submersible pump</i>)
Hot Water	Main Pressure Electric 300 litre HWC
Greywater Irrigation	Proprietary Grey Flow system collecting water from interior bath/showers/Laundry tub vessels & irrigating up to two-zones externally
Driveway	30mm Asphalt
Utility Hardstand	Reinforced coloured concrete (<i>with decorative saw cuts 1.0m both ways</i>)
Clothesline	Supplied & fitted (options for rotary/folding/pull-out)
Letterbox	Select box/number supplied & fitted
Potable Water	Mains supplied
Sewer	On site UG sewer station 1500 litre capacity with Fastflo submersible grinder pump & inspection lid (<i>black water dispersed to street sewer main</i>)