

**GENERAL SPECIFICATIONS**

Doors	Paint finish Manhattan Panel MDF Doors, Gib sliders to robes
Entry Door	Aluminium Frame, Manhattan- Paint Grade Door
Hardware	Astron Lever Set (Privacy lock to bathrooms) Astron Lever Set with deadlock (front door) Windsor Door Stops and Satin Chrome Hinges
Windows	Powder Coated Aluminium, Double Glazing (excluding garage). Colourmatched hardware. Obscure glass to wet areas bathrooms
Garage Door	Coloursteel Sectional and opener with two Remotes
Flooring: Carpet	Godfrey Hirst Pleasant Point, with luxury 130kg Underlay
Flooring: Tiles	MGH Standard Range to Kitchen, Dining, Entry, W.C, Bathroom, Ensuite
Window Coverings:	Drapes supplied by Cleine Design
Shelving:	Melamine Shelving to Robes (shelf and rail to each wardrobe and stackers to all bedrooms, 4 shelves to linen and store cupboards)
Electrical:	Lighting, sockets, general connections, phone and T.V jacks, heated towel rails and bathroom fans.
Lighting	White Downlights LED, 3 x pendant lights to kitchen
Exterior lighting	Downlights to garage and patio soffits.
Lighting Plugs	PDL 600 Series
TV Jacks	3 Included
Phone Jacks	3 Included
Alarm	Bosch Sol 884 Alarm
Heating	Fujitsu 6kW Heatpump
Water Heater	300L Atlantic Pressure Hot Water Cylinder
Painting	Dulux Tradeline. Ceilings – Flat Finish. Walls & Exterior – Low Sheen Finish. Doors, Reveals & Bathrooms – Enamel Finish.
Drainage:	Sewer and Stormwater connected to existing laterals.
Services:	Water, Power and Phone are connected at the boundary.
Insurances:	Builders All Risk & Public Liability Insurance
Guarantees:	10 year Standard Masterbuild Guarantee (Defects and Maintenance)

# FIXTURES & FITTINGS

## LOT 593 LONGHURST, 72 BRADWELL CRESCENT



### STRUCTURE

Concrete	TC2 Rated Waffle Foundation & Floor
Framing	Kiln dried pine & treated as per NZBC, 90 x 45 & 90 x 35
Ceiling Battens	Kiln Dried Pine 70 x 35
Trusses/Rafters	Kiln Dried Pine (rafters to raking ceiling only)
Main Cladding	Rockcote
Feature Cladding	Vertical Cedar Weatherboards

### ROOFING

Roof	Coloursteel Longrun Trimline
Fascia	Coloursteel
Guttering	Coloursteel
Downpipes	Coloursteel
Flashings	Coloursteel Flashings as per NZS3604:

### INTERIOR LINING

Insulation	R2.6 Wall Insulation, R3.6 Ceiling Insulation(excluding garage)
Plasterboard	Standard 10mm Water Resistant Plasterboard Bathrooms
Stopping	Grade 4 Paint Finish
External Corners	Square finish
Skirting	60 x 12 MDF
Wallpaper	Supplied to bedrooms 2 & 3

Mike Greer  
Director  
Christchurch

**KITCHEN**

Oven:	Smeg 60cm Built in Oven SFA6125
Hob:	Smeg 60cm Ceramic Cooktop SE2640TD2
Dishwasher:	Smeg 60cm Dishwasher DWA6314X
Rangehood:	SPUM60X - 60cm Concealed Power-Pack
Waste Disposal:	Emerson E20
Sink Mixer	Grohe Goose neck tap
Drawers	With cutlery inserts
Cupboards	Pre-finished doors. 2mm PVC to all edges. Satin Chrome Handles
Bench Surface	Engineered Stone

**BATHROOM**

Bathroom Shower	1m x 1m Tiled shower with 10mm safety glass door and return with chrome extrusion. 1 x glass shelf
Vanity	900mm Belle Wall Hung Vanity. (White) Mineral Cast Top
Bath	Newbury Island 1670 x 760mm bath
Tapware	Grohe Bauflow basin mixer and shower mixer. Grohe Tempesta slide shower, Grohe bath mixer and bath spout.
Heating	5 Bar Ladder Towel Rail – Chrome & Severne Fan Heater
Mirror	Polished Edge Mirror over Vanity

**ENSUITE**

Ensuite Shower	1m x 1.5m Tiled shower with 10mm safety glass door and return with chrome extrusion. Recessed shelf.
Vanity	900mm Belle Wall Hung Vanity. (White) Mineral Cast Top
Toilet	Belle Back to Wall Suite with soft close seat and cover
Tapware	Grohe Bauflow basin mixer and shower mixer. Grohe Tempesta slide shower
Heating	7 Bar Ladder Towel Rail – Chrome & Severne Fan Heater
Mirror	Polished Edge Mirror over Vanity
Toilet Roll Holder	Heirloom Kubix

**FIXTURES & FITTINGS**  
**LOT 593 LONGHURST, 72 BRADWELL CRESCENT**



**W.C.**

Toilet	Belle Back to Wall Suite with soft close seat and cover
Vanity	400mm Belle Wall Hung Vanity. (White) Mineral Cast Top
Tapware	Grohe Bauflow basin mixer
Mirror	Polished Edge Mirror over Vanity
Toilet Roll Holder	Heirloom Kubix

**LAUNDRY**

Sink	Formica Bench, overhead cupboards, Sink insert & Grohe Goose neck tap
------	---

**LANDSCAPING**

Driveway	Exposed Aggregate
Fencing	1.8m Timber Boundary Fencing Internal fencing and 2x gates
Patios	Coloured Stamped Concrete
Back path	Broomed Concrete
Clothesline	Austral Retractable 40 clothesline
Letter Box	Box design urban
Planting	Minor planting included
Lawn	Ready Lawn
Exterior plumbing	3 x taps

Main Office: 8 Nazareth Ave, Christchurch

PO Box 21-151, Christchurch

Phone: 354 0166 Facsimile: 354 0167

[info@mikegreerhomes.co.nz](mailto:info@mikegreerhomes.co.nz) [www.mikegreerhomes.co.nz](http://www.mikegreerhomes.co.nz)

Mike Greer  
Director  
Christchurch