

## ELEVATE BARN 154 SHOW HOME - SPECIFICATION GUIDE

### EXTERIOR:

- Cladding: James Hardie Linea Oblique shiplap (vertical) weatherboard painted in Resene Climate; Cedar rusticated weatherboard feature in recessed area on front elevation and feature panel on rear elevation, finished in Wood-X Shale
- Roof: Dimondek® 400 standing seam, long run iron in Sandstone Grey
- Joinery: Thermally broken powder coated aluminium with double glazed, argon filled, low-E glass with grey tint for enhanced thermal performance and colour matched hardware in Metro Silver Pearl Kinetic Satin
- Wind zone: Very high

### INTERIOR:

- GIB board™ on walls and ceilings with GIB Aqualine™ in wet areas, square stopped plaster finish
- Raked ceiling in kitchen, dining and living area (3400mm at ceiling apex). Extra height ceilings in all other rooms (2550mm stud)
- Internal, extra height doors (2200mm) - hollow core, grooved, painted with selected hardware. EPS soundproof, soft close cavity slider to master bedroom
- Painted finish on walls and ceilings - Resene Merino. Master bedroom and ensuite feature walls – Resene Evolution. Main bathroom feature walls - Resene Triple Ash. Living room/ kitchen bulkheads, scullery/laundry, office, second living room, bedrooms two and three feature walls - Resene Triple Merino
- Bedroom 2 and 3 wardrobes - floor-to-ceiling with sliding doors in Melteca Mist Naturale finish and shelf and rail fit-out. Walk in wardrobe in master bedroom with full joinery fit out and full-length mirror
- Fully insulated exterior walls, ceilings and underfloor to meet the latest NZ Building Code regulations

### FLOOR COVERINGS:

- Bedrooms and second living room - premium Navi carpet with 11mm foam underlay
- All other areas - Quick Step Impressive commercial grade laminated planking in Soft Oak Light Brown

### KITCHEN/ DINING:

- Custom-made Melteca cabinetry finished in Mist Naturale. Back of island bench finished in Laminex Scallop Surround

- Blum standard soft close drawers and doors plus twin drawer with x2 18L rubbish bins, in-cupboard tea towel rack and FIT Echelon wine rack
- 12mm Dekton (in Morpheus Onirika) benchtops and splashback
- Extended length island bench with x3 waterfall ends and under bench dimmable LED strip lighting
- Built-in dining table extension to end of the island bench (24mm Plytech Futura in Taupe Grey)
- Designer brushed brass LIM LED Linear pendant light above island bench and iO Maker Drum pendant light above dining table
- Stainless steel, undermounted sink and a half, with Greens Galiano high rise, pull-out faucet in brushed brass finish
- Fully wired and plumbed ready for onsite connection
- Kitchen appliances listed below

#### **LAUNDRY | SCULLERY:**

- Melteca joinery fit out including a combination of upper and lower cupboards, open shelving, floor to ceiling storage unit and space for stacked washing machine and dryer, plus 3x Fit Tanova ventilated drawers and twin drawer with x2 36L laundry baskets
- Dimmable LED strip lighting over benchtop
- 12mm Dekton (in Morpheus Onirika) benchtop with under mounted stainless-steel tub and Greens Galiano high rise, pull-out faucet
- 12mm Dekton (in Morpheus Onirika) 120mm splashback upstand above benchtop
- In ceiling Velux skylight with translucent blind

#### **APPLIANCES:**

- Fisher and Paykel 75cm ceramic hob - Model CE754DTB1
- Fisher and Paykel 60cm 5 function wall oven - Model OB60SC5CEX3
- Fisher and Paykel 90cm integrated rangehood - Model HP90ICSX4
- Fisher and Paykel 569L designer series ice and water fridge - Model RF610ADUX5
- Fisher and Paykel double dishdrawer - Model DD60D2NX9
- Fisher and Paykel dual zone wine fridge - Model RS60RDWX1
- Panasonic 27L microwave flatbed - Model NN-SF574SQPQ
- Panasonic stainless steel trim kit - Model NN-TK510FSQP
- LG 4K UHD LED 2024 smart televisions - 65 inch in main living room and 55 inch in second living room

**ENTERTAINMENT UNIT:**

- Floor to ceiling storage units and under bench cupboards with push-to-open catches in Melteca Mist Naturale finish
- Open shelving in 24mm Plytech Futura in Taupe Grey with under shelf dimmable LED lighting
- Laminex Scallop Surround behind open shelving and recessed television space

**OFFICE:**

- Melteca Mist Naturale under drawer and push to open over cupboards
- Open shelving and benchtop in 24mm Plytech Futura in Taupe Grey
- Dimmable LED strip lighting above benchtop

**MAIN BATHROOM:**

- 1000mm x 1000mm low profile shower tray with easy clean trap, Seratone wall liner, 10mm frameless glass shower surround and door, plus glass corner shelf
- Elementi 3-function slide shower set and Zucchetti Brim shower mixer
- 1200mm wall hung vanity in Melteca Possum Naturale with Zucchetti Brim basin mixer
- Athena Contro 1600mm bath with Zucchetti Brim spout and mixer
- Ceramic toilet pan with soft close seat and easy clean rimless technology
- Chrome toilet roll holder and heated towel ladder
- Frosted edge 800mm round LED light surround Broadway mirror
- Fully wired and plumbed ready for onsite connection

**ENSUITE:**

- 1400mm x 1000mm three walled shower with low profile shower tray with easy clean trap, Seratone wall liner, 10mm frameless glass door and glass corner shelf
- Elementi 3-function slide shower set and Zucchetti Brim shower mixer
- 1500mm wall hung vanity with double sinks, double drawer exterior with internal drawer in Melteca Possum Naturale with Zucchetti Brim basin mixer
- Two Ambience back lit LED pill shaped mirrors with demisters
- Designer wall lights either side of the vanity and sensor tread lighting
- Ceramic toilet pan with soft close seat and easy clean rimless technology
- Chrome toilet roll holder and heated towel ladder
- Fully wired and plumbed ready for onsite connection

**ELECTRICAL:**

- Fully wired and fitted ready for onsite connection
- Data point for ADSL and phone or fibre connection
- Television connection points in main living and second living rooms
- Interconnected smoke alarms
- Interior recessed LED lighting, dimmable LED lights in main living and second living rooms, designer pendant lighting in kitchen and dining area and designer wall lights and tread lights in ensuite
- Interior LED feature strip lighting to scullery/ laundry, office, island bench and entertainment unit
- Exterior bulkhead lights, LED spotlights and powered coated aluminium up/ down wall lights
- Extractor fans to bathroom, ensuite and scullery/ laundry

**PLUMBING:**

- Fully plumbed ready for onsite connection
- Ceiling ducted heating and cooling system with wifi adaptor: System 1 Mitsubishi PEAD-M60JAA, System 2 Mitsubishi PEAD-M71JAA
- Hot water: External recessed Gas Rinnai Infinity water heater - 26 litre
- Two outdoor taps

**INCLUSIONS:**

- Building Consent (for building only)
- Code Compliance Certificate from Waipa District Council

**EXCLUSIONS:**

- Onsite service connections
- Onsite project management
- Onsite Code Compliance Certificate from Local Council
- Onsite Building Consent\* and Resource Consent plans
- Onsite Building and Resource Consent Council fees
- House transport, transit insurance and piling
- Interior and exterior touch ups to paint/plaster and any other damage that may occur during transport
- Decks and deck piles
- Baseboards
- Pergola, garage and any other onsite structures

**Main changes and upgrades from the standard Elevate Barn 154 to the Barn 154 Show Home:**

- Raked ceiling in main living room
- Addition of office nook
- Upgrade from windows to French doors in second living and three-panel stacker door in main living. Window with louvre changed to tall window in bathroom, taller window with louvre in ensuite and window added to kitchen
- Addition of skylight in scullery/laundry
- Feature painted walls in second living room, office, bedrooms, ensuite, bathroom, scullery/ laundry, and kitchen and entertainment wall bulkheads
- Ceiling ducted heating and cooling system with Wi-Fi adaptor: System 1 Mitsubishi PEAD-M60JAA, System 2 Mitsubishi PEAD-M71JAA
- Master bedroom swing door changed to sound-reducing cavity slider with soft close mechanism
- Upgrade to master bedroom wardrobe fit out, with Enko soft close runners, and full-length mirror
- Addition of extra exterior up/ down wall lights
- Interior electrical upgrades including, additional power points, data points, tread lights on sensor in ensuite, and dimmer switches in main living and second living
- Upgrade to designer pendant light above island bench and addition of dining table light
- Upgrade from vanity light and mirror to LED surround mirrors in bathroom and ensuite. Two additional ensuite vanity wall lights
- Upgraded appliances:
  - Fisher and Paykel 75cm ceramic hob
  - Fisher and Paykel 90cm integrated rangehood
- Additional appliances:
  - Fisher and Paykel 569L designer series ice and water fridge
  - Fisher and Paykel double dishdrawer
  - Fisher and Paykel dual zone wine fridge
  - Panasonic 27L microwave flatbed with stainless steel trim kit
  - LG 2024 smart televisions (65 inch in main living room and 55 inch in second living room)
- Entertainment unit cabinetry changes and addition of dimmable LED cabinetry lights
- Upgrade kitchen benchtops from engineered stone and upgrade scullery/laundry benchtops from laminate to 12mm Dekton Morpheus Onirika
- Extended length island bench and addition of x3 waterfall ends
- Upgrade to 12mm Dekton Morpheus Onirika kitchen splashback and addition of 120mm upstand splashback to scullery/ laundry

- Kitchen cabinetry changes including extended kitchen island with space for wine fridge and Etchelon wine rack, tea towel rack in cupboard, Laminex Surround on back of island, LED strip lighting under kitchen island with concealed dimmer switch
- Scullery/Laundry cabinetry changes including Tanova x3 ventilated drawers, twin drawer with x2 36L laundry baskets and dimmable LED strip lighting above benchtop
- Addition of round Plytech dining table
- Kitchen tap upgrade to brushed brass
- Upgrade laundry sink to larger bowl
- Addition of bath to bathroom
- Addition of glass and chrome shower shelves in bathroom and ensuite
- Addition of speaker cables for future interior and exterior speakers and conduit in wall for future outdoor power requirements.

*\*Note: Clients can engage our partner Turner Road Architecture to undertake the onsite building consent requirements and the design and construction drawings for garages, pergolas, and decks etc. For the onsite building work, we advise clients to independently engage a local builder/project manager. Depending on your region, we may be able to recommend a project manager and/or builder in your area. We can also provide an example checklist of the onsite requirements for your builder.*