



# FINISHES & FIXTURES SELECTION SUMMARY

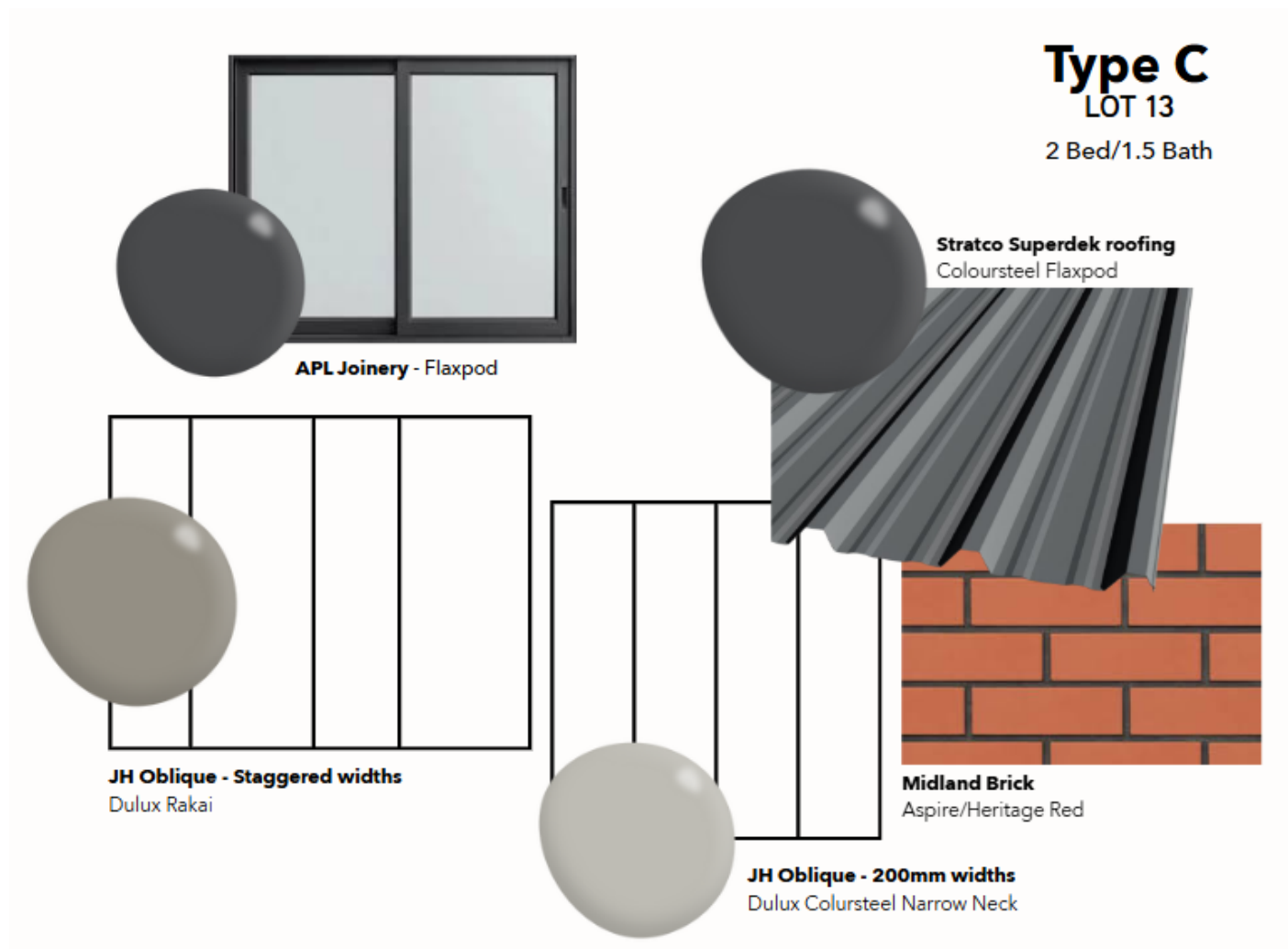
72 Caernarvon Drive, Flaxmere

Unit Type:  
**Type C – Lot 13**  
2 bed, 1.5 bath

**EXTERIOR**

**Type C – Lot 13**

Item	Finishes
Roof - As per plan profile	Coloursteel Flaxpod
Metal Fascia & Spouting	To match roofing
Downpipes	PVC - Colour to match roofing
Aluminum Joinery	Duralloy Flaxpod
Aluminum Entrance door - with Lever Handle	Latitude LAT02 Duralloy Flaxpod
Garage Door - Flatline Embossed Sectional/motorized	Dulux Coloursteel Flaxpod match
Cladding - JH Oblique 200x300mm staggered	Dulux Rakai
Cladding - JH Oblique 200	Dulux Narrow Neck
Cladding - Midland brick	Aspire/Heritage Red
Soffits	Dulux Okarito
Timber Screen and/or Pergola if applicable	Classic Walnut
Aluminum shrouds	Powder coated Coloursteel Flaxpod



**Landscaping – As per consented plans**

Area - Landscaping	Product description	Colour/Code
Intertenancy Fencing	1800mm high Good neighbour	Slate Grey
Boundary Fencing	1200mm -1500 high picket/pool style aluminum	Black
Clotheslines	Hills Compact – 19m (2.4x0.85)	Monument
Letterbox	Mail Boss - Richmond Metal 310x260x90mm	Black
Watertanks	Size as per plan – if required	Slate grey
Concrete	Broom finish	

**INTERIOR / GENERAL**

Area - General	Product description	Colour/Code
Ceilings	Dulux ceiling flat	Dulux Okarito
Internal Wall colour	Dulux Wash&Wear + Kitchen & Bathroom – Low sheen	Dulux Mt Aspiring Half
Architraves & Skirtings	Dulux Aquanamel – Semi Gloss	Dulux Okarito
Door leafs	Water based enamel – Semi Gloss	Dulux Mt Aspiring Double
Door handles Door stops	Lockwood Velocity Element L3 (63mm rose) 85mm wall mounted - Round	Satin pearl Satin pearl
Carpet	Godfrey Hirst – Chatam Twist with Dunlop Blue – 11mm underlay	Oilskin 0740
Vinyl Plank	Godfrey Hirst – Avvio	Tweed 740
Garage Carpet	Jazz UV5000	Anthracite

SHELVING	Description
Wardrobes	1x 400mm-deep pre-finished 1.75m above FFL. 90mm cleat 1x hanging rail at 1.65m above FFL and 300mm from the wardrobe's rear wall.
Linen	4x Timber slat shelves. Cleats & supports 40x18mm, slats 90x19mm 'clears Heights from FFL - 600/1000/1400/1800mm
General Storage - if applicable	2x full-width pre finished shelves vertically spaced at 400mm, with bottom shelf placed 1.25m above FFL.


**KITCHENS**


Item	Product description	Colour /Code
Cabinetry 1	Melteca 18mm	Snowdrift Pearl
Cabinetry 2 Range overheads/Pantry/Fridge	Melteca 18mm	Burnished Wood Organic
Handles	Mardecco 3064	BN3064/160
Benchtops	Primestone 20mm engineered stone	Project White
Sink	500x400x210/ undermount	Stainless Steel
Sink Mixer	Caroma Basis R3 – Gooseneck	BAS020C4AF - Chrome
Backsplash	City 100x300 Lay – Brick bond with Light Grey mortar	Gloss White
Rangehood/Extraction	Robinhood 52cm powerpack	RUM52XCOM
Oven	Haier 12 function - 60cm built in	HWO60S12EPX5
Cooktop	Haier 60cm 4 zone - Ceramic	HCE604TB3
Dishwasher	Haier 14pl dishwasher	HDW13F0PS1

**BATHROOM**

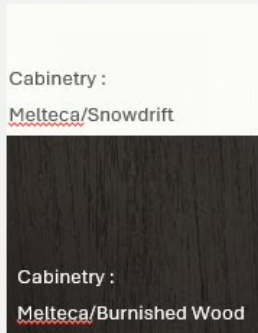
Area - Bathroom & WC	Product description	Colour /Code
Shower cubicle	Acrylic flat wall 3-sided 1500 x 900	
Shower slide	Caroma Basis Round 5F Shower slide	BAS032C3A - Chrome
Shower mixer	Caroma Basis R3 universal inwall body with shower mixer kit	BAS025CF + BAS028C - Chrome
Bathroom vanity	St.Michel Riva Classic46 - 900 - 1 DRW/WH	1044-F1/White
Basin mixer	Caroma Basis R3	BAS019C5AF - Chrome
Heated towel ladder	Heirloom Tempo 825 - 7 bar/600x825mm	WG825 - Chrome
Mirror	900 x 1000mm Polished Edge	
Toilet	Caroma Origin btw – Rimless suite	OR001
Toilet roll holder	Heirloom Centro Toilet Roll holder	YCTRNF
Area - WC	Product description	Colour /Code
Hand basin	St.Michel Riva Classic 22 – 400mm	1002.PWG-F1/White
Basin mixer	Caroma Basis R3	BAS019C5AF - Chrome
Mirror	400 x 600mm polished edge	
Toilet	Caroma Origin btw – Rimless suite	OR001
Toilet roll holder	Heirloom Centro Toilet Roll holder	YCTRNF
Area - Laundry	Product description	Colour /Code
Laundry tub	Robinhood supertub, S/S gooseneck mixer	ST3101X
HW Cylinder	Internal/External - Mains pressure 180L	

**INTERIOR Colour Scheme**  
Type C - Lot 13

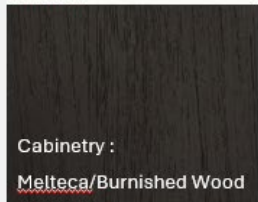




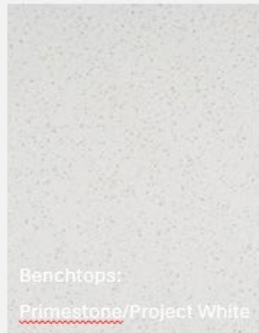
Carpet:  
Chatham-Twist/Oilskin




Cabinetry :  
Melteca/Snowdrift




Cabinetry :  
Melteca/Burnished Wood




Benchtops:  
Primestone/Project White





Vinyl Plank:  
Awio/Tweed



Dulux Okartio



Dulux Mt Aspiring

**GENERIC – ALL LOTS**

HEATING & VENTILATION	Product description	Colour /Code
Living Aircon	Highwall Heatpump - Carrier Allure	
Bathroom /Laundry extraction	Vynco Inline	VA150

LIGHTING	Product description	Colour /Code
Interior downlights	Ambius 3k 110mm	
Switch gear	Vynco Metro	
Smoke alarms	Heiman HM2SA-1W-T 10yr wireless, interconnected	

**IMPORTANT NOTES:**

**Please liaise with TW Homes for approval when product substitutes are required.**

*NOTE :*

*THIS FINISHES & FIXTURES SUMMARY SCHEDULE TAKES PRECEDENT OVER DRAWINGS & SPECIFICATIONS*

**PLEASE DON'T HESITATE TO CONTACT IF ANY QUERIES OR CONTRACTING INFORMATION**