

Q1151 - Streamside villas

Spec

Ravenswood

Quote Number: Q1151

Quote Valid for 30 days

Building Type: Two Story

Quote Date: 6/05/2025

Specifications and Inclusions

Hi please read specifications list and bring up any points your unsure about. This is to give us a clear understanding of what's been allowed for in the price of your home.

Preliminary

- Site Management Fees
- Services Connected - Drainage , Power
- Contract Works Insurance

Internal Wall Linings and Trims

- All Walls and Ceilings Jib lined and Stopped to a Paint Finish - Grade 4
- All Wet areas using Gib Aquiline
- All Interior Painting of Walls , Ceilings, Doors and all Trims
- Insulation- Ceiling 5.2 Earth Wool
- Walls- 2.8 Earth Wool
- Door Hard ware- Miles Nelson/ Milano Door handle Range
- Skirting s MDF 60mm Bevel and Pine in wet area's and Garage

Internal Doors / Stairs

- Prehung Hallmark Flush H/C 2200h
- Frame Type: MDF 25mm Grooved
- Hinges: 90 x 60mm SCP loose pin
- Wardrobes:MDF 25mm Jambset - 2400h
- Hallmark Classic Single CS - Flush ULCD Door 2200
- Stairs / MKS-Concealed Stringer Stair (MDF Stringers, Treads & Risers)
- Handrail / 38.1mm Stainless steel 304 grade

Electrical

- Switch board
- Down Lights 21 / SLED315F
- Double Plugs 16/ PDL Iconic
- Single Plugs 5/ PDL Iconic
- Auto Door / PDL Iconic
- Oven Hob Wire
- HWC
- Fibre Box
- TV point 1
- Inside Meterbox 1
- Bathroom Fan 3
- Smoke Alarms
- Two way switch 2
- Sensor 1
- Sensor Light 1
- Owner SUP lights 1
- Data points 1
- Up Down Light 2

Specifications and Inclusions

Electrical Unit 11/14

- Switch board
- Down Lights 21 / SLED315F
- Double Plugs 16/ PDL Iconic
- Single Plugs 5/ PDL Iconic
- Auto Door / PDL Iconic
- Oven Hob Wire
- HWC
- Fibre Box
- TV point 1
- Inside Meterbox 1
- Bathroom Fan 3
- Smoke Alarms
- Two way switch 2
- Sensor 1
- Sensor Light 1
- Owner SUP lights 1
- Data points 1
- Data points 1

Flooring

- Carpet: To supply and install, Pegasus, Euro Twist Stock Range, 100% Polypropylene cut pile carpet. Underlay: Supreme (11mm / 130kg density)
- Garage Carpet: To supply and install Garage Carpet to garage floor
- Laminate: To supply and install, stock, Armstrong Floors, Queenstown 1.2 Range, laminate planking.

Kitchen and Internal Joinery/ Laundry

- Kitchen/As per trends design
- LeVivi Aspen Sink Mixer With Flexi Hose M/P Gooseneck S/Steel
- LeVivi Aspen Sink Mixer With Gooseneck
- Laundry as per trends design
- WIR / Wardrobe world 16mm White Melamine Shelving and Hanging as Designed
- Bedrooms / Wardrobe world 16mm White Melamine Shelving and Hanging as Designed

Appliances

- Bosch 60cm seven function black oven
- Bosch 60cm Induction cooktop, touch select, 4 zone, frameless and 17 power levels
- Bosch benchunder dishwasher
- Bosch 53CM Powerpack

Bathroom/Fixtures

- Mirror cut to suit vanity
- Caroma Maxton 1800mm 4TF AC Rectangle Bath White
- Plug & Waste Brass Pop Up Waste Quattro 32/40mm Brushed Nickel
- LeVivi 32mm O/Flow Pop Up Waste & Basket 80mm Tail Brushed Nickel
- Luna Square Cleanflush Back Entry T/Suite
- LeVivi Aspen Toilet Roll Holder S/Steel
- Savoy 50 900mm 1Drw W/Hung Centre Basin
- Savoy 50 900mm 1Drw W/Hung Centre Basin
- LeVivi Aspen Round 220mm Bath Spout S/Steel
- LeVivi Aspen 40mm Shower Mixer Pin Handle S/Steel M/P
- LeVivi Aspen 1 Lever Basin Mixer Pin Handle C/W Round Spout S/Steel M/P

Specifications and Inclusions

Bathroom/Fixtures

- Methven Turoa Rail Shower White S/Steel M/P
- Frameless glass shower door
- Under Tile Heating
- Tranquillity Jersey Round 6 Bar Heated Towel Rail 60W 780x600x120mm Brushed Stainless

Ensuite/ Fixtures

- LeVivi Aspen 1 Lever Basin Mixer Pin Handle C/W Round Spout S/Steel M/P
- Methven Turoa Rail Shower White S/Steel M/P
- LeVivi LED Mirror Round 750mm
- Luna Square Cleanflush Back Entry T/Suite
- LeVivi Aspen Toilet Roll Holder S/Steel
- LeVivi Aspen 40mm Shower Mixer Pin Handle S/Steel M/P
- Savoy 50 1200mm 1Drw W/Hung Centre Basin (Colour)
- LeVivi 32mm O/Flow Pop Up Waste & Basket 80mm Tail Brushed Nickel
- Tranquillity Jersey Round 6 Bar Heated Towel Rail 60W 780x600x120mm Brushed Stainless
- Frameless Glass Shower Door
- Undertile heating

WC/ Unit 11and12

- LeVivi 32mm O/Flow Pop Up Waste & Basket 80mm Tail Brushed Nickel
- Luna Square Cleanflush Back Entry T/Suite
- LeVivi Aspen Toilet Roll Holder S/Steel
- Savoy 22 550mm 1Dr (Colour)
- LeVivi Aspen 1 Lever Basin Mixer Pin Handle C/W Round Spout S/Steel M/P

Heating

- Fujitsu ASTH24KNTA - Living room 8.0kW Heating / 7.1kW Cooling Healthy Homes Approved Unit 11/14
- Fujitsu Multi System Villa 12 - Living & Master Bedroom / LIVING ROOM - 7.0kW Heating / Cooling / MASTER BEDROOM - 3.5kW Heating / Cooling

Tiling

- Tiling of Ensuite Floors with tile skirting , Shower walls and base and shampoo recess , Tiles above vanity
- Tiling of Bathroom Floors with tile skirting , Shower walls and base and shampoo recess , Tiles above vanity , Tiling of bath cradle
- Tiles above WC vanity unit 12/13 ,Tiling of floors with tile skirting
- Tiling Kitchen splash back 100x300 white gloss tiles in subway stack.
- \$50m2 Tiles Range from Tile Max

External/Roof and Cladding

- Color Steel Endura 0.40 Plumbdek Notched Ridges, Valley, Barge, Aprons, Notched ridges,Self support underlay, Tek Screw ,
- 0.55 Colorsteel Endura Multi-Line Quad Spouting & 185MM Fascia 0.55 Colorsteel, External Miters,& Barge, Stop Ends, Droppers, Screws
- Down Pipes/0.55 Colorsteel Maxx 75x50 Downpipes / round
- Eldorado Stone Installed on unit 11,12,14
- James Hardie Oblique weatherboard on cavity system including trims and scribe
- BRANZ weathertight tested, INTEGRA aac Lightweight Concrete Facade System as per Resene Construction Systems specifications. Including 20mm cavity battens, 50mm INTEGRA aac panel, EdgeSeal flashing suite, and components to comply with BRANZ appraisal 681. Premium mineral-based Rockcote or Plaster Systems brand texture finish.
- Apex Insulated door

Specifications and Inclusions

Aluminum Joinery

- Residential Thermal Heart+
- Standard powder coated frames
- Solux Low E & Argon Gas Double Glazing
- Site glazing to selected items
- Colour matched hardware
- Urbo sash handles
- Urbo lever 4-point locks to hung doors (Parliament hinges to Garage doors)
- Urbo surface mounted locks to sliding doors
- 25mm paint grade H3 treated reveals – Aluminium sill liners to full height items – 01002 to shower items
- 980mm wide Plasma PLA00 entry door panels, standard powder coated panel and frames, with E-Lok 9 Series 905 (Tbc) Digital Lever Lock
- Restrictor stays to selected items

Drives and Landscaping

- Driveway - To excavate and prepare, box, supply and lay with 25MPA Charcoal Coloured Concrete, 100mm thick, cut, wash, seal and finish Mesh Included
- Paths- To excavate and prepare area, box, supply and lay with 25MPA Charcoal Coloured Concrete, 100mm thick, cut, wash, seal and finish Mesh Included
- Moso Bamboo Timber Decking outdoor living
- Ready lawn and Edging as per landscape design
- 1.0m high steel railing fence along reserve boundary with gates to match
- 1.0m high steel railing fence along reserve boundary with gates to match
- 1.0m x 400 x400mm plastered block (or similar) columns to house letter boxes.