



WHANGĀREI

PARK VILLAGE

Specifications

Two-bedroom Villas

Villa Specification

Kitchen

Cabinetry	Cabinetry in Melamine white finish
Benchtop	Engineered stone 20mm thick Colour - White
Splashback	White subway tiles
Cabinetry handles	D-pull brushed nickel handles
Sink	Stainless steel undermount sink
Kitchen Tap	Phoenix Arlo Bench mounted kitchen mixer. Brushed Nickel
Waste bin	2x 18L Bins and 2x 15L Bins with lids
Oven	Fisher and Paykel 6 Function wall oven
Cooktop	Fisher and Paykel induction cooktop, 4 zones*
Rangehood	Fisher and Paykel integrated insert Rangehood
Dishdrawer	Fisher and Paykel single dish drawer
Flooring	Luxury Vinyl Planks (LVT) timber look

Bathroom

Walls	Full height Porcelain Tile. White wall tile, with Light Stone to feature walls
Flooring	Porcelain Tile. Light stone
Shower screen	Toughened clear glass
Shower Rose	High quality shower rail and T-Grab rail in Brushed Nickel finish with handheld shower Phoenix Teva. Matching coloured Phoenix Arlo mixer.
Shower Shelf	Glass corner shower shelf
Tapware	High quality shower rail and T-Grab rail in Brushed Nickel finish with handheld shower Phoenix Teva. Matching coloured Phoenix Arlo basin mixer.
Vanity	Quality ceramic basin with timber look vanity drawer under and Brushed Nickel - Project Specific amend as relevant vanity mounted mixer.
Shaving Cabinet	Wall mounted, mirrored shaving cabinet with timber look finish internally and LED light under.
Toilet	Caroma Urbane II over height back to wall close with soft close seat. Framing provision in wall for future grab rail installed by purchaser at their discretion
Towel Rail	Heated towel rail ladder style in Brushed Nickel finish
Toilet Roll Holder	Brushed Nickel finish
Robe Hook	Brushed Nickel finish
Underfloor heating to master bedroom bathroom	
Extract fans for bathrooms	

Laundry

Laundry tub	Laundry sink with benchtop and overhead cabinets. Connection to wash machine through the laundry tub cabinet.
Laundry Mixer	Phoenix Arlo Bench mounted mixer. Brushed Nickel finish
Splashback	Tile
Cabinetry	Cabinetry in Melteca white finish
Flooring	Porcelain Tile
Extract fan for laundry. (Condenser dryers mandatory)	

General

Floor covering Living	Luxury Vinyl Planks (LTV) timber look
Floor covering bedrooms	32oz Metlifebay carpet with 9mm underlay. Colour: Anchovy
Floor covering garage	Carpet
Wall paint colour	Dulux Sandfly Point Quarter
Internal doors	Hollow core doors with Dulux Sandfly Point Quarter Semi Gloss paint finish
Door hardware	Satin Stainless Steel level handles with door stops to swing doors. Flush pull to sliding doors Privacy set to bathroom doors Pin code and Key lock to entry door
Window furnishings	Selection available and installed by Metlifecare



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Letterbox	Letterbox front road with key and lock
Lighting	High Quality LED recessed downlights throughout the villa 3x Kitchen Pendant feature lights over the island bench
Heating and cooling reverse cycle high wall air conditioning unit heat pump provided to living area	
Hot water cylinder 180 Litres	

Bedrooms

Wardrobe Master	Doors: Semi-solid core doors White Melamine shelf and hanging rail both full height and double height White Melamine shelving with drawers under with soft close hinges
Additional bedroom Wardrobes	Doors: Semi-solid core doors White Melamine shelf and hanging rail

Celing Heights

Living/Dining	2.55m
Kitchen	2.55m
Bedrooms	2.55m
Bethrooms	2.3m
Laundry	2.3m

Technology and Data

MATV/Sky connection
Home and Away
Fibre data connection provided to each unit. Resident to provide router and connection with their provider

Safety and Security

Garage door with remote
Personal emergency response buttons
Villas are fully equipped with smoke detectors and sounders

Exterior

Patio	Exposed Aggregate
Windows and doors	Thermally broken double glazed aluminium framed windows and external doors
Washing line	Fold-down Clothesline

*Fisher and Paykel recommend that persons with cardiac pacemakers or other electrical implants (such as insulin pumps) must consult with their doctor or implant manufacturer before using the appliance to make sure that their implants will not be affected by the electromagnetic field from the cooktop. Refer to Fisher and Paykel's technical data sheets for further information.

Specifications are correct at time of construction commencement. All items are subject to availability. If any items included in this schedule are unavailable, they will be substituted with a product of comparable quality.