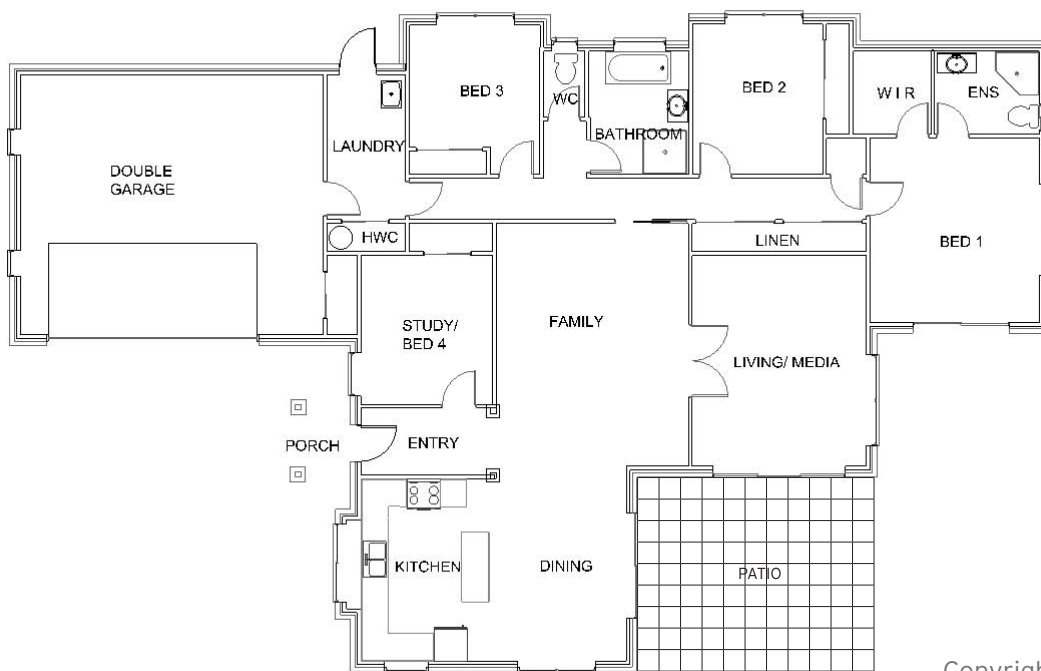


Cambridge Design

Real Homes... Real People.



This photo is of a Cambridge design modified and built in 2009



Cambridge Design

- 3 Bed & Study
- 2 Bathrooms
- Double Garage

Living Area	192m ²
Garage Area	42m ²
Total	234m²

Note: This floor plan has been designed to suit the sections at Boucher Heights

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Boucher Heights Inclusions*



Real Homes... Real People.

General

- Builders all risk insurance during home construction
- 30 day maintenance period
- Building consent allowance
- Drainage allowance included
- Excavation allowance included

Structural

- Engineered concrete foundation with reinforcing steel
- Treated pine framing and engineered prefabricated roof trusses
- Ceilings height is 2440mm

Fascia

- Colorsteel fascia
- Colorsteel spouting
- Painted PVC downpipes
- Painted James Hardie hardiflex soffits

Roof Covering

- Colorsteel longrun roofing

External Finish

- Combination of textured plaster brick and weatherboard cladding

Aluminium Joinery

- Double glazed Vantage powdercoated aluminium joinery
- Ingersoll Rand front door hardware
- Obscure etchlite glass to WC, Bathroom and Ensuite

Garage Door

- Colorsteel Sectional Garadoor with automatic opener and 2 remotes

Insulation

- R3.2 batts to ceilings including garage
- R2.2 batts to all exterior walls

Interior Doors

- Humes smooth finish interior doors
- Ingersoll Rand door hardware
- Door stops

Plumbing

- 3 external taps
- Clearlite Cashmere vanities with mirrors above
- Caroma Maxton bath
- Caroma Venecia toilet suites
- Fully tiled shower with glass screen to Ensuite and Bathroom
- Heirloom bathroom accessories
- Caroma tapware throughout
- Two Heirloom heated towel rails
- Water connection from Council mains to house (15m allowed)
- 250 litre Coopers main pressure hot water cylinder

Electrical

- Smoke detectors
- External lights
- Single and double plugs
- Recessed ceilings lights
- TV outlets
- Phone outlets
- Garage door outlet
- Appliance connections
- Mains power connection to house (15m allowed)
- Telecom phone connection to house (15m allowed)

Cupboards

- One 18mm Melamine shelf to bedroom wardrobes including rail
- Wardrobe shelving system to Walk in Wardrobe
- Ventilated shelving to storage cupboards

Appliances

- Bosch wall oven
- Bosch ceramic hob
- Bosch Dishwasher
- Bosch Rangehood
- Robinhood Wastemaster

Laundry

- Aquatica supertub

Kitchen

- Kitchen supplied and installed by Pridex Kitchens
- 16mm Melteca door panels
- 50mm Square edge laminate benchtop
- Stainless sink bowl

Linings and Internal Fixings

- 10mm Winstone Gibboard on walls and 13mm on ceilings
- Gib aqualine in all wet areas
- 75mm Gibcove to living areas
- 40mm timber scotia in wardrobes and cupboards
- 40mm Architraves around doors and windows
- 60mm single bevel skirting throughout
- Wall tiles above vanities and around bath

Painting and Finishing

- Level 5 paint finish to all internal walls and level finish 4 on ceilings
- Watty paints used throughout

Floor Coverings

- Norman Ellison carpet to the living and bedroom areas
- Timber floor overlay or Gasparre floor tiles to the Kitchen
- Gasparre floor tiles to the Bathrooms and Entry

Heating

- Daiken heatpump to the living area

Finishing Items

- Hills central vac included
- Full security system included

Landscaping

- Concrete driveway included
- Concrete patio areas and front porch included
- Allowance included for supply and spreading of topsoil
- Landscaping allowance including hydro lawn
- Daytek folding clothesline

* Inclusions are specific to the floor plan as shown