



Indicative Perspective
Block A

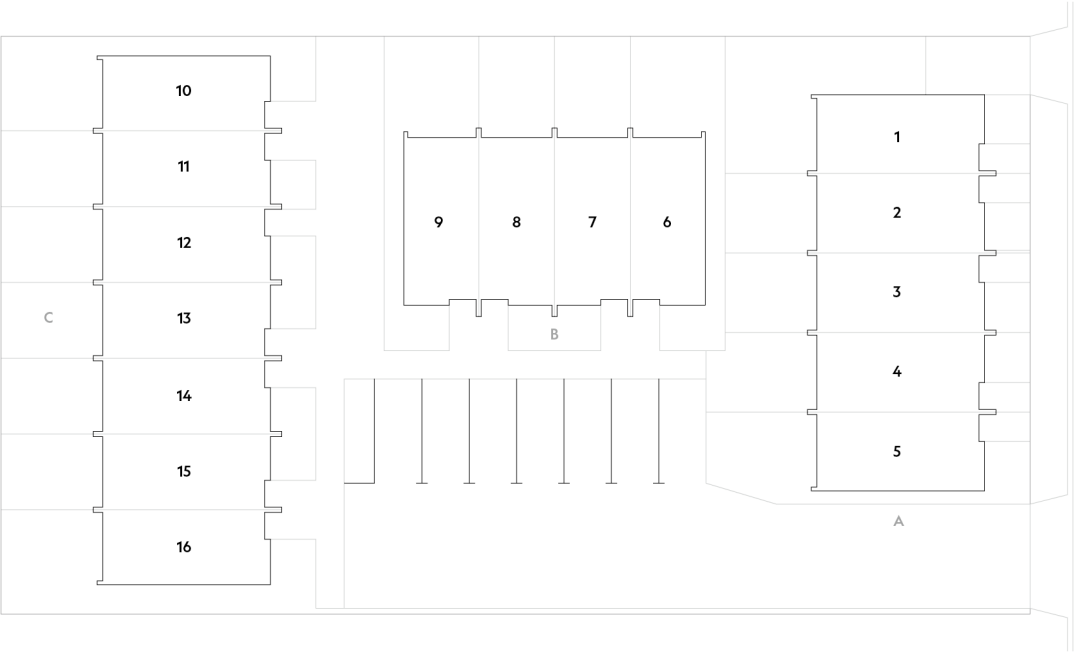
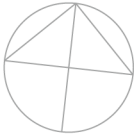
240 Stokes Valley Road Lower Hutt

At a Glance:

A total of 16 townhouses in three blocks:
16 x Two bedroom townhouses

- Open plan design with outdoor entertainment space
- High quality finishes and appliances
- 30m to closest bus stop
- Two minute walk to local shopping centre & cafes
- Easy access to local parks and playgrounds
- Local primary & intermediate schools within walking distance
- Clean, modern claddings and colour scheme
- Low maintenance living
- Guest WC for all units
- Above code specification for insulation
- Fireproof (60min burn time) & soundproofing offers exceptional isolation between townhouses
- 12 month replacement guarantee on landscape planting

240 Stokes Valley Road



Floorplans - Block A

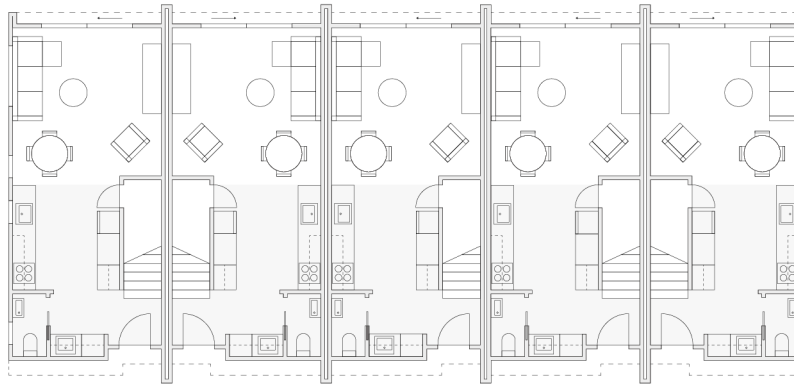
Townhouse 5

Townhouse 4

Townhouse 3

Townhouse 2

Townhouse 1



Lower Level

Floorplans - Block A

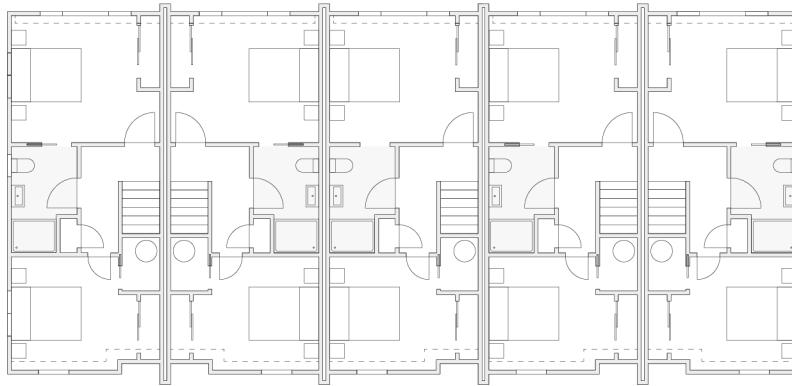
Townhouse 5

Townhouse 4

Townhouse 3

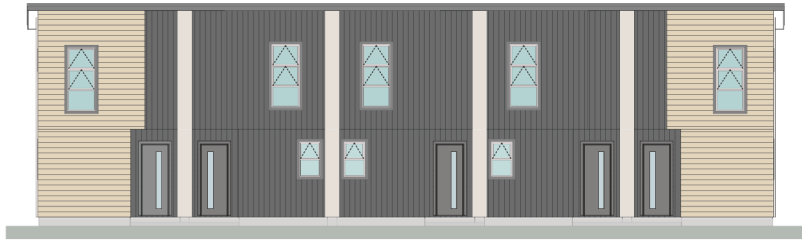
Townhouse 2

Townhouse 1



Upper Level

Elevations - Block A



East



North



West



South

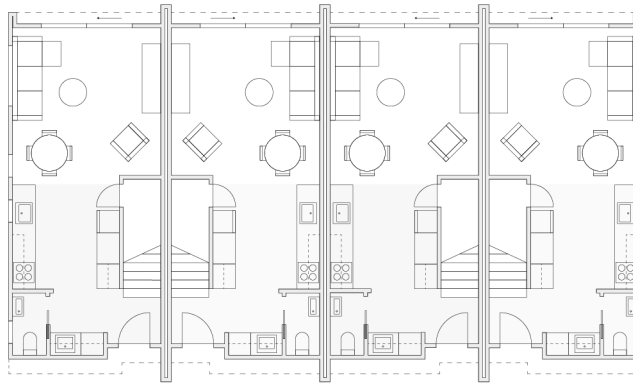
Floorplans - Block B

Townhouse 9

Townhouse 8

Townhouse 7

Townhouse 6



Lower Level

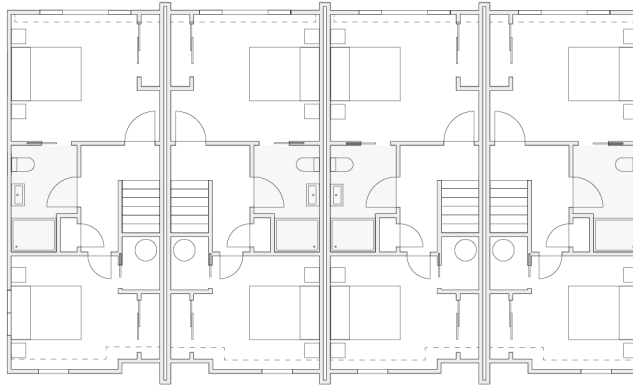
Floorplans - Block B

Townhouse 9

Townhouse 8

Townhouse 7

Townhouse 6



Upper Level

Elevations - Block B



South



East



North



West

Floorplans - Block C

Townhouse 16

Townhouse 15

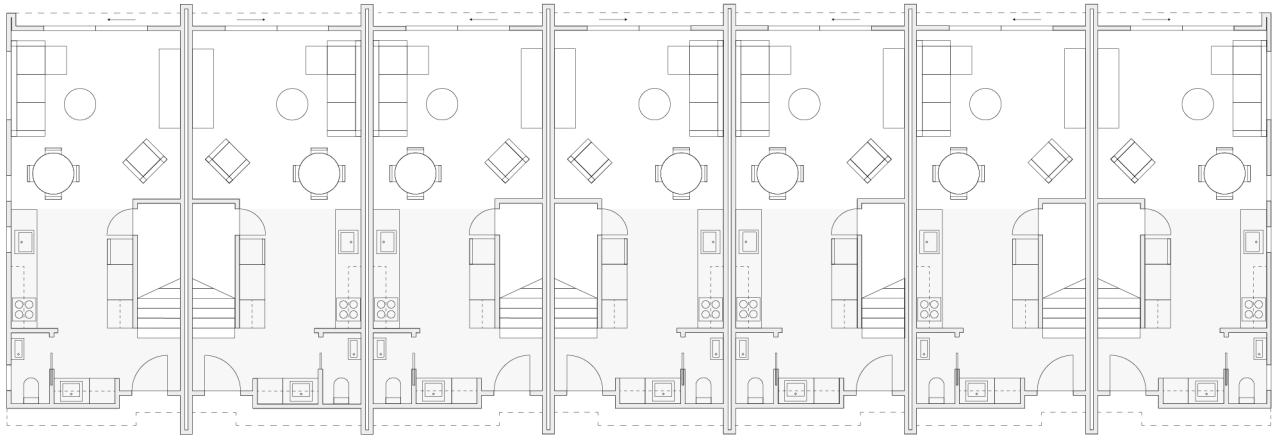
Townhouse 14

Townhouse 13

Townhouse 12

Townhouse 11

Townhouse 10



Lower Level

Floorplans - Block C

Townhouse 16

Townhouse 15

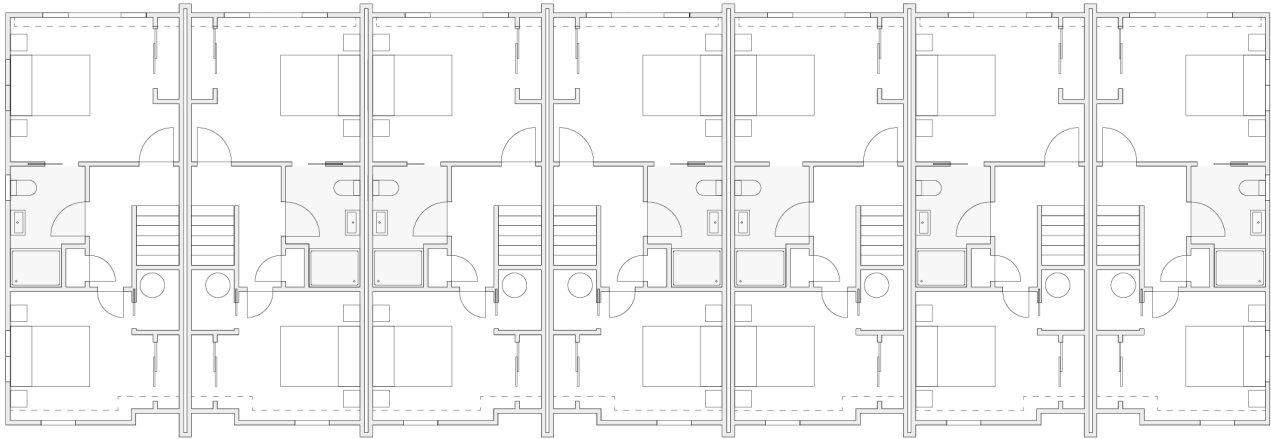
Townhouse 14

Townhouse 13

Townhouse 12

Townhouse 11

Townhouse 10



Upper Level

Elevations - Block C



East



North



West



South

Specifications*

Kitchen

Bench Top • Engineered Stone
Sink • Stainless Steel Sink
Sink Mixer • LeVivi Range
Base Unit • Base Units High Standard Melteca
Hardware • Quality Drawer & Hinge Hardware (Soft Close)
Oven • Panasonic Under Bench Oven HL-FN64SSJPG
Hob • Panasonic Ceramic Cooktop KY-R64SRJLJP
Dishwasher • Panasonic Dishwasher NP-66ZMJQNZ
Rangehood • Ariston Undermount Rangehood ARUS2AKL
Splashback • Glass Splashback
Fitted Waste Bin • Fitted Waste Bin

Bathrooms

Shower • Acrylic shower liner, Glass Partition & Door
Shower Mixer • LeVivi Range
Slide Shower Head • LeVivi Range
Mirror • Polished Edge Mirror to suit vanity size
Toilet Suites • LeVivi Range
Tapware • LeVivi Range
Bathroom Venting • Bathroom Mechanically Vented
Towel Rail • Wall Mounted Heated Towel Rail
Toilet Roll Holder
Vanity • LeVivi York 750mm Wall-Hung Vanity LEVY075SDWVWH
LeVivi Surrey 600mm Wall-Hung Vanity LEVSR600WHWH
LeVivi Leeds 370mm Wall-Hung Vanity LEVLEE40WHDW

Windows & Doors

Windows & External Doors • All Windows & Exterior Doors Double Glazed Aluminium
Front Door • Aluminium Frame & Door
Internal Doors • Paint Quality Hollow Core Doors
Skirting & Architrave • Trim in Paint Quality Pine to Wet Areas, MDF Trim to Other Areas
Door Hardware • Schlage Medio Alba Satin Chrome
Bedroom Blinds • Block out roller blinds

Laundry

Modern Integrated Laundry Package • Joinery, Benctop and Tapware to suit front-loading washer or washer/dryer.

Water

Water Heater • Rheem 180lt Electric Water Cylinder 31218015

Heating

Heat Pump In Living Area • 5-6kw Heatpump
Wall Insulation • Premier Insulation R2.6 Wall Insulation 90mm
Ceiling Insulation • Premier Insulation R4.0 Ceiling Insulation 195mm
Party Walls Sound & Fire Insulation • INTEGRA Lightweight Concrete Inter-tenancy System with Double Sided R2.6 Wall Insulation 90mm

Plasterboard Linings & Trim

Gib • Plastered to Level 4 Paint Finish
Scotia • Square Stop
Trim • Level 4 Paint Finish

Flooring

Lower Level: Kitchen, Guest WC • Woodgrain Vinyl Plank
Living, Bedrooms, Hallway, Stairs, Wardrobes & Cupboards • Miro Carpet 50oz Cutpile
Underlay • Sleepyhead 10mm/90kg
Upper Level Bathrooms & Ensuites • Woodgrain Vinyl Plank

Cladding & Roofing

Cladding • Resene Rockcote INTEGRA Lightweight Concrete Facade System
Cladding • Cedar or Truwood® vertical and horizontal cladding
Roofing • Five Rib Longrun Roofing System
Spouting & Downpipes • Colour Steel Continuous Spouting & Downpipes

Landscaping

Landscaping • Timber Decking or Concrete Paving, Fencing & Planting to Landscape Design Plan

Other Items

Electrical • Standard LED Recessed Lighting
Electrical • Standard Double Plugs
Electrical • Telecom, Data & TV Points in Lounge & Master Bedroom
Letterbox • Letter Box to Council Approved Location
Storage • All Wardrobes with Full Width Shelf & Hanger Rail
Clothes Line • Fence Mounted Clothes Lines in Outdoor Space
Hose tap • Rear Courtyard
Front Door Lock • Smart Lock

*Some products may become unavailable or discontinued during the course of construction. In situations where a product is no longer suitable we will substitute for a product of the same or greater value.

Interior Scheme Options

Choice of two interior schemes:

1. Warm



Flooring:
Max Floor Legna Birch*

Carpet:
Miro Fog Grey

Kitchen Joinery:
Melteca Seal Grey

Kitchen Joinery:
Melteca Planked
Urban Oak

Benchtop:
Quantum Quartz
Luna White Stone

Interior Walls:
Dulux Half Haast

2. Light



Flooring:
Max Floor Legna Maple*

Carpet:
Miro Snowfield

Kitchen Joinery:
Melteca Malibu

Kitchen Joinery:
Melteca Classic Oak

Benchtop:
Quantum Quartz
Luna White Stone

Interior Walls:
Dulux Half Haast

3. Soft



Flooring:
Max Floor Legna Maple*

Carpet:
Miro Fog Grey

Kitchen Joinery:
Melteca Seal Grey

Over bench
Kitchen Joinery:
Melteca Seal Grey

Benchtop:
Quantum Quartz
Tornado Stone

Interior Walls:
Dulux Half Haast

*Or Similar

Upgrade Options

Optional upgrades available:

Bosch Washer/Dryer +\$2150

- Model: Bosch – Serie | 6 Washer/Dryer WVG28420AU

Induction Hob +\$850

- Model: Panasonic – KY-R644CLEPG

Fridge +\$1200

- Model: LG – GB-335PL
- 335L capacity

Tiled Splashback in Kitchen & Laundry +\$1200

- White Subway Tile

LED Strip Lighting +\$650

- Under overhead cabinets in kitchen and laundry.

Kitchen Pendant +\$400

- Black Rectangle Pendant
Only available for kitchens with islands.

TV Wall Mount Internal Cabling +\$700

- HDMI & power installed for wall mounting TV

Smart Security Essentials +\$950

- Ring video doorbell
- Echo Show Home Hub
- Integration with smart lock
- Setup & tech support