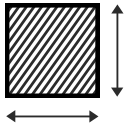


Lot 4, 45 Little Owl Loop Park Ridge, Queenstown



627m²



261 m²



3



1



2



2

+



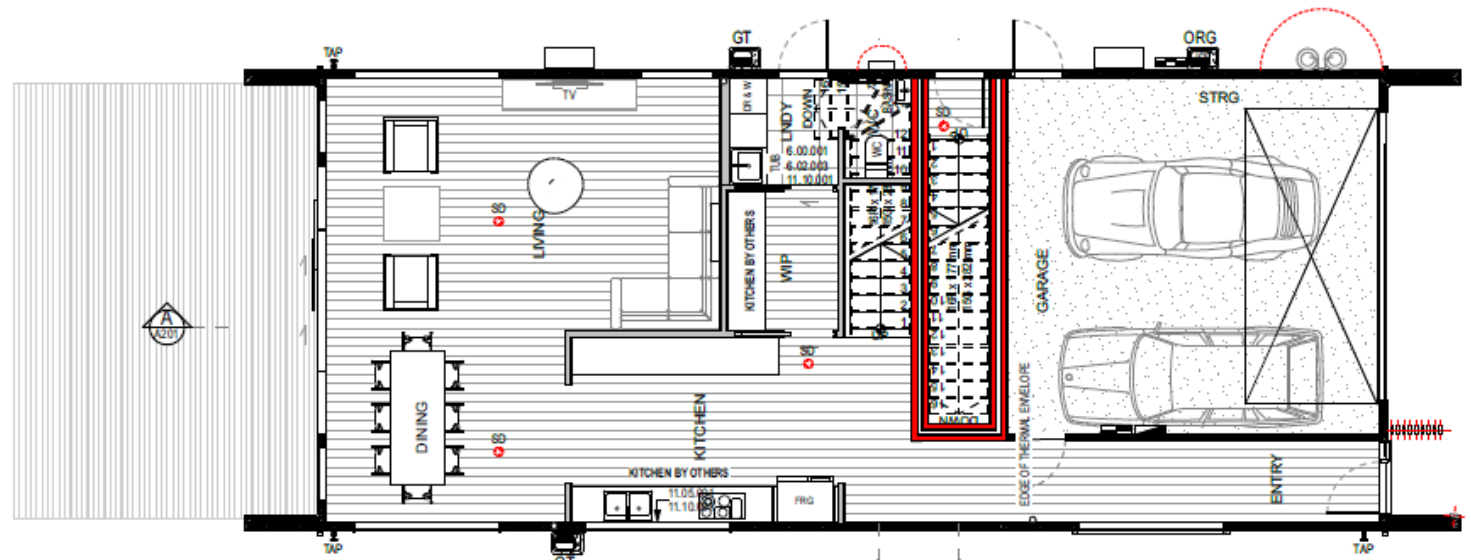
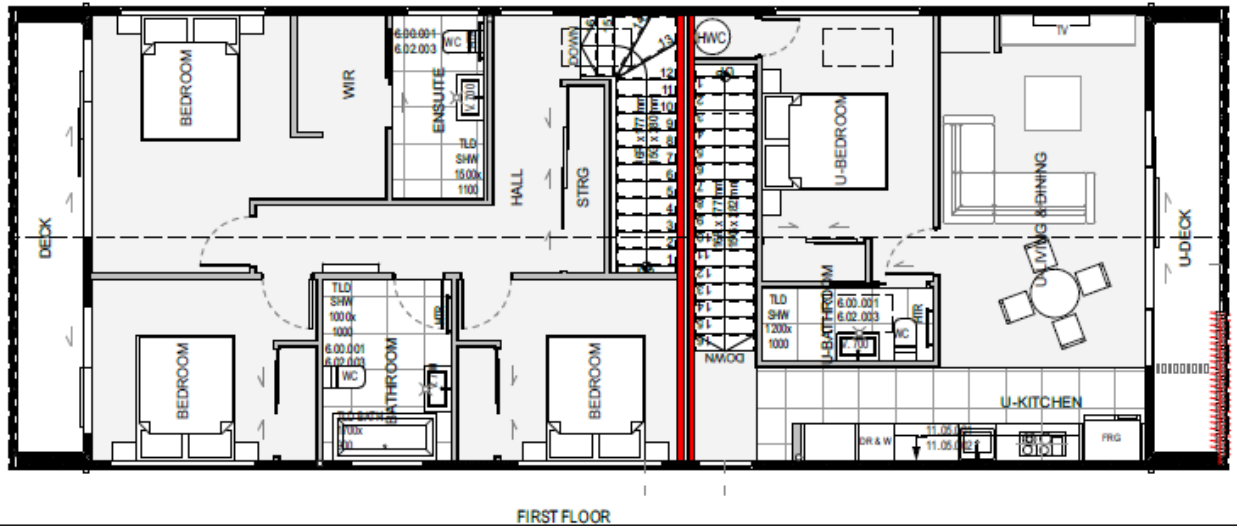
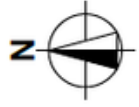
1



Destination is home



Floor Layout





Interior Design
Completed Projects







Standard Specifications

GUARANTEES

- 1 year maintenance guarantee
- No hidden extras
- Warranties as per manufacturer's guarantee
- Guaranteed construction according to NZS3604

APPLIANCES

- F&P DW60FC2X2 drop door dishwasher
- F&P 600mm multifunction oven, pyrolytic self clean, telescopic rail
- F&P CI604CTB1 60cm induction cooktop
- Artusi AUM60 60cm powerpack rangehood
- Waste Disposal with Air Switch

ROOFING, FASCIA @ SPOUTING

- Coloured steel roof longrun
- Coloured steel fascia and sprouting
- Coloured steel downpipes

ELECTRICAL

- LED lights
- Smoke alarms included
- 300L hot water cylinder
- Smart wired board
- Ventilation to bathroom and ensuite (where applicable)
- EV prewire in garage for charger

KITCHEN

- 20mm stone benchtop
- Soft close drawers and cupboards

FLOOR COVERINGS

- Tiles, including underfloor heating in bathrooms and WC.
- Godfrey Hirst 8mm Laminate flooring in kitchen, dining and living (if applicable)
- Garage carpet
- Feltex carpet - Cable Bay range

INTERIOR FINISHING DETAILS

- 10mm GIB board walls
- 13mm GIB board ceilings
- GIB Aqualine to 'wetrooms'
- Stopped to a 'level4' finish
- Pine skirting
- Pine door jabs and window reveals
- Three coat paint system in "half black white". Other colours available during consultation
- Painted "Broadway" interior doors
- Windsor Corbel interior door handles

EXTERIOR CLADDING

- Feature vertical cladding



Standard Specifications

BATHROOM, ENSUITE, WC & LAUNDRY

- Wall hung vanities
- Mirrors to vanity units
- Freestanding bath (back to wall install)
- Heated towel rail (ladder) in bathrooms & ensuite
- Heaters in bathrooms

GARAGE

- Fully insulated garage - door, ceiling and walls
- Plywood covered walls
- Garage carpet

OTHER INCLUSIONS

- Ducted air con/heating system
- Exposed aggregate driveway
- Council street crossing (where necessary)
- Letterbox
- Grass
- Soft landscaping front of house
- 4 external taps
- timber decks

FEATURES OF 45 LITTLE OWL LOOP

- Two Story
- 3 x SkyLights

Destination is home

Please note: Titanium Property Development Limited reserves the right to alter plans, price and specifications without notice. If a client requests changes additional costs may occur. All specs are inline with plans, some may not be included, refer to consented plans.