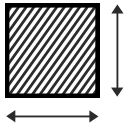




# 4 1 Little Owl Loop Park Ridge, Queenstown



586m<sup>2</sup>



249m<sup>2</sup>



4



1



2



2

+



2

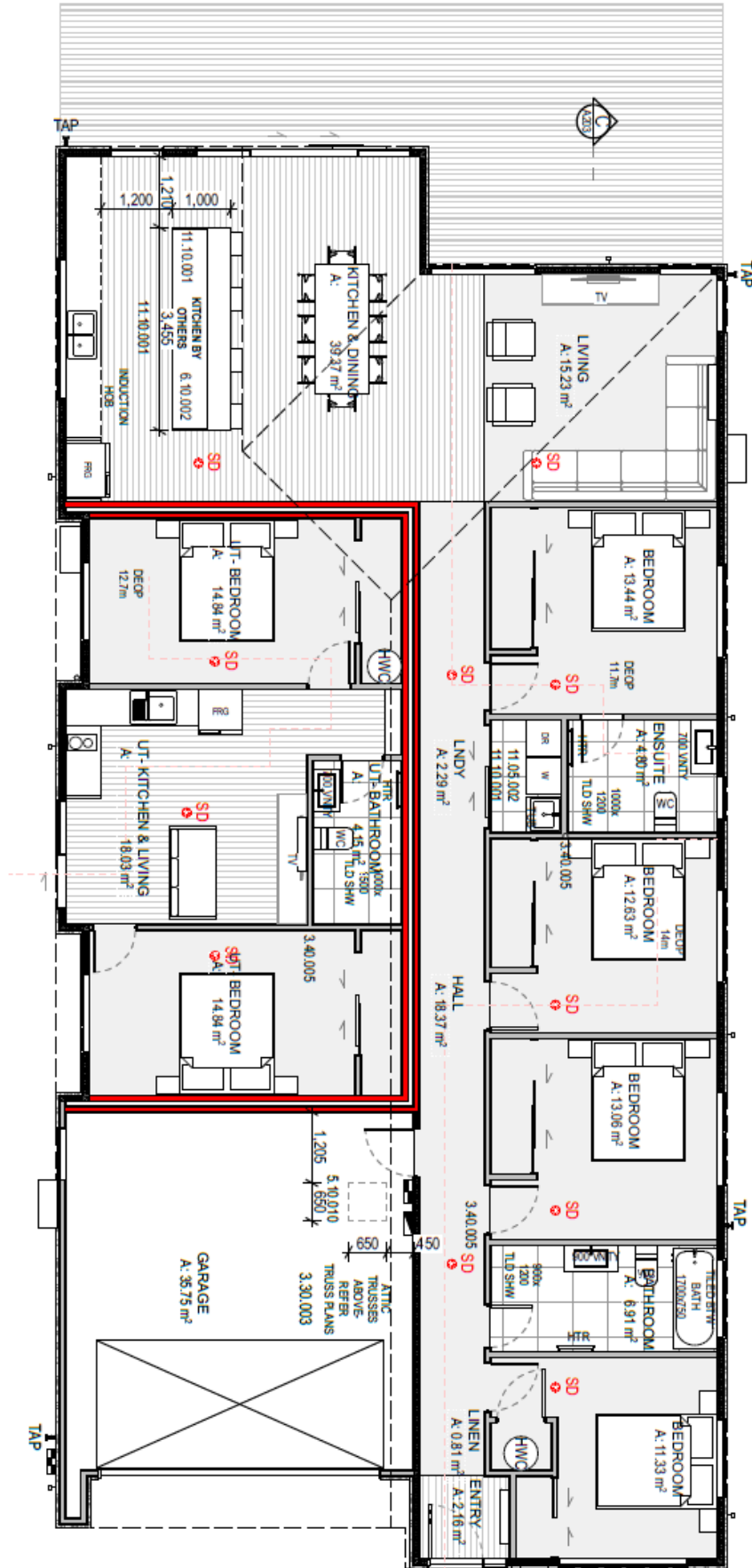


artists impression

*Destination is home*



Floor Layout











Interior Concepts



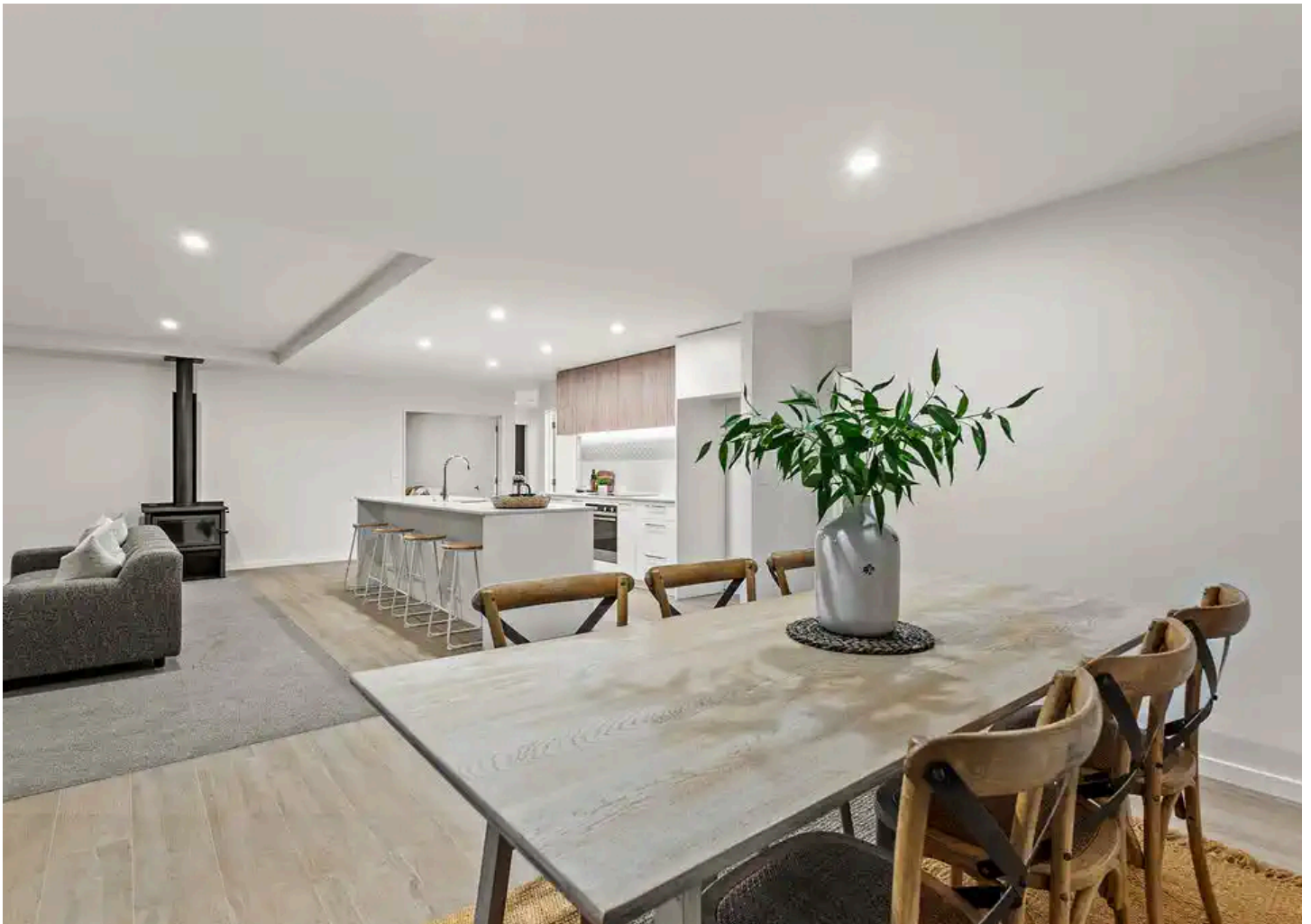
Unit -  
Kitchen concept

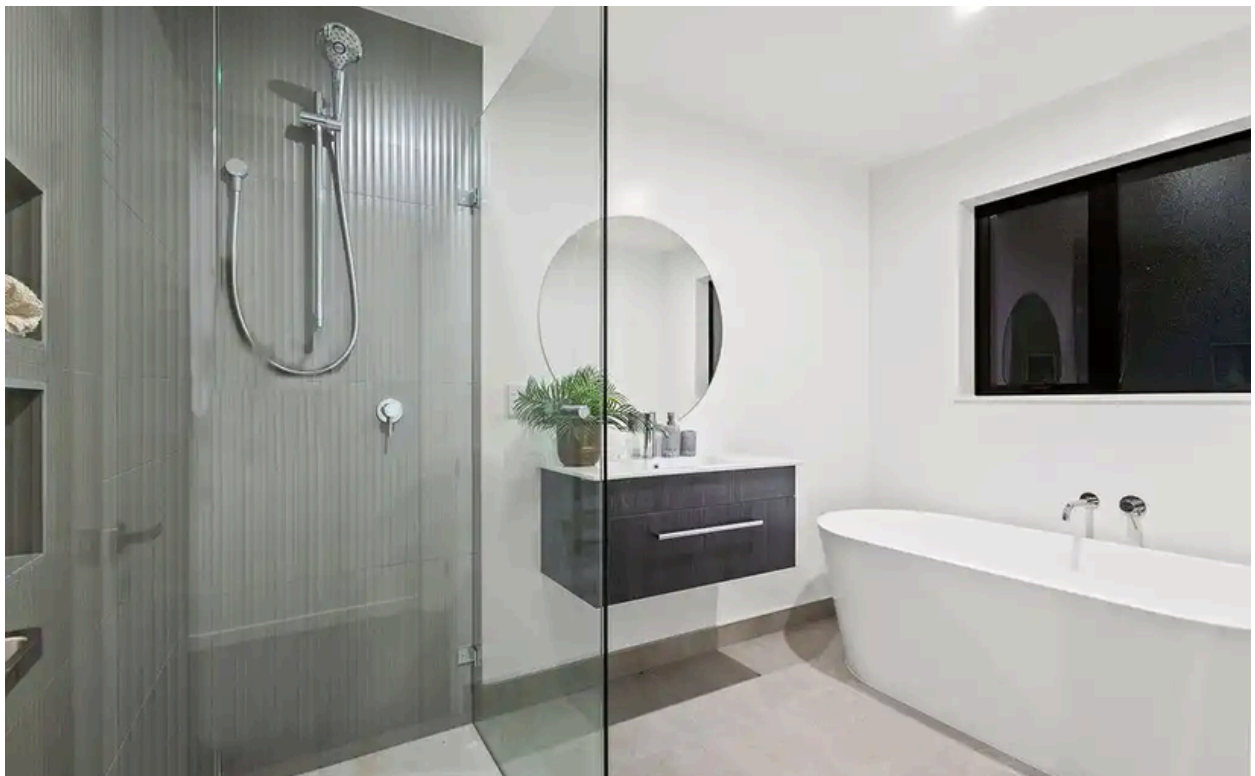


## External Colour Template

Colour Samples:			Grey Fines		
					
Item: SCHIST PANEL	Item: EXPOSED AGGREGATE	Item: VERTICAL TIMBER WESTERN RED CEDAR- SMOOTH FINISH P57 PROFILE	Item: LONG RUN ROOF JOINERY	Item: AAC PANEL INTEGRA- QUICK SAND COURSE DARK GREY	Item:

## Interior Design Completed Projects







## Standard Specifications

### GUARANTEES

- 2 year maintenance guarantee
- 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
- Award Low Noise 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 Rheem hot water cylinder & 150L Rheem 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
- Garage carpet
- Feltex carpet - Cable Bay range colour Stone

### 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"
- Painted "Broadway" interior doors
- Windsor Corbel interior door handles

### EXTERIOR CLADDING

- Feature vertical cladding



## Standard Specifications

### BATHROOM, ENSUITE, WC & LAUNDRY

- Wall hung vanities from Propel - Flux range
- Mirrors to vanity units
- Freestanding bath (back to wall install)
- Heated towel rail (ladder) in bathrooms & ensuite
- Heaters in bathrooms
- Underfloor heating in bathrooms and WC

### GARAGE

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

### OTHER INCLUSIONS

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

### FEATURES OF 41 LITTLE OWL LOOP

- 2 bedroom income unit attached

*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.