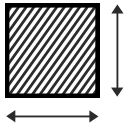




# Lot 41, 58 Little Owl Loop Park Ridge, Queenstown



448m<sup>2</sup>



261m<sup>2</sup>



3



1



2



2



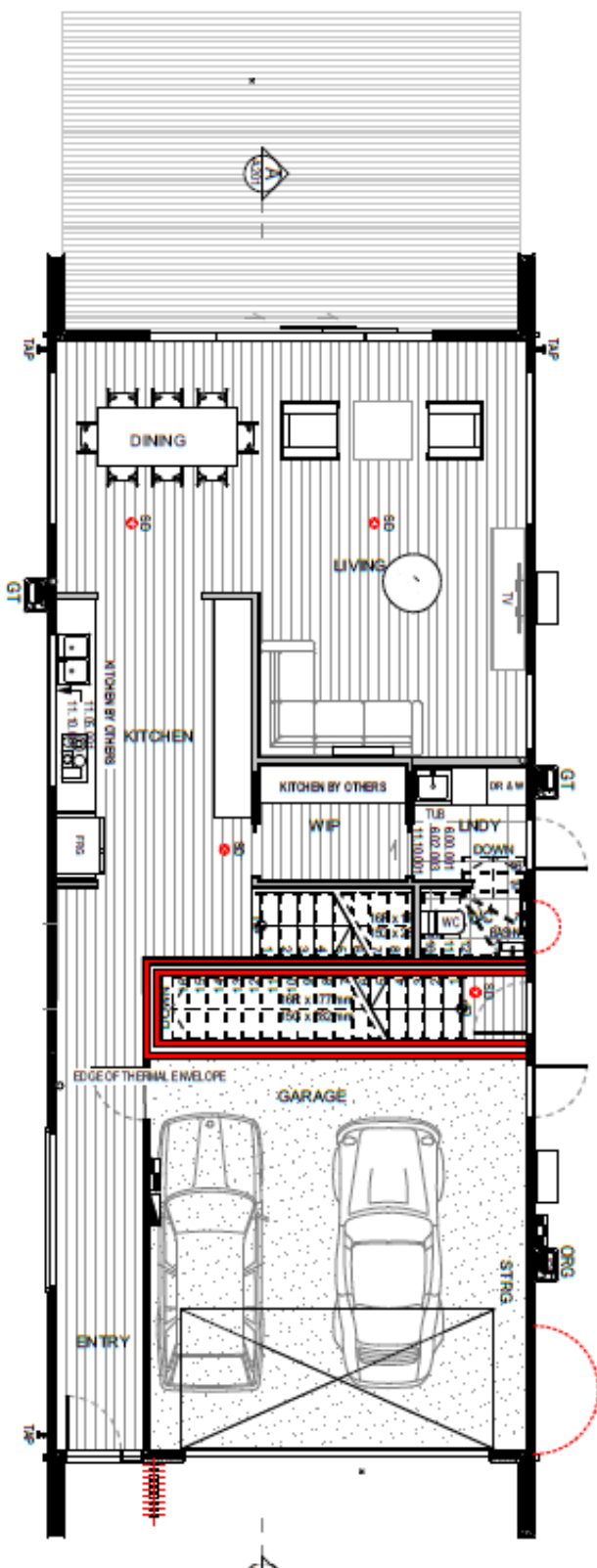
1



*Destination is home*

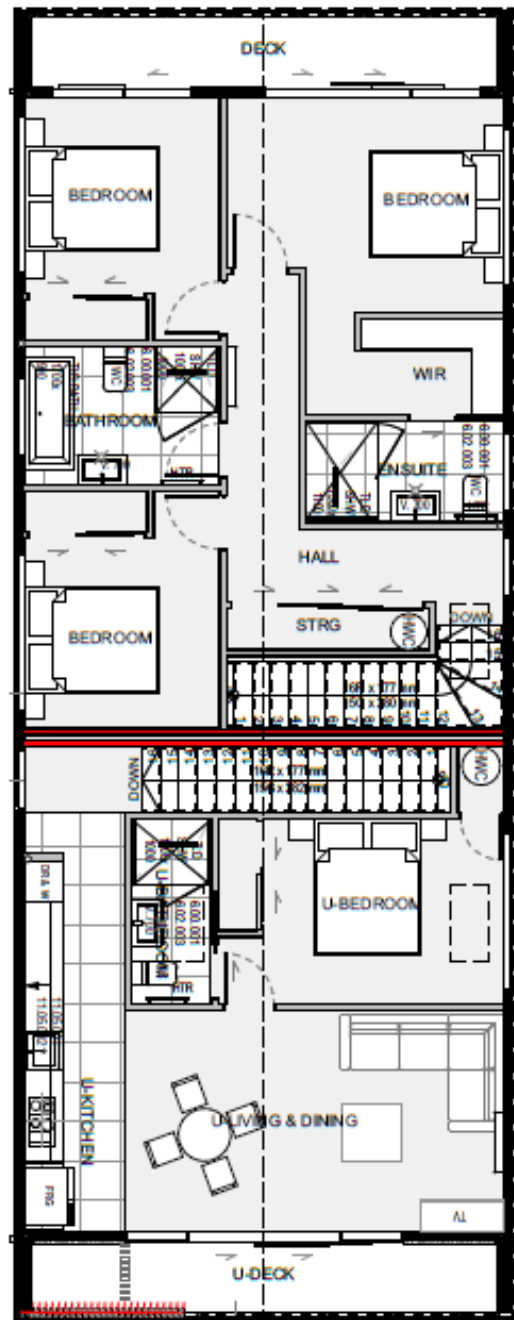


Floor Layout



FIRST FLOOR

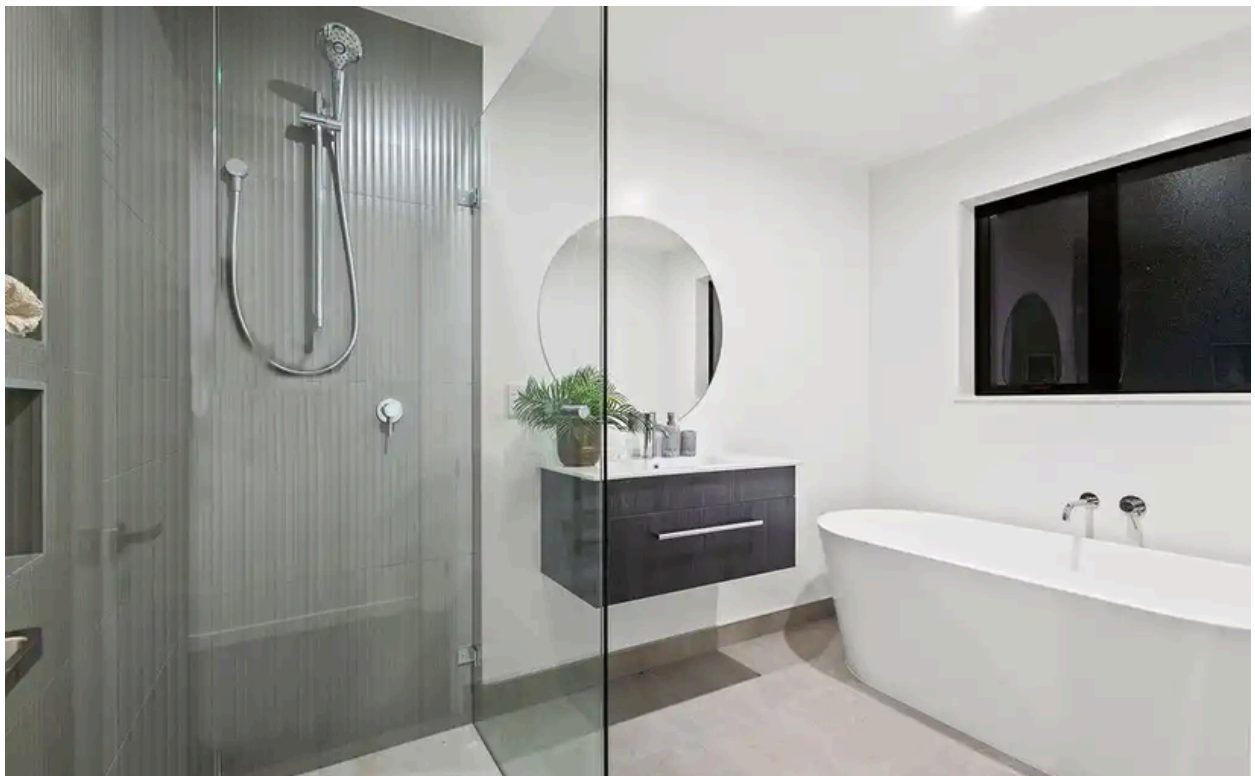
A: 132.28m<sup>2</sup>





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 & 180L Rheem hot water cylinder
- Smart wired board
- Ventilation to bathroom and ensuite (where applicable)
- EV prewire in garage for charger

### KITCHEN

- 20mm stone benchtop in kitchen and laundry
- 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

### 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 in bathrooms
- 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 58 LITTLE OWL LOOP

- 3 skylights
- 1 bedroom attached unit

*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.