

STYX MEWS

LOT 1 Showhome



**NORTH
RIDGE**
LIVING

NORTHBRIDGE.NZ

Site Plan



Elevations



Lot 1

West Elevation



Lot 1

North Elevation



Lot 1

South Elevation



Lot 1

East Elevation

Floor Plan



Standard Features Specification

External

Fascia/Gutter	Metalcraft 185mm with Colonial Quad Gutter in Flaxpod
Downpipes	Metalcraft Colorsteel 80mm Round in Flaxpod
Roof	Metalcraft 0.4mm T.Rib in Flaxpod
Garage Door	Windsor Doors 0.95mm thick Flatline Smooth in Flaxpod
Cladding	ACC Plaster Cladding Integra 50mm in Resene Triple Thorndon Cream
Feature Cladding	James Hardies – Vertical Cedar in Resene Triple Rice Cake
Soffit	4.5mm Hardies in Resene Half Merino
Garage Door Surround	Resene Half Merino

Aluminum Joinery and Windows

Hagley Powder Coated Aluminum Joinery in Flaxpod
Hagley Thermal AXIS AX00 Entrance Door and Frame in Flaxpod
Entrance Door Handle E-Lok 905W Digital Lock – Black
Clear Throughout/Obscure in Bathrooms and Exterior Garage Door

Interior Doors and Hardware

Interior Single Doors Manhattan Groove Style
Interior Door Handles Windsor Halo Hydra in Brushed Nickel
Wardrobe Sliding Door 1 Mirror Insert, 1 MDF insert in Warm White Pearl Aluminum Frame
Door Stops and Hinges in Brushed Nickel

Kitchen/Pantry/Laundry

Kitchen/Pantry Benchtop	Tristone 100% Acrylic Solid Surface in Gaia
Cabinetry	Melteca Melamine in Snowdrift Naturale
Handles	Stefano Orlati Range Square1092 in Brushed Nickel
Splashback	Tiles as per tile schedule
Sink – Kitchen	Lazio Stainless Steel 5545 Large Single Bowl
Laundry Benchtop	Tristone 12mm top in Gaia /18mm Melamine Neg Detail
Cabinetry	Melteca Melamine in Snowdrift Naturale
Sink – Laundry	Lazio S/S 5545 XL Large Single Bowl 240mm deep

Appliances

Oven	Bosch	Series 2 Built-in oven 60 x 60cm Stainless Steel HBF133BSOA
Hob	Bosch	Series 4 Induction cooking 60cm Black PIE611BB5E
Dishwasher	Bosch	Series 2 Built-under dishwasher 60cm S/S SMU2ITSO1A
Rangehood	Arisit	Arisit 52cm Intergrated U/Mount R/Hood WRU52CX-LCOMM

Standard Features Specification

Bathroom/Ensuite

BATHROOM	Vanity	Sahara 1200 wall hung Vanity in Green Slate Centre Via Basin Gloss White Evoke Clicker Basin/Overflow – Brushed Nickel
	Mirror	1200W x 700H Rectangle Ambience Mirror with LED & Demister
	Bath	1700 Newark Back-to-Wall Bath – Gloss White
		Evoke 40mm Bath Waste - Brushed Nickel
	Heated Towel Rail	Evoke Round Heated Towel Rail – Brushed Nickel 7 Bar 600W x 800H
	Toilet	Casalino Back to Wall Toilet Suite – White Toilet Flush Button and Seat Bolt Cover Caps Set in Brushed Nickel
	Shower	Tiled with Frameless Glass Door/Screen Handle and Finish - Brushed Nickel
ENSUITE	Vanity	Sahara 1500 Wall hung vanity in Green Slate Centre Via Gloss White Basin Evoke Clicker Basin/Overflow – Brushed Nickel
	Mirror	1500W x 700H Rectangle Ambience Mirror with LED & Demister
	Heated Towel Rail	Evoke Round Heated Towel Rail – Brushed Nickel 7 Bar 600W x 800H
	Toilet	Casalino Back to Wall Toilet Suite – White Toilet Flush Button and Seat Bolt Cover Caps Set in Brushed Nickel
	Shower	Tiled with Frameless Glass Door/Screen Handle and Finish - Brushed Nickel
	Toilet Roll Holder	Evoke Toilet Roll Holder – Brushed Nickel
	Heater	Goldair Ceramic Pull Cord Bathroom Heater GBH450

Plumbing - Kitchen/Bathroom/Ensuite/Laundry/Cylinder

Kitchen Sink Mixer	Evoke Gooseneck POS Mixer in Brushed Nickel
Kitchen Water Filter	27 Undersink Water Filter
Laundry Sink Mixer	Evoke Gooseneck POS Mixer in Brushed Nickel
Bathroom/Ensuite Basin Mixers	Evoke Basin Mixer in Brushed Nickel
Bathroom/Ensuite Shower Mixer	Evoke Shower Mixer in Brushed Nickel
Bathroom/Ensuite Shower Slide	Evoke 3 Function Slide Shower in Brushed Nickel
Bath Mixer	Evoke Bath Mixer in Brushed Nickel
Bath Spout	Evoke Bath Spout in Brushed Nickel

Hot Water Cylinder	Rheem A Grade 300 Litre Mains Pressure complete with tempering valve.
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Standard Features Specification

Tiling

Kitchen/Laundry Splashback Tiles in Urban Smoke	75 x 300mm
Bathroom Shower Walls with niche and s/back to above bath and vanity in Olympia Shell	600 x 600mm
Ensuite Shower Walls and Shelf and s/back above vanity in Olympia Shell	600 x 600mm
Bathroom and Ensuite Floor in Olympia Shell	600 x 600mm

Interior Painting

Walls and Skirtings	Resene Half Ecru White
Ceiling, Interior Doors, Jambs, Reveals and Wardrobe Sliders	Resene Quarter Ecru White

Flooring

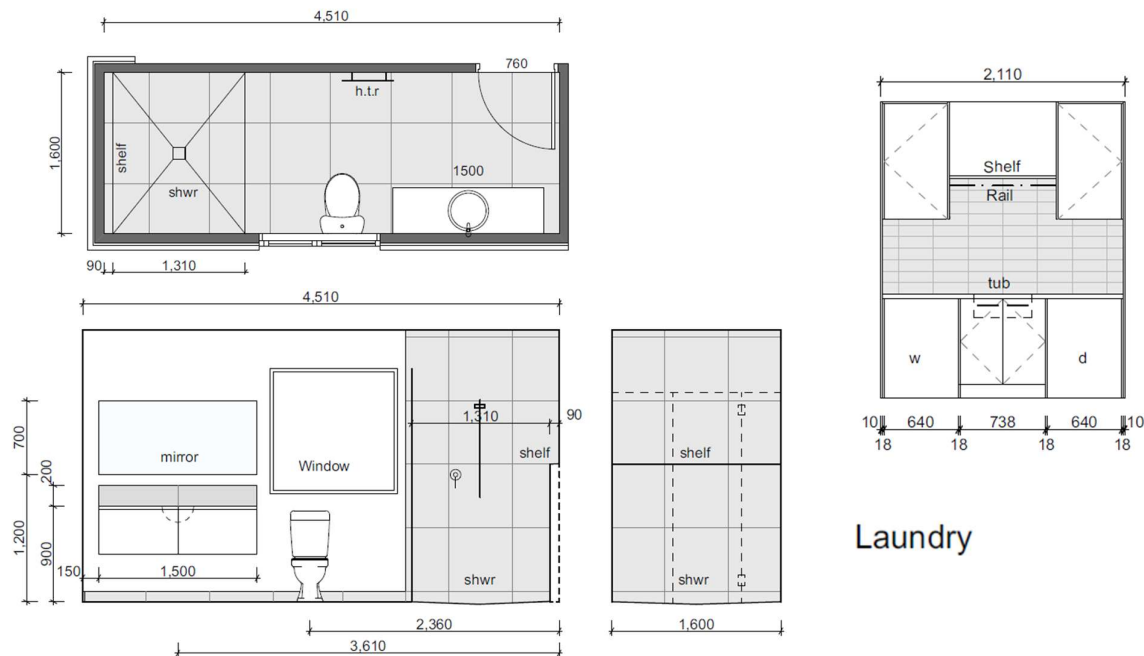
Carpet Robert Malcolm Paihia Vogel Street SDN Cut Pile Extra Heavy Duty as per plan
11mm 130kg Underlay
Wood Laminate Armstrong Queenstown Mt Cook 1.2m length to Entrance, Kitchen, WIP, Dining and Laundry
Garage Carpet colour Anthracite

Miscellaneous

Smoke Alarms Cavius 10 Year Photoelectric
Mitsubishi 14kw Ducted Heat Pump
Attic Storage Space with Ladder in garage
Dimmer lighting in lounge
LED Pendant to kitchen
Hard and Soft Landscaping
Clothesline and Letterbox

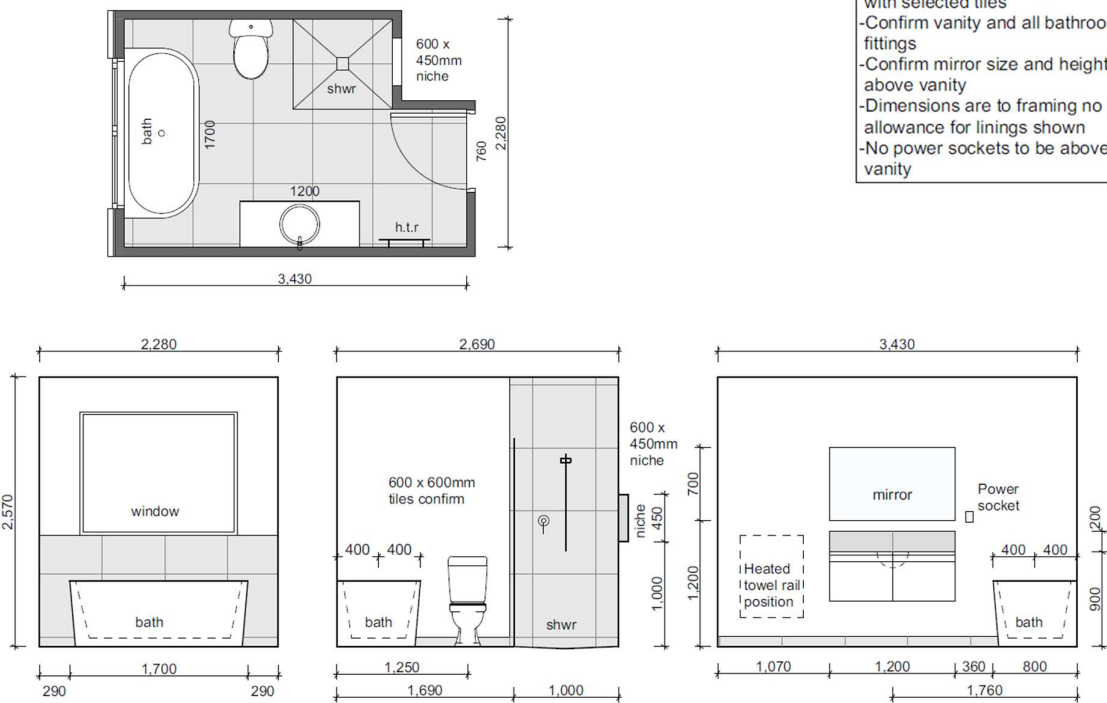
Please note features listed are subject to change, providing the items used are of equal or better quality as those listed

Bathroom, Ensuite and Laundry Layout



Ensuite

- Notes: Bathrooms
- Refer to colour selection and variation specification
 - Confirm tile size and grout lines with selected tiles
 - Confirm vanity and all bathroom fittings
 - Confirm mirror size and height above vanity
 - Dimensions are to framing no allowance for linings shown
 - No power sockets to be above vanity



Bathroom