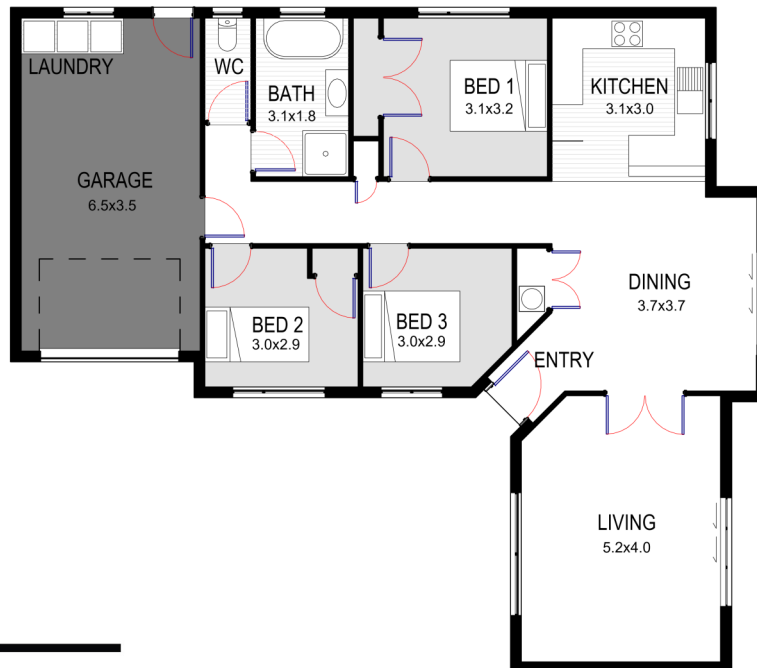


# THE BRACKEN

AREA 130 m<sup>2</sup>



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Note: 3D images are artists impression only



# SPECIFICATIONS

Each contracted build can be individually tailored to meet your needs. Please do not hesitate to suggest any changes you may have in mind.

<b>DOCUMENTS INCLUDED</b>	COUNCIL BUILDING PERMIT, PLANS & SPECIFICATIONS PROVIDED
<b>EXTERIOR</b>	
SUBFLOOR	BRANDERSON HOMES CONCRETE FLOOR FEATURING RIB-RAFT STRUCTURE.
EXTERIOR CLADDING	SELECTED NZ BRICK CLADDING
FRAMING	90 x 45 H1.2 TREATED
FASCIA	LONG RUN COLORSTEEL
ROOFING	DIAMOND LONG RUN COLOURSTEEL CORRUGATED IRON OR STYLINE PROFILE.
WINDOWS	TASMAN POWDER COATED DOUBLE GLAZED ALUMINIUM JOINERY IF APPLICABLE FRONT DOOR WILL BE POWDER COLOUR COATED TO SUIT
PAINT	SELECTED RESENE PAINT COLOUR
<b>INTERIOR</b>	
FLOORING	SELECTIONS FROM THE BRANDERSON CARPET AND VINYL RANGES AT VAN DYKS FLOORING XTRA OF CAMBRIDGE
DOOR HARDWARE	SELECT FROM OUR HARDWARE RANGE INCLUDING WINDSOR ARCHITECTURAL AND SCHAGE HARDWARE
DOORS	PRE-HUNG HUME PRIMECOAT MDF FLUSH IN SLIMLINE JAMBS & DOORSTOPS
LININGS	ELEPHANT 10MM PLASTERBOARD & ELEPHANT 10MM AQUABOARD
PLASTERING	LEVEL 4 - PAINT FINISH
CORNICE	75mm GIB COVE CLASSIC
SKIRTING	60mm FJ BEVELLED EDGE & 60mm FJ PINE ARCHITRAVES
SHELVING	16mm WHITE PBD / LUMBERLOK CLOSET RAILS / 112x18mm FJ PINE SLATS IN H.W.C
<b>INSULATION</b>	
CEILINGS	EARTHWOOL R6.6
WALLS	EARTHWOOL R2.6
<b>BATHROOM</b>	
SHOWER	ACRYLIC SHOWER UNIT - SIZE & SHAPE DICTATED BY PLAN
TOILET	RAYMORE ATLANTA
BATH	FREESTANDING BTW FIBERGLASS UNIT
VANITIES	CERAMIC TOPPED UNITS, SUPPLIED & INSTALLED
TAPWARE	RAYMORE RANGE
TOWEL RAIL	HEATED
HEAT UNIT	2KW WALL MOUNTED HEATER
EXTRACTION UNIT	FAN/LIGHT UNIT
<b>KITCHEN</b>	
JOINERY	LAMINEX MELTECCA, PRIME MELAMINE OR BESTWOOD MELAMINE. WATER-RESISTANT CARCASES
HARDWARE	ARCHANT AND ENKO HARDWARE RANGE
BENCHTOPS	PRIME LAMINATE or FORMICA RANGE
SINK	FRANKE STAINLESS STEEL LARGE BOWL INSERT
<b>APPLIANCES</b>	
STOVE	BOSCH ELECTRIC FREESTANDING WITH CERAMIC COOKTOP
OVEN	BOSCH ELECTRIC UNDERBENCH OVEN
HOB	BOSCH 4 ELEMENT CERAMIC COOKTOP
EXTRACTION UNIT	BOSCH POWERPACK EXTRACTOR OR RANGEHOOD UNIT
<b>LAUNDRY TUB</b>	RAYMOR E6200
<b>ELECTRICAL</b>	FIT-OUT COMPLETE USING LED LIGHTING. METER BOX INCLUDED HEAT PUMP TO SUIT ROOM LAYOUT
<b>PLUMBING</b>	COMPLETED AND TESTED
<b>WATER HEATER</b>	ELECTRIC 180L MAINS PRESSURE CYLINDER

Excluding structural building materials, all products mentioned may differ occasionally subject to availability and/or compatibility. When this is the case, the substitute product will always be of equal quality. All product warranties are subject to the distributors and/or manufacturers policies.

**BRANDERSON  
HOMES LTD**