



# Townhouse Specifications

## GENERAL TOWNHOUSE INTERIOR

- 2.7m ceiling height to living areas and bedrooms (2.4m to bathrooms). Skillion ceiling to Unit 2 B4
- Internal acoustic insulation between bathrooms and bedrooms and around all concealed drainage
- Square stopped cornices
- Solid core doors to ground floor (except cupboards)
- Built-in wardrobes to bedrooms
- Timber skirtings
- Dedicated storage under stairs and to hallways
- Double height voids to stair

## LAUNDRY

- Laundry sink
- Extraction fans
- Built in storage

## BATHROOMS

- Tiled shower with hinged glass door and screen
- Tiled bathroom walls
- Large format mirror behind vanity with integrate cupboard
- LED feature lighting
- Chrome ladder heated towel rail
- Extraction fan
- Underfloor heating
- Inset double end bath

## KITCHENS

- Quality stone 20mm bench-top
- Under mounted stainless-steel sink
- Glass splashback with feature lighting
- Full extension soft-close melamine cupboards and drawers and profiled recessed handles to cupboards
- Quality Fisher & Paykel appliances including 6 zone induction cooktop, multi-functioning wall oven, integrated rangehood, dishwasher and integrated fridge-freezer
- Recycling and rubbish drawer beneath sink

## FINISHES

- Solution dyed nylon carpets with thick underlay
- Large format tiles to bathrooms
- Timber overlay flooring to entire ground floor
- Solution dyed stainproof fibre carpet to garage floor
- Wallpaper to living room feature wall
- Feature white oak timber screen, balustrade capping and handrailing to stair

## FITTINGS

- Quality energy efficient LED light fittings
- Feature pendant lighting to kitchen, dining and stair void
- Satellite dish to roof and ultra-fast fibre



OVATION  
LAUNCH BAY

winton.nz

**BUILDING AND CLADDING**

- Brick cladding with natural finish
- Prefinished aluminium cladding system to window spandrels
- Oil finished cedar cladding to garage
- Garage door flush fitted to cladding
- Cantilevered aluminium canopy over main entry with feature hardwood screen

**STRUCTURE**

- Concrete slab with insulated edge to ground floor
- Timber framing with steel columns and beams
- Acoustic and fire rated intertenancy wall system of aerated concrete core metal panels

**WINDOWS AND DOORS**

- Double glazed aluminium joinery
- Colour matching latches and hardware

**SERVICES**

- Centralised vacuum system
- Energy efficient hot water cylinders
- Wall mounted heat pumps throughout
- Environmentally friendly underground water tank storage for garden irrigation, laundry tub and toilet supplies
- Extract fan to garage

**LANDSCAPING**

- Private access to The Oval park and green from gardens
- Large areas of hardwood timber decking
- Aluminium pergola over deck with motorised louvres over
- Concrete pavers to garden
- Native planting and feature specimen trees
- Stained timber enclosures to conceal heat pumps
- Feature letterbox

