

# The Balfron – Building Specification

## Open Homes

### ***Peace of Mind***

Quality service, and the input of experienced professionals

Fixed price contract

12-month Maintenance warranty period

All building consent fees included

Code of compliance certificate

Homestar 6

### ***Design – by Shanahan***

#### ***Architects***

Architecturally designed Home with 3 bedrooms upstairs and bathrooms as per plan

Optimal usage of space

High quality low maintenance materials

Functional kitchen and bathrooms

### ***Building Exterior and***

#### ***Structure***

Foundations – Slab on ground

Intertenancy wall

External windows and doors are double glazed, powder coated with fixed pane, sliding and opening windows.

Cladding as per plans

### ***Exterior Features***

Landscaping

External fencing

Letter box

Patio or Deck as per plan

1 off street car park

### ***Interior Features***

2.4 m Ceiling heights

Painted plasterboard ceiling and wall

Individual hot water cylinder

100% nylon carpet on underlay on stairs & bedrooms

Recessed LED lighting for energy efficiency and aesthetics

TV Aerial pre-wired

Smoke Alarms

Heat Pump air conditioner

Insulated to external walls and ceiling of upper level.

### ***Kitchen and Laundry***

Range Hood, Oven, Cooktop and dishwasher

Vinyl Plank floor in living, kitchen and dining

20 mm engineered stone bench tops

Quality tapware

Tiled splashback

### ***Bathrooms***

Acrylic shower base

Glass shower screens

Quality shower and basin mixer

Quality toilet suite with soft closing seat

Wall mounted vanity

Towel rail

Floor tiles and 100mm tiled skirting

Tiled splash back around vanity and bath

*NOTE: Whilst every effort has been made to be as definitive as possible, should a product be unavailable or not suitable for the final design solution, Neilston Homes reserves the right to make changes with a product of similar quality, at their discretion.*