

LOT 607 | 11 RED BEECH AVENUE

EXPECTED COMPLETION DATE: SECOND QUARTER 2019

**SOLD**



ARTIST IMPRESSIONS ONLY

## FEATURES

- Three bedrooms
- Master bedroom, walk in wardrobe & ensuite
- Large open kitchen – dining & lounge
- Garaging with internal access
- Large patio / courtyard for outdoor living

*Refer to the latest Woodridge Developments new homes specifications for details*

**CREATIVE DESIGN · CONVENIENT LOCATION · QUALITY CONSTRUCTION**

MORE INFORMATION



[www.woodridgehomes.nz](http://www.woodridgehomes.nz)

SALES & ENQUIRIES



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**Ray White.**

**SOLD**

**KITCHEN**

**Joinery**

Doors/drawers and panels in melteca/melamine on an 18mm moisture resistant low formaldehyde MDF substrate.

**Benchtops**

30mm Silestone select range/granite with under mounted Robiq 400/155.

**Appliances**

Fisher & Paykel Oven, Gas Hob, Rangehood, & Dishdraw. Finished in EZKleen stainless steel.

**Accessories**

Paini Cox swan neck kitchen mixer, wastemaster.

**Splashback**

Glass with Resene metallic paint finish.

**Floor Coverings**

Ceramic tiles.

**BATHROOMS**

**Showers**

Clearlite.

**Bath**

Clearlite Gauguin.

**Basins**

Solo 600 single draw vanity, standard colour finish

**Toilets**

Brooklyn

**Tapware**

Paini Cox

**Mirrors**

Vista 600 Mirror standard colour finish

**Floor Coverings**

Ceramic tiles.

**Exhaust Fans**

Ceiling mounted.

**HEATING & HOT WATER SYSTEM**

**Heating**

Baxi gas boiler & Delonghi hot water radiators to living areas, hall and bedrooms.

**Hot Water System**

Rinnai Infinity 26 gas system.

**ELECTRICAL & SECURITY**

1 x Flush mounted distribution switchboard and meter cabinet complete with ROD'S and circuit breakers in garage. 22 x Double sockets. 3x Double Sockets complete with a USB charger outlet, one above the bench in the kitchen, one in the study and one in the master bedroom. 22 x Light switches with 2 x two way switching - 18 x Recessed LED down lights. 12 x Surface mounted batten holders. 4 x Surface mounted batten holders in garage. 3 x Exterior bulkhead lights. 2 x Exterior twin LED sensor lights. 3 x Telephone/data outlets. 3 x TV outlets, one being the main TV connection which includes 2 coaxial cables to exterior for satellite and UHF, TV connections and a mirror image to the remaining TV outlets. 2 x heated towel rail outlets only. 1 x exterior switch for Rinnai water heater. 2 x 150mm Inline exhaust fans ducted to exterior through soffit. Electrical connections to a single wall oven. Single outlets for gas hob, fridge, rangehood, waste disposal, dishwasher, microwave and garage door. Attic light switch and light inside manhole. Supply and install range-hood ducting and grill. Supply and install trade seals on the framing wrap for all penetrations. Supply and install a fiber ready communications board in the garage where all data cables and TV cables will run back to. Supply and install data outlets with one triple outlet for the wireless router.

**Security System:**

Micron Meridian alarm system complete with control panel, key pad, internal and external siren, 4 PIR detectors, 2 smoke detectors, panic switch in master bedroom and two key ring remotes. This system runs over the fiber network and is able to be controlled via a smart phone.

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**INTERIOR**

**Insulation**

R2.2 Pink Batts to external walls and R3.2 Pink Batts to ceilings.

**Linings**

Plaster board throughout with Aquaboard to bathrooms.

**Trim**

60mm bevelled architraves with square stop trim to ceilings.

**Doors**

Flush interior doors with lever style hardware.

**Shelving**

Wardrobe World shelf and rod starter systems to wardrobes and linen cupboards.

**Floor Coverings**

Carpets to all living and bedroom area's. Ceramic tiles to entry, kitchen and bathrooms.

**Laundry Tub**

SuperTub ST7000.

**EXTERIOR**

**Roofing**

Colorsteel.

**Spouting**

Colorsteel spouting and downpipes.

**Cladding**

Axon painted sheets with timber battens.

**Joinery**

Double glazed domestic series aluminium joinery with clear glass. Single glazing to garage.

**Entry Door**

Aluminium entrance door with lever door lock.

**Garage Door**

Coloured sectional door with automatic opener.

**LANDSCAPING**

**Driveway**

Exposed aggregate or coloured imprinted concrete including patios and paths.

**Lawn**

Hydro mulched lawn to all flat areas.

**COLOUR SELECTION AVAILABLE**

Interior wall colours, floor tiles and carpet colours

*All colour and product selections are from Woodridge Developments' current range and are subject to change. Specific specifications for these properties are confirmed at the building proposal stage.*



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