



BROOK STREET

LOT 3



20 NEW HOMES SELLING NOW
15 - 19 Brook Street | Waiwhetu | Lower Hutt

URBAN PLUS
PROPERTY THAT BUILDS COMMUNITIES

Artists impression only



LOT 3 | Block B



Lot 3 is a 70m² two level townhouse built on a fee simple title in the popular location of Brook Street, Waiwhetu.

All homes will be built to the New Zealand Green Building Council's Home Star-6 rating, delivering many above-building code features to improve each home's comfort and energy performance while reducing it's environmental impact.

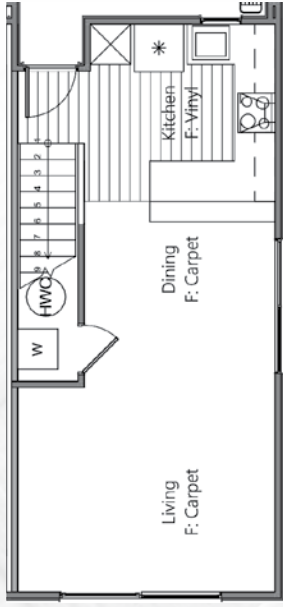


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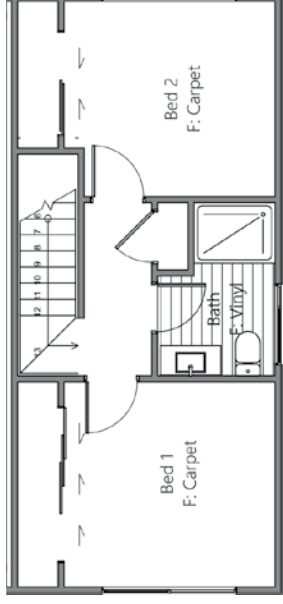
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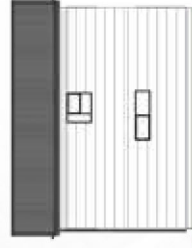
LOT 3 | Ground Floor



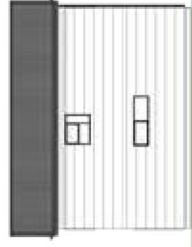
LOT 3 | Second Floor



BLOCK B | North East Elevation



BLOCK B | North West Elevation



BLOCK B | South East Elevation



BLOCK B | South West Elevation

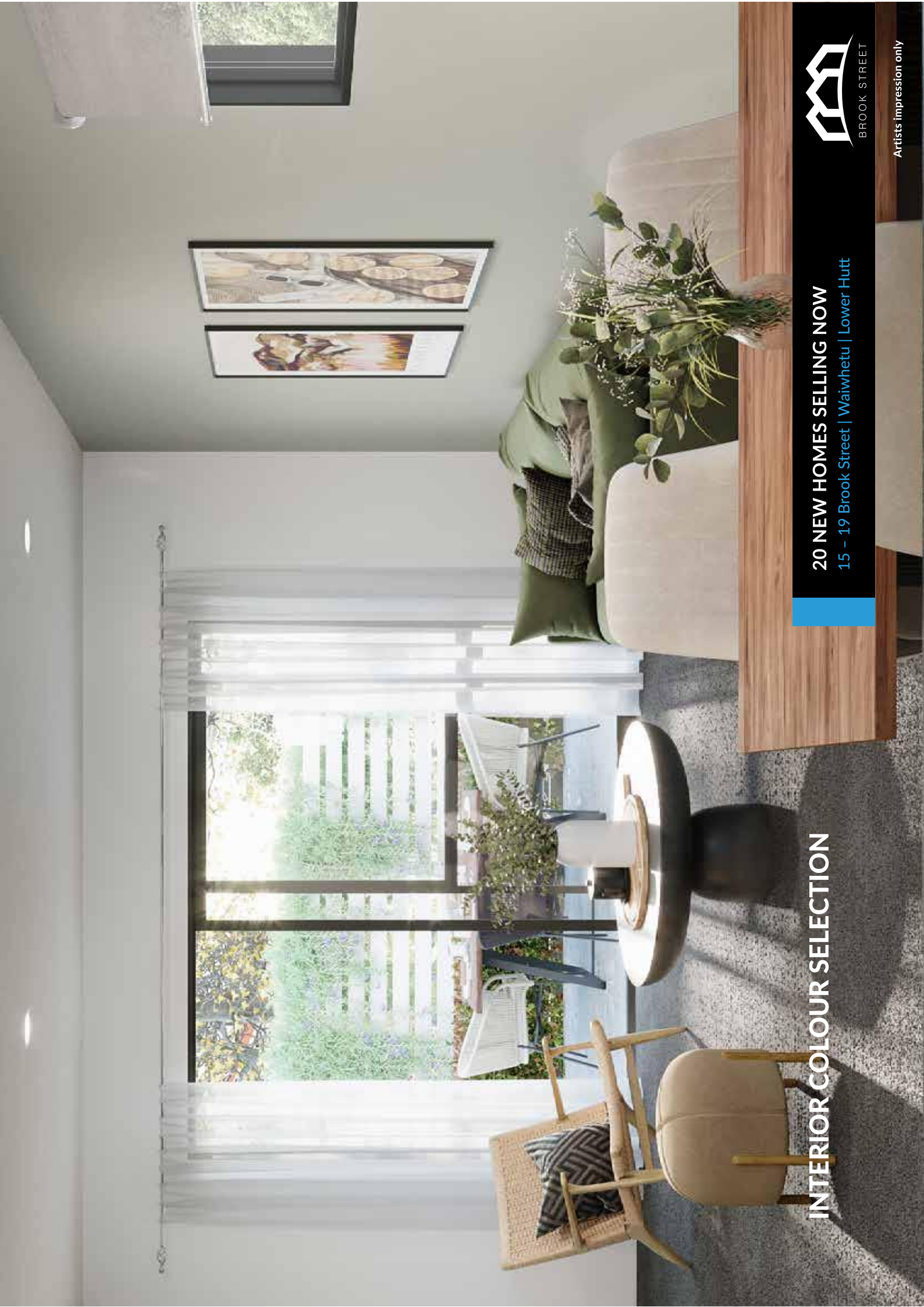
- 2
- 1
- 70 m²
- 70 m²

LOT 3 | Block B

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INTERIOR COLOUR SELECTION

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KAHU

FIXTURE	PRODUCT	COLOUR	SWATCH
Vinyl	Godfrey Hurst Regent 1200	Winton	
Carpet	Feltex Cable Bay	Erie	
Cabinetry	Melteca	Bullet Pearl	
Benchmark (38mm)	Formica	Cocoa Sand	
Paint Ceillings Architraves, Window Reveals, Door Frames, Skirting, Interior Doors	Resene	Half Black White	
Paint Interior Walls	Resene	Eighth Friar Greystone	
Paint Bathroom, Ensuite, WC walls	Resene	Taupe Grey	
Kitchen and Vanity Splash Back	Resene	Eighth Friar Greystone	

CABINERY HANDLES






Contemporary Handle in Brushed Nickel (code 7022)

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EXTERIOR COLOUR SELECTION

AREA	COLOUR	FINISH	SWATCH
Roof, Spouting and Windows (all Lots)	Ebony (Matte Black)	Pre-finished	
Stria Cladding (Horizontal Boards)	Resene Black Haze	Resene Sonyx 101	
LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20			
Vertical Axon Panel (Dark Selection)	Resene Element	Resene Sonyx 101	
LOTS 1, 2, 3, 6, 7, 9, 10, 11, 13, 14, 15, 16, 17, 18, 20			



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BUILD SPECIFICATIONS

STRUCTURE

Engineered Foundation
Slab Edge Insulation
90 x 45mm and
140 x 45mm Timber framing
2.4m Stud height
Gib GBT(L)AB60b (IT)
Intertennacy Wall
Gib Rondo
Timber Trusses

EXTERIOR FINISH

Colorsteel Endura Trapezoidal Roof
Colorsteel Fascia
Marley uPVC Spouting and Downpipes
with Leaf Diverter
Horizontal / Vertical Fibre
Cement Cladding
Fibre Cement Soffits

ALUMINIUM JOINERY

Thermally Broken Windows and Doors
Front Door with Peep Hole

INTERNAL LININGS

R7.0 Ceiling Batts
R2.8 Wall Batts
13mm Gib to Ceilings
10mm Gib to Walls
Gib Aqualine to Wet Areas
Level 4 Stopping, Square Stop
90mm Skirtings
40mm Architraves
Flush Panel Doors Paint Finish
Shelf and Rail to Wardrobes
Windsor Brass Futura Hardware Set

ELECTRICAL

5 Bar Ladder Towel Rail – Heated
LED Lighting
Double Sockets Throughout
Fibre Ready
Phone and TV Jack
Heat Pump
Extractor Fan to Bathroom and Laundry
Exterior Sensor Light to Front Door
Alarm System
Smoke Alarm

PLUMBING

Englefield Alcove Shower
Englefield Vanity 900mm – (white)
Englefield Mini Vanity to WC – (white)
3 Bedroom Only and Lot 19
Englefield Tapware
Mirror Cabinet over Bathroom Vanity
Englefield Back to Wall Toilet
Water Cylinder
Toilet Roll Holder
Glass Splashback to Vanity
– Wall Colour

FLOOR COVERINGS

Godfrey Hurst Vinyl
Feltex Carpet
11mm Underlay

KITCHEN

Melteca Cabinetry
Formica Benchtop Square Edge
Glass Splash Back – Wall Colour
Soft Close Drawers and Hinges

APPLIANCES

Bosch Built in Oven
Bosch Ceramic Cooktop
Bosch Dishwasher
Rangehood

LANDSCAPING

Car Park – 3 Bedroom Lots Only
2x Exterior Taps
Minor Planting
Boundary Fencing as per Plans
Clothesline
Letter Box

Artificial Lawn – Lots 1, 7, 13 and 20
Concrete Paths and Patios as per Plans



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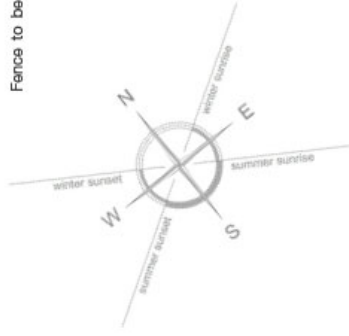


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BOUNDARY TREATMENT PLAN



Fence to be installed without damaging trees



Existing boundary fences to be retained where possible, depending on condition

Key:

(RE)	Retain existing fence - Timber closeboard (1.8m)
(F1)	Fence type 1 - Timber closeboard (2.0m)
(F2)	Fence type 2 - Timber closeboard (1.8m)
(F3)	Fence type 3 - Timber closeboard (1.0m)
(F4)	Fence type 4 - Timber slat bin enclosure (1.2m)
(F5)	Fence type 4 - Aluminium slat (1.5m)
(F6)	Fence type 6 - Acoustic timber fence (1.8m)
(G1)	Gate type 1 - Timber closeboard (1.8m)
(G2)	Gate type 2 - Timber slat (1.8m)
(G3)	Gate type 3 - Aluminium slat (1.5m)

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CK & CO
REALTY



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WWW.URBANPLUS.CO.NZ



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