

# **Aaron & Emma Flynn - Lot 4 Sefton Park**

36 Pembertons Road, Sefton

Plan #2112

- 1** Long run colour steel roof
- 2** Firth brick exterior 70 series
- 3** JSC - Lunawood stained in Resene Croweshead
- 4** 30 - 35 Series Aluminium windows double glazed in black
- 5** Solid panel aluminium front door
- 6** Internal linings gib, painted
- 7** Insulation, ceiling and external walls with internal noise batts
- 8** Gas hot water
- 9** Steel garage doors
- 10** Standard interior doors
- 11** Vinyl plank floor entry
- 12** Vinyl plank floor kitchen
- 13** Vinyl plank floor bathroom
- 14** Tiled glass shower in main bathroom and ensuite
- 15** Standard dual flush toilets in all bathrooms
- 16** 7.5kw Heat pump in living/dining
- 17** 5.8kw Heat pump in bedroom area
- 18** Wood fire- Xtreme Rad with eco flue in living room
- 19** Painted custom wood shelves in all storage cupboards, wardrobes and walk in wardrobe
- 20** Pantry and laundry laminate bench top
- 21** Stone kitchen bench top  
Stainless steel appliances, Fisher & Paykel/Westinghouse brands - double fridge, 600mm
- 22** wide oven, range hood, dishwasher, gas hobs
- 23** Carpet throughout rest of house, med - high quality
- 24** Curtains throughout house, med - high quality
- 25** Concrete driveways, patios and entertaining areas