

Specification List

14 Poulson Street consists of three townhouses built to 'better' standard as defined by the Superhome group.

The house has been architecturally designed by Karen Manson (Meta Architects):

<https://www.metaarchitects.co.nz/>

EXTERIOR:

Building envelope performance:

- Fully insulated concrete slab with 75mm thick XPS insulation to the sides and 100mm thick XPS insulation underneath
- 185mm wide external insulated timber framed walls
- Multiple layers of ceiling insulation
- High performing locally made Weathershield Triple Glazed Warmcore Aluminium/uPVC windows and doors

Exterior claddings:

- Stained Hermpac cedar cladding
- Long run metal roofing and cladding
- Concrete block garage walls

INTERIOR:

Building ventilation/heating/cooling:

- Stiebel Eltron LWZ180 mechanical heat recovery ventilation system ducted throughout so fresh air is provided 24/7 without losing heat
- High wall heatpump in living area
- Mitsubishi Hydrabox to heat hot water –
<https://www.mitsubishi-electric.co.nz/hydronic-hot-water-heat-pump/c/10750/ecodan-air-to-water-hydronic-heat-pump-with-hydrobox>

Electrical:

- LED lights throughout
- Alarm security system

Flooring:

- Engineered timber flooring
- Quality carpet

Kitchen:

- Engineered Stone benchtop
- Undermount sink unit
- Tiled splashback
- Bosch German appliances

Laundry

- Robin hood tub

Stairwell

- Carpet

Garage

- Plywood and concrete block walls
- Automatic door with 3 remotes
- Large single garage with 16A electric car charging point

Bathrooms

- Fully tiled bathrooms with heated floors
- High end Primo vanities and mirror cabinets
- Greens NZ made tapware

Bedrooms

- Painted walls
- Carpet
- Wardrobe rails

Window treatments

- Euro blinds

Landscaping

- Stained timber fencing
- Hardwood decking
- Concrete driveway
- Planted garden beds with bark mulch
- Clothesline
- Mailbox