

LIFESTYLE BUILD SPECIALISTS



New MILLDALE SHOWHOME



At Generation Homes Auckland North, we specialise in Lifestyle builds - homes designed for larger sections that offer more space, comfort and freedom. Designed with care and attention to detail, these larger homes blend timeless features with modern trends, making them ideal for rural properties or spacious subdivisions.

To find out more, talk to your local Generation Homes Sales Consultant:

Suanne Jackson | **0275 311 571**
suanne.jackson@generation.co.nz

Mackenzie Suckling | **021 545 700**
mackenzies@generation.co.nz

Norman Markgraaff | **021 339 396**
normanm@generation.co.nz

Nadine Markgraaff | **021 0817 9075**
nadinem@generation.co.nz

Visit our Show Home at 94 Waiwai Drive, Milldale, Auckland
Visit us online: www.generation.co.nz

94 WAIWAI DRIVE, MILLDALE AUCKLAND

213m² 4 beds 2 living areas 2 bathrooms 2 cars

Just minutes from Silverdale, Milldale is a vibrant residential community that combines modern amenities with a relaxed coastal lifestyle - bringing beaches, parks, and the great outdoors right to your doorstep.



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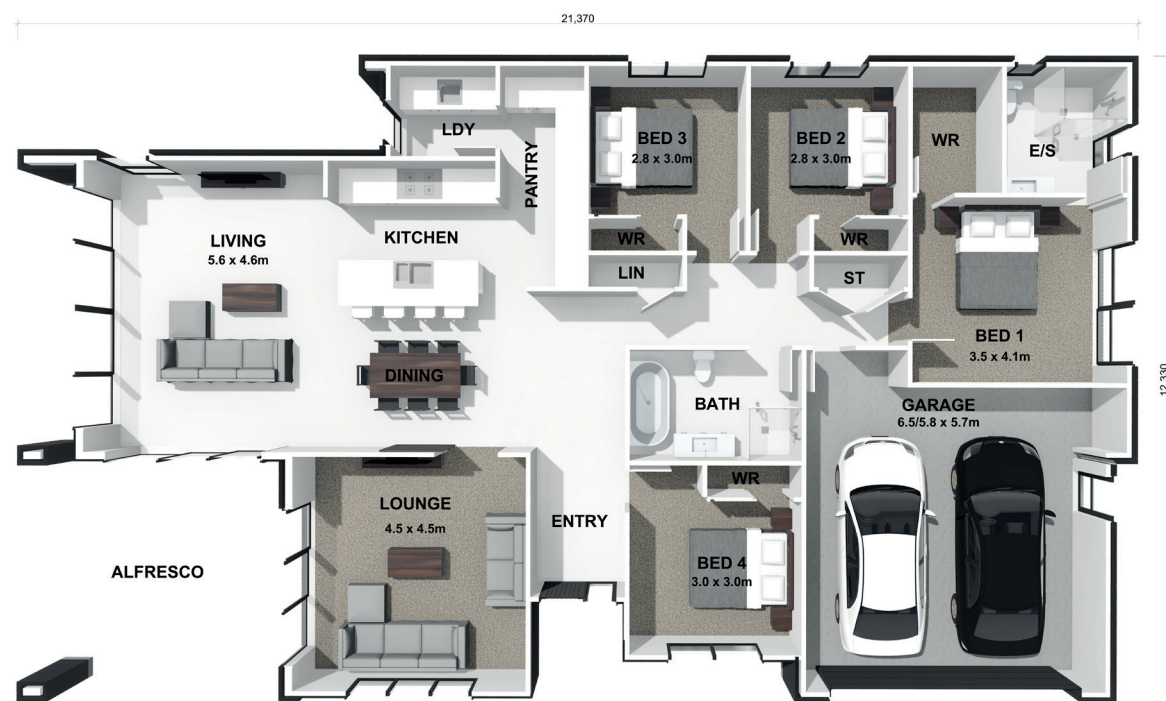


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Ōkura

Architecturally designed home with striking pavilion roof and soaring cathedral ceiling.

213m² 4 2 2 2



HOME DIMENSIONS

Length: 21.37m

Width: 12.33m

Area over framing: 213.45m²

Entry porch: 5.52m²

Alfresco area: 27.44m²

Total area: 246.41m²

DESIGN FEATURES

- Four double bedrooms with ensuite and walk-in wardrobe to master bedroom
- Open-plan kitchen, dining, and family living
- Separate lounge
- Walk-through pantry to separate laundry
- Flexible fourth bedroom or office
- Expansive alfresco deck with raking soffit
- Double garage with internal access & attic storage

SHOW HOME FEATURES AND SPECIFICATIONS

94 WAIWAI DRIVE, MILLDALE, AUCKLAND

STRUCTURE

Foundations slab

- Site specific engineered designed Raft
- Concrete Floor to "M" class soils design
- Finish - unpainted
- Concrete floor recessed for tiled showers

Framing

- Single level timber framed construction
- H1.2 treated timber
- Posts - framed and clad posts

Ceiling

- 2.4m stud; raking cathedral ceiling to living, kitchen and dining; flat ceiling to balance
- Attic storage

Roof

- 35°, 3°, 8° mono pitch/gable end

Insulation

- Foundation/slab
- Exterior walls R2.8
- Ceilings double layer R3.6
- Windows - double-glazed
- Building Wrap - Tekton Synthetic breathable wall wrap
- Stairs - Sellwood attic stairs

EXTERIOR FINISHING

- Roof covering - Long Run Plumbdek profile Colorsteel
- Fascia spouting: fascia/barges - painted pine; fascia spouting - Colourcote Cube 125mm with internal brackets; downpipes - Colourcote 80mm round
- Soffits: Flat - 4.5mm hardiflex with PVC jointers; raking/alfresco - 6mm villaboard with plastered joins; finish - paint, Resene Generation White
- Cladding: Midland Brick - Romans; Aurora mortar - closest colour to brick
- Genia Pine vertical timber
- Finish: Stain
- External Joinery - powdercoated aluminium thermally broken joinery with proprietary hardware
- Raking joinery to living area
- Window reveals
- Glazing - double glazed low E units
- Mistlite obscure glass - ensuite, garage
- Safety glass as per code requirements
- Entry door powder coated T&G
- Yale digital lock SYDM3109
- Garage door - automatic sectional Colorsteel with two remotes
- Doors2000: Flat Woodgrain; colour - standard Colorsteel colour range
- Garage door surround - aluminium colour matched to joinery

INTERIOR FINISHING

Linings & trim

- Wall linings - 10mm Plaster board stopped to level 4
- Slimlines - Square Stopped external corners
- Wet rooms - aqualine (water resistant) plaster board
- Finish - paint (except where tiled, ref. tiling section), Resene, one colour throughout
- Ceiling linings: Ceiling battens - flat ceilings direct fixed
- Ceiling battens - raking/midfloor ceilings clipped
- 13mm Plaster board stopped to level 4 paint finish
- Finish: Paint - Resene, Generation white

- Trim: Architraves - 60mm finger jointed pine
- Skirtings (except bathrooms, ensuite) - 90mm finger jointed pine
- Finish: Paint - Resene, same colour as walls

Doors

- Interior doors - MDF hollow core flush panel doors 1980mm high
- Cavity sliders with steel inserts
- Robe maker double sliders on double tracks
- Flush Panel 2200mm High Barn door to Lounge
- Door jambs - Pine flat ex 20mm
- Finish: Paint - Resene, same colour as walls
- Interior Door Hardware MN Sara lever handles
- Passage hardware to bedrooms
- Privacy locks to bathrooms
- Dummy with magnetic catches to double doors/cupboards
- Keyed deadlock to internal garage door
- MN Flush pull handles to sliding wardrobes/cupboards (if applicable)
- MN Cavity slider set with finger pulls - passage and privacy sets
- Colour - satin chrome
- Doorstops - floor mounted to entry door; wall/door mounted elsewhere. Colour - satin chrome

TILING & FLOORING

Wall tiles

- Full height tiles to tiled showers with tiled shower niche
- 1100mm high to all walls
- Kitchen splashback - length of bench behind hobs to underside of rangehood
- Other benchtops - 1 tile/100mm high to walls behind sinks if applicable
- Scullery - allowance for splashback
- Tiles - Tile Depot builder's selection

Floor tiles

- Bathroom and ensuite as per plans
- Tiles - Tile Depot builders selection 600x600
- Tiles - Tile Depot builder's selection
- Carpet - Bremworth wool carpet, Lavante underlay, 11mm
- Polished concrete - living, dining, kitchen, pantry, laundry, entry and hallway
- Garage floor - garage carpet direct stick, colour: charcoal

NOTE: Unless otherwise stated cupboards have the same flooring as the rooms they are opening from

FIXTURES & FITTINGS

Kitchen & laundry

- Custom built kitchen - design as per HK plan dated 12/12/2023
- Cabinetry - max. 2.4m high to suit plans
- Internal finish - white textured low pressure laminate
- Cabinet doors - Melteca standard selection
- Drawers - soft close
- Bench tops: Kitchen - engineered stone; Scullery - formica
- Sink - stainless steel and quarter bowl sink insert
- Brushed nickel taps in both kitchen and laundry
- Laundry - custom fitout by HK

Appliances

- Freestanding oven 90cm Series 5 Classic 4 Zone Induction Cooker OR90SCI1X1
- Rangehood - F&P Designer Powerpack 90cm HP90IDCHX4
- Dishwasher - F&P Stainless steel standard 60cm DW60FC2X1
- Waste disposal - Parex Insinkerator ID56

Right to substitute: GH reserves the right to substitute for items of equal or higher quality

Bathrooms, Ensuite & WC

- Shower ensuite - with standard shower niche and frameless glass door & return
- Bathroom - with standard shower niche and frameless glass door & return
- Full-height wall tiles in shower areas (bathroom and ensuite)
- Full-height mosaic tiles behind the bath (family bathroom)
- Bath - Adesso SOL freestanding 1700mm
- Michel Cesar 1200mm wall-hung vanities with two drawers
- All brushed nickel fittings - shower mixer & shower slide - Adesso Urban; bath mixer - Adesso Urban; bath spout - Raymor Cove; basin mixer - Adesso Urban
- Toilet - Adesso Edge II rimless back to wall toilet suite
- LED back-lit round mirrors with polished edge (bathroom and ensuite)
- Upgraded heated towel rails (bathroom and ensuite)
- Toilet roll holders - Designer Homeware stainless steel Heiko collection

Fitout

- Wardrobes - Master WIR - Designer Homeware Kiwi custom fitout
- Bedrooms - Designer Homeware Kiwi shelf and rail
- Cupboards - Designer Homeware ventilated wire system - 4x rows
- Window dressings - roller blinds to living areas and bedrooms only

SERVICES

Electrical

- Electrical inclusions - electrical works as per plan, dated 7/12/2023:
- Light outlets - recessed LED downlights
- Two way light circuits
- Power points
- Television outlets
- Ethernet outlets
- Security alarm
- Smoke detectors
- Heated towel rails - 6 bar OR 4 bar if mounted on tiles
- Power to heat pump
- NOTE: Extras will be determined at your electrical consult and presented for signing off
- Heat pump - fully ducted system as per aircon plan

Plumbing & gas

- Water supply - Aquatherm Hot & Cold Water pipe work
- Fridge water supply (capped)
- Exterior taps - 3 exterior hose taps
- Hot water cylinders - Rheem mains pressure 180L electric

LANDSCAPING

- Vehicle crossing - to council requirements
- Driveway, terraces, paths - 59.25 m² exposed aggregate concrete with black oxide
- Decks - 36.26 m² Kwila timber decking
- Note: Decking is a natural product therefore it expands and contracts
- Fencing - stained timber paling 1.8m high to covenant standards
- Clothesline - Sun King single folding frame
- Landscaping - show home landscaping pre determined by Generation Homes
- Letterbox - brick to match cladding