



MILLHAVEN



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New STYX MILL SHOWHOME

OPEN
Now!



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

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Visit our Show Home at 183 Styx Mill Road, Styx Mill, Christchurch.
Visit us online: www.generation.co.nz

183 STYX MILL ROAD, STYX MILL

166m² 3 beds 2 baths 1 living 2 cars

The Styx plan captures the essence of contemporary family living, combining comfort, style, and practicality in a beautifully designed space that feels instantly like home.



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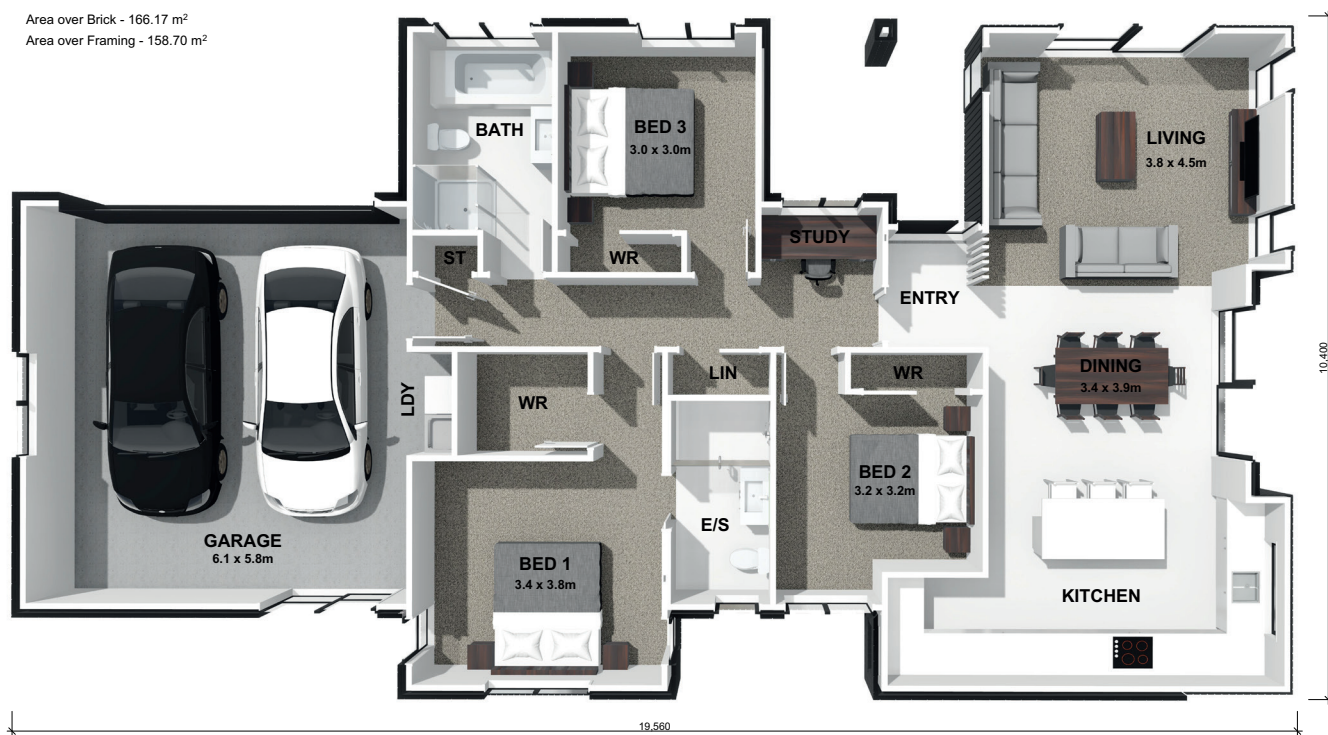
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Styx

A versatile three bedroom plan ready for family living.

166m² 3 2 1 2

Area over Brick - 166.17 m²
Area over Framing - 158.70 m²



HOME DIMENSIONS

Length: 19.56m

Width: 10.40m

Area over brick: 166.17m²

Area over framing: 158.70m²

DESIGN FEATURES

- Three double bedrooms
- Master with ensuite and walk-in wardrobe
- Open plan kitchen, dining and living
- Work-from-home space with built-in desk
- Double garage with internal access and laundry

STANDARD FEATURES WITH SHOWHOME UPGRADES

183 STYX MILL ROAD, STYX MILL, CHRISTCHURCH

EXTERNAL CLADDING

- BBS Cedar BBS53- Dryden Black X
- Midland brick - Ceres, white mortar
- T-Rib trapezoidal roofing - Ironsand
- Fascia / guttering 135mm ¼ round gutter in Ironsand
- Soffits James Hardie soffit painted in Dulux colorsteel Ironsand
- Entry panel door - FHVS colour- Dulux Colorsteel Ironsand

INTERIOR FINISHING

- Interior doors cashmere groove style
- Wardrobe sliders - 5200 series (Brio) painted in wall colours
- Carpet Belgotex Delta carpet in Furious
- 11mm 130kg underlay
- Belgotex garage carpet
- Entry, kitchen and laundry flooring - limequartz white 595x1195 tiles.
- Main bathroom floor & skirting - Pigmenta Plum 595x1195 tiles
- Tiled bath, full back window wall and full vanity wall - Kobe Calacatta Viola 595x1195 tiles
- Ensuite floor and skirting - Limequartz white 595x1195 tiles.
- Ensuite tiled shower and all walls - Kobe Verde Aver polished 595x1195 tiles vertically run.
- Laundry splashback - Kobe Calacatta Viola 120 Lux 595x1195 tiles horizontally run
- Kitchen splashback - Kobe Calacatta Viola 120 Lux 595x1195 tiles vertical run full height
- Under floor heating in kitchen, laundry, bathroom and ensuite
- Main interior wall paint colour Dulux Opononi
- Ceiling, skirting and architraves paint colour Dulux Southern Alps
- Living feature wall - Porters Paint French Green- matte finish.
- Bedroom 1 feature wall - Porters Paint River Stone- matte finish.
- Bedroom 2 wallpaper -James Dunlop- S'evader 10348 7002 (behind bed headboard)
- Bedroom 2 wallpaper - chalk shades Tourmalined (Borastapeter).
- Bedroom 3 wallpaper - James dunlop - Good Day - 10335 45 63
- Gib classic coving and bullnose corners.
- Boxed ceiling in living and dining with recessed LED lights.
- 90x45 slatted cedar wall at entry - BBS timber - BBS112.
- Computer nook in hallway
- Study desk in bedroom 3
- Curtains and blinds
- Fully insulated garage with carpet
- Attic storage space with ladder

ENSUITE

- Tiled shower with glass enclosure and sliding door in matte black hardware finish.
- Storm double head shower B/C round VST73RBCU
- Storm ultra shower mixer brushed copper VST32BCU
- LF Storm bsn mixer b/copper high rise (304 SS) VST22BCU
- Raymor Carltonwh vanity 90 1DRWWHT w/basin CAR90DOSWHSS-Nordic ash woodgrain sleek rectangle semi-recessed basin (L582)
- Pop-up waste 32 brushed copper without overflow
- LED mirror - LEDARCH90x60
- Annex Strata towelwarmer 632MMBR/COPPERWAS632BC
- Aura X toilet roll holder B/C Heirloom AUXTRNBC
- Evo 56 floor mount toilet pack EVF56SL.WH - in wall cistern

MAIN BATHROOM

- Valencia Elite 1000x1000 proprietary acrylic shower in black.
- Storm double head shower B/C round VST73RBCU
- Storm ultra shower mixer brushed copper VST32BCU
- Bath rect Sorrento II 1670x 760mmw/o frame 1073A-0 ENG
- Evoke 40mm 2-piece bath/basin waste- brushed copper
- Storm ultra shower mixer brushed copper VST32BCU
- Storm bath spout b/ copper (304 SS) VST91BCU
- Raymor Carltonwh vanity 90 1DRWWHT w/basin CAR90DOSWHSS - nordic ash woodgrain sleek rectangle semi-recessed basin (L582)
- Pop-up waste 32 brushed copper without overflow
- LF storm bsn mixer b/copper high rise (304 SS) VST22BCU
- LED mirror - LED arch 90x60
- Tornado zero rim BTW toilet gloss white TZR-GW
- Flush button mattewhite Tornado zero rim TZR-PB-MW

- Aura X toilet roll holder B/C heirloom AUXTRNBC
- Heirloom Genesis towelwarmer 825mmbr/copper WG825BC

KITCHEN

- Kitchen cabinets Bestwood patina embossed with titanium bronze handles
- Sink mixer LF voda g/neck sink mxr b/cu p/out bminimal (304 SS) VSS13BCU
- Acero #DG130U-W Duro granite Bologna white bowl
- Black waste kit for Duro granite bowl.
- Kitchen benchtop, kitchen island waterfall ends - Marbello engineered stone category 1 20mm Spring Snow.
- Pantry benchtop - Marbello engineered stone category 1 20mm spring snow

ALUMINUM JOINERY

- Thermally broken TL40 suite with E glazing in black
- Front door handle in Schlage Artus digital lock in black
- Kanso 300mm pull handles to sliding doors

DOOR HARDWARE

- Schlage Medio Siera in black
- Black hinges and doorstops
- Sylvan cavity slider hardware in black

LAUNDRY

- LF voda g/neck sink mxr b/cu p/out bminimal (304 SS) VSS13BCU
- Acero DG130U-W - Duro granite Calliari white bowl
- Black waste kit for Duro granite bowl
- Marbello engineered stone category 1 20mm Spring Snow.
- Laundry cabinets bestwood Patina embosse with titanium bronze handles

SKYLIGHTS

- Kitchen - velux VSS M04 solar-powered skylight 780 x 980mm - P/roof
- Entry - velux FS M02 fixed skylight 780 x 780mm - P/roof

ELECTRICAL

- Kitchen: 3 x AB pendant light - frosted clear
- Master bedroom: 2 x AB pendant light - frosted clear
- Entry: 3 x AB pendant light - frosted smoke grey/green
- Schneider electric PDL Iconic black skins for powerpoints and switch points
- Switch lighting LED dome fixed SLED215F | SLED315F
- Switch lighting LED wall/stair lights SSWS310
- Simx wall light up/down LED 2x6W 3K black
- Schneider PDL wiser smart home solution
- Switch lighting marker-lightz SL231
- Switch lighting mini-lightz deep fixed SLDL624F
- Switch lighting mini-lightz tilt SLDL644T
- Switch lighting LED dome fixed SLED215F | SLED315F
- Switch lighting LED wall/stair lights SSWS310
- Switch lighting Zela deep fixed lights SLDL220F
- Switch lighting Zela deep tilt lights SLDL220T
- Hugo lighting 5.5W outdoor LED lights SWL441

HEATING

- Daikin FDYAN100A-CV - 12.5 kw/10 kw.
- Daikin VAM350HVE - 97 L?Ss (150 sq/m) balanced mechanical ventilation system
- BRC1H63 W/K VAM controller
- Air touch 4 zones controller

APPLIANCES

- F&P designer french door non l&w RS90A1
- Bosch series 6 52cm powerpack black-DLN56AC60A
- Bosch 60cm 71l 7func blk oven HBA534BB3A
- Whirlpool 60cm 4 burner gas c/top GGW610NBAUS
- Bosch series 6 15pl fully-int d/washer SMV6HCX01A
- Husky 154l black dual zone wine fridge HUSWS54DMBZY

LANDSCAPING

- Exposed aggregate driveway & patios.
- Kwila decking.
- Irrigation system
- Full soft landscaping by SK Civil and Landscaping

Features are subject to change, providing the goods used are of equal or better quality as those listed.
Items listed on your letter of quote or included in your contract plan supercede these inclusions. Information correct as of October 2025.