

# The Little Haven

## Designed & Built late 2021

Home: 10.3m x 2.9m x 4.2m

Floor area: 30sqm

Adjustable Height Deck: 43.5sqm

Like new (lived in only 6 months)

## Spec Sheet

### Engineering - Home

- L: 10.3m x W: 2.9m x H at highest point: 4.2m (on trailer) or 3.6m (off trailer)
- 90mm steel framed construction
- Built by B&W Tiny Homes

### Engineering - Deck

- 43.5sqm bespoke adjustable height wraparound deck (dismantles into 1.5 x 3m sections for easy transport; leg posts are adjustable for uneven ground)
- 3 step stair unit
- Stained and treated

### Engineering - Trailer

- Detachable so you can remove in the future if you find a permanent site
- Triple axle 10.3m x 2.5m trailer
- 2x Braked axle with jockey wheel and 4 x Caravan stabilizers
- 6x Lifting jacks (if wanting to remove tiny house from trailer)
- 2 years remaining on original WOF
- Built by B&W Tiny Homes

### External Lining + Roofing

- Hermpac Cedar siding (front)
- ColorSteel T-rib flaxpod side cladding
- ColorSteel T-rib flaxpod roof cladding

## Internal Lining

- Plywood and battens
- Herringbone and subway tile

## Flooring

- 18mm treated ply flooring
- Premium Quick-Step Majestic Woodland Oak laminate flooring with underlay

## Electrical, Gas & Plumbing

- All electrical, gas and plumbing work was carried out by qualified professionals
- Electrical completed by Complete Electrical
- Gas fitting and plumbing completed by Stonehouse Plumbing (centralised at the tow bar end)
- Electrical COC and Gas COC/GSC certifications available

## Insulation

- Walls: R3.6 NZ Foam
- Ceiling: R4.29 NZ Foam
- Floor: 50mm Polystyrene
- Extra Subfloor for increased floor insulation

## Electrical

- 32a appliance inlet with overcurrent and RCD protection
- 30m lead caravan plug

## Water

- Mains water hookup

## Air Extraction | Smoke Alarm

- Schweigen Undermount Rangehood in Kitchen
- Schweigen Classic Extraction Fan in Bathroom
- Orca micro photoelectric smoke alarm - 10 yr battery

## Water Heating

- Rinnai Infinity A26 Instantaneous Hot Water Heater

## Internet

- Starlink Kit (satellite dish and router)

## Cooling | Heating

- Mitsubishi HyperCore IN25 Heatpump (specifically for colder temperature) (controllable via app and remote)
- Herschel Ceiling Infrared Heating Panel with temperature control panel

## Doors | Windows

- Slimline plasma flaxpod entry door with pull handle and viewing hole
- Performatech Low E/Argon filled double glazed flaxpod french doors with parliament hinges (Second entrance/exit)
- 3x CS for Doors Cavity Sliders (two with locks)
- New Yorker double overtaking glass door room divider (dividing living room and kitchen areas)
- 5 x Performatech Low E/Argon filled flaxpod double glazed windows throughout (glazed window in bathroom)
- Sunscreen roller blinds on 5 openings
- Blockout roller blinds on 5 openings

## Lighting

- Philip Hue recessed lighting throughout (dimmable via app)
- Wave sensor controlled under cabinet lighting in kitchen
- Philip Hue light strip below cabinets (colour controlled via app)
- Philip filament hue lighting in bathroom (dimmable via app)
- Cosmetic white lighting in bathroom
- Upper storage light
- Philips Hue porch light (dimmable controlled via app)
- Ring Plus intruder floodlight with camera
- 3 x Philip Hue spot lights (colour controlled via app)
- Philip motion sensor for kitchen (incase needed for night light)

## Electrical Outlets

- Double sockets throughout (ample of USB-C and USB options)
- 3 x double outdoor outlets

# Room by Room

## Kitchen

Bespoke built kitchen cabinets (lower and upper soft close drawers and cabinets, including pull out spice rack, hidden utility drawer, plate shelf, broom closet, and pull out pantry library shelf)

- 20mm Caesarstone Bianco Drift benchtop
- Stainless steel undermount sink
- Cabinet hardware in black
- Cavity cabinet and shelves for spices
- Magnetic knife rack and mug hook rail
- Space for dining table
- High end appliances: Samsung Full-size (336L) Fridge and Freezer; Samsung Oven Dual Cook; Samsung 60cm Induction Stovetop; Fisher & Paykel Single Dishdrawer - integrated

## Bathroom | Laundry

- LG Washer and Dryer Combo - 9kg/5kg
- Cinderella Comfort incinerator toilet + liners (2 year transferable warranty)
- Bespoke built bathroom cabinets (3 drawers and 1 standing height cabinet)
- 20mm Caesarstone Bianco Drift benchtop
- Triple mirrored medicine cabinet
- 900 x 900 shower with cavity shower shelves
- Greens rain showerhead and slide shower
- White bowl basin, black tapware and hardware
- Horizontal heated towel rail
- Feature lights flanking mirrored medicine cabinet
- Extra bright white light for cosmetic application
- Bathrobe hook

## Living Room

- New Yorker glass cavity door room divider
- Blackout curtains for room divide
- Bespoke built cabinetry
  - TV unit cabinet
  - 2 x Tower storage with pull out soft close drawers (suitable for clothing closet) and full length mirrors.
  - Under sofa drawers
- Bespoke made sofa seating
- George & Willy laundry pulley maid

- Cord channel behind TV for cordless appearance

## Bedroom (comes down into Living Room)

- Queen size bed platform suspended in ceiling space by 4 SmartHome Universal Lifters (operated by phone app). Bed descends to normal height with leg bases flipped out.

## Office

- Bespoke built upper cabinets and shelf
- Space for 1200mm office desk and chair

## Mudroom

- Bespoke built shoe storage, upper shelf and bespoke made seat cushion
- Coat and key hooks

## Outside

- Outside tap
- 3 x dual outside sockets
- Ring video doorbell
- Yale keyless entry
- Philips Hue porch light (dimmable controlled via app)
- Ring Plus Intruder floodlight with camera
- 3 x Philip Hue Spot Lights (colour controlled via app)

## Upper Storage

- Above office and mudroom: 3.5sqm
- Good for long term storage (Christmas tree, luggage etc)

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## Included Items

- Mitsubishi HyperCore IN25 heatpump
- Herschel ceiling infrared heating panel
- Rinnai Infinity A26 instantaneous hot water heater
- Cinderella Comfort incinerator toilet + liners
- LG washer and dryer combo - 9kg/5kg
- Samsung full-size (336L) fridge and freezer
- Samsung Dual Cook full-size oven
- Samsung 60cm induction stovetop
- Fisher & Paykel single dishdrawer - integrated
- George & Willy laundry pulley maid
- Yale keyless entry
- Ring video doorbell and intruder spotlight with camera