

# MODSPACE STUDIO XL

MSX | 8.6 x 3.6m | 30m<sup>2</sup>

Included

**Floor:** 19mm H3.2 Treated Plywood on H3.2 Treated Timber Subfloor with Stainless Steel Fixings

•

Compliant for Site Building Consents in all Corrosion Zones

•

**Structural Framing:** H1.2 Treated Timber Framing wrapped with premium air and water barrier

•

**Roofing / Gutter:** Armorsteel® UltraZen Roofing with Armorsteel® Guttering and Flashings - Big 5 Profile

•

Armorsteel® Colour - Ebony

•

**Windows / Doors:** Architectural Aluminium Joinery with Low-E energy efficient Double Glazing

•

Window/Door Dulux® Powder Coat Colour - Matt Black

•

**Wall Cladding:** Armorsteel® UltraZen Cladding with Armorsteel® Flashings. Installed on weathertight vented cavity system - Corrugate Profile

•

Armorsteel® Colour - Ebony

•

**Wall Cladding:** James Hardie® Axon® Grooved feature installed on weathertight vented cavity system

•

James Hardie® Axon® Colour - Resene® Black White

•

**Insulation:** Premium Expol® and recycled glass batt insulation to comply with H1 Energy Efficiency Code up to Climate Zone 3

•

**Interior Wall Linings:** 10mm high resilience and impact resistance Triboard®

•

Wall Lining Colour - Resene® Black White

•

**Carpet:** Victoria Carpets® Watch Hill on 11mm Underlay

•

Victoria Carpets® Colour - Canyon

•

Carpet Underlay 11mm

## Electrical:

Interior Lighting: Recessed LED Downlights

•

Exterior Lighting: Black LED 10W 3000k Bulkhead

•

Power Supply: 32A Caravan Plug Connection

•

Smoke Alarm: Cavius® Photoelectric 10 Year

•

Powerpoints: PDL® 600 Double Powerpoints

•

Data Point: In-wall conduit provision

•

Switchboard: Included

•

Heat Pump: Prewire only

•

## Optional Upgrades

**Add Heat Pump:** Carrier® Hi-wall 3.5kW

## Choose your Colour:

Armorsteel® Roof & Wall Cladding - 20 Colours

James Hardie® Axon® Feature Wall - 100+ Colours

1 x Internal Feature Wall Colour 100+ Resene® Colours

Window/Door Dulux® Powder Coat Colour – 12 Colours

---

**Additional Storage:**

3000w Wardrobe with 3 x Drawers & 3 x Cupboards

---

---

**Exterior Front Cladding:**

Timber Front

---