

# The Landmark Book

FOURTH EDITION



  
**LANDMARK**  
H O M E S





Don't build a house, build a Landmark.

# The Landmark Promise



Paul and Debbie Clarke, Franchisors of Landmark Homes New Zealand, are a formidable partnership passionate about people and passionate about homes. They have more than 35 years' experience of building exceptionally designed, fabulously liveable homes, and they know that people are at the heart of every home.

Landmark has built a solid and unrivalled reputation of building homes that provide value for money, without compromising on quality and workmanship.

Paul and Debbie are themselves testament to this, having lived in the same Landmark home for over 20 years – a rarity for builders who are renowned for frequently moving house.

“We strive for complete customer satisfaction. As longstanding Registered Master Builders, every home comes with a Masterbuild Guarantee, giving you peace of mind that your investment is a safe one,” says Paul.

“Building homes is about building dreams and it is our privilege to help people realise their dreams,” says Debbie.

Welcome to the first step of your journey towards a new home. Put on a brew, find a comfy chair and take time to leaf through the pages of our book. Here you will find information and inspiration to help you on your way. We look forward to being part of your adventure.





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# About Landmark

## **Landmark**

An object or feature of a landscape or town that is easily seen and recognised from a distance, especially one that enables someone to establish their location.

## **Home**

A building for human habitation, especially one that consists of a ground floor and one or more upper storeys, place of residence, homestead, lodging place, a roof over one's head, habitation, residence, dwelling, dwelling place, abode, domicile.

*Oxford Dictionary*



LEFT Design and Build  
BELOW Glentui design



Landmark Homes strives for complete customer satisfaction, to which the number of repeat customers is testament.

Our catchphrase is 'Don't Build a House, Build a Landmark'. And you only have to look in a dictionary to see why.

The word Landmark implies so much more. We all need a place of belonging and at Landmark we love helping people build houses that far exceed their function of being a place to lay your head at night.

Experts in home design, we have more than 35 years experience in building homes that are exquisite to look at and fabulous to live in.

Locally owned in each region, Landmark Homes has a well-deserved reputation as one of the best when it comes to quality, service, design, workmanship and value for money.

Working closely with you, we help you to make your dream home a reality, right down to the last detail, from where to site your house to capture the sun, to future proofing, wiring your home to make the most of the latest technology and selecting door handles.

Our point of difference – and our strength - lies in our ability to deliver on our promise of building high-calibre homes for a fixed price.

We have three distinct building options to choose from, that enable you to create a unique masterpiece, put your stamp on an existing floor plan that is proven to succeed, or to redevelop a site with an existing building on it.

Our Design and Build, Ready to Build and Remove and Rebuild options are explored in more detail on the pages that follow.

Read on to find out more about how you can make the journey to your new home - your beacon, your guiding light, your Landmark.

### Quality Control

Building regulations are becoming increasingly stringent in New Zealand, which is something we fully support.

We have our own checklists and requirements in place to make sure that not only are these requirements met, they are exceeded.

Landmark Homes has a reputation for building homes to the highest of standards, which we uphold through our own rigorous quality control procedures.

Our detailed plans are clear and precise, down to the finest details, and we also offer a comprehensive Quality Control check by an independent company who is qualified to perform stringent checks on our homes that are built in areas where the service is available.

The 'quality control' page on our website outlines this specialist quality control process in detail and the locations in which it is available: [www.landmarkhomes.co.nz/whylandmark/qualitycontrol](http://www.landmarkhomes.co.nz/whylandmark/qualitycontrol).

We are also longstanding Registered Master Builders, which means every new homeowner receives a 10-year Master Build Guarantee, ensuring peace of mind and security in your investment.

# Design and Build

If you want a home that is as unique as you are, then our Design and Build option could be for you.







ALL PHOTOS Design and Build

Working closely with you, our talented and experienced designers can help you put your dreams on to paper and then into 'bricks and mortar', taking care to work within your set budget.

We focus on ensuring that your building project fits within the financial limits set by you. It's like having your own architect – without the expense or the wait.

### The perfect fit

Sometimes the most beautiful outlooks can also be the most challenging. The Design and Build option comes into its own for sites that are small, sloping, unusually-shaped, or have a view to an awkward aspect.

Expert designers can tailor your home to not only fit the lie of the land, but also use it to its best advantage to make the most of space and natural light.

### A home that works for you

When choosing a home, it is important that it not only looks fabulous, but is also super functional. If you work from home, plan to have your parents living with you in their old age or have a teenager who plays the drums, ideally it should be factored into the design.

Design and Build allows you to build a home that works for you. It is much easier to build a granny flat, office, or home studio at the start, rather than trying to factor in extra space later.

### Turning dreams into reality

Often we have an idea – or collection of ideas – of what our dream home looks like, but bringing those ideas together can prove difficult. With Design and Build, Landmark Homes gives you the freedom to dream, with the practical help and expertise needed to make your ideas work together.

To help crystallise your ideas, we recommend investing in a scrapbook. If you see something you like, be it in a magazine or on the Internet, print it out and add it to your book of dreams and you will soon start to see patterns emerge. Visit your site at different times of day to see how the light falls and visualise where you want your rooms and outdoor living spaces situated to make the most of the sun.



**BOTH PHOTOS** Design and Build

### The process

With more than 35 years experience of building exceptionally designed, luxuriously liveable homes, Landmark Homes has developed a seamless, easy-to-follow process that guides you through the project and gets you into your new home.

A Landmark Homes consultant will start by discussing site specifics with you, working through a design brief that will form the basis for concept plans. The plans are then fine-tuned into three-dimensional images, for you to take home and ponder.

Having taken time to carefully consider the plans, you come back to us with any changes you wish to make and working drawings are produced. Expert guidance is provided in

the consideration of details, such as window openings, materials and even the positioning of items such as hose taps and meter boxes, before full working drawings of your new home are presented to you.

Building consent is then applied for, plans are sent out for pricing and a final quote is presented to you. After fixed price contracts are prepared and signed, construction of your dream home begins.

#### Tips:

- Think about how you want your home to work for you
- Collect your favourite home pictures in a scrapbook
- Use the internet for inspiration
- Visit your site at different times of the day





# Ready to Build

If you were asked to explain your dream home in detail, could you?



**LEFT** Tewa design  
**BELOW** Monaco design  
**LOWER** Karapiro design



When it comes to houses, most of us are clear on what we like and don't like, but often we don't know exactly how our 'likes' might come together as a cohesive whole.

Landmark Homes' Ready to Build Plans do the thinking for you. These successful, established plans are configured for a myriad of lifestyles and tastes.

The hard part is deciding which one to choose.

### **A good place to start**

At Landmark Homes, we like to think of our Ready to Build plans as a starting point.

Use them as the inspiration for the home that you desire. We won't be offended if you want to change a few things here and there – in fact we encourage it.

The fluidity of our Ready to Build design process allows you to put your own stamp on your chosen design, be it using a different cladding or adding another bathroom.

We want your home to work for you and we relish the opportunity to help you create the perfect fit for you and your family.

### **Tried and trusted**

We have been building beautiful, quality homes throughout New Zealand for more than 35 years, so we know what we're doing.

Fashions may come and go, but our Ready to Build designs stand the test of time for their appeal and liveability. Consistently outstanding, we always deliver on our promise to build not just a house, but a 'Landmark'.



### Perfectly priced

Our Ready to Build plans are already priced, so that you know the level of financial commitment required from the outset. The concept plan, quote and site evaluation are all free.

The only deviation from the price after signing a 'fixed price' contract will be changes you wish to make along the way, and any monetary allowance included in the contract. For instance, if you decide, as the build progresses, to change a window or door or have different cupboard doors in the kitchen, we promise to keep you informed every step of the way to ensure costs are kept within your budget.

### The process

Because most – if not all – of the design work has already been done, Ready to Build homes are generally quick to get underway. Once you have decided on any changes to your chosen plan, preliminary plans are drawn up, including

the site plan, floor plan and all elevations, giving you a view of all aspects of your future home. Then, with your approval, working drawings are completed and submitted to the council for the appropriate consents. Building contracts documentation is prepared and signed. Let the building begin!

For more details see page 84 on Process.

#### Tips:

- Collect your ideas and dreams in a scrapbook
- Cut out several of your favourite Landmark plans
- Make changes to suit your family and lifestyle
- Mark where significant items of furniture will go

The selection of Ready to Build plans in this book is only a snapshot of what we have to offer. There are many more plans to choose from on our website:

[www.landmarkhomes.co.nz](http://www.landmarkhomes.co.nz)



ABOVE Wakatipu design  
RIGHT Durham design





# Remove and Rebuild

Love your neighbourhood but not your house? Found the perfect section in the perfect suburb, with a less than perfect house on it? Want to subdivide but your house is smack bang in the middle of the section?

There are several reasons why you might want to consider our Remove and Rebuild option.

## **Scenario 1: Love the neighbourhood you're in?**

The kids are settled in school, your kindly neighbour feeds your cats when you are away on holiday and the view is to die for. The only problem is the house. It's old and dilapidated and no amount of renovation is going to bring it back from the brink. What you need is a new house, but you don't want to move.

### **We've got it covered**

Landmark created the Remove and Rebuild option so you can have the home you desire, without uprooting from the life you know and love.

## **Scenario 2: Right suburb, wrong house**

You have found a fabulous site in a desirably established suburb. It has the right school zoning, north facing sun, great shopping and a strong community. But there is a catch. The existing house needs work – a lot of work.

The 'do-it-yourself' home renovation culture might be strong in New Zealand but it's not for everyone, nor is it always the most cost-effective option.

If you are missing the DIY gene, Remove and Rebuild could be the perfect solution for you.

Whether you want to look out your kitchen window and see an avenue of majestic oak trees or waves crashing on the beach, with Remove and Rebuild you can live in the suburb of your choice, in the house of your choice.





ABOVE Kerehi design

### Scenario 3: Divide and conquer

You are living the 'quarter acre dream'. You have a house and garden and room to spare. You want to make the most of the space but you can't because your house is in the wrong place.

Older homes with larger land parcels are not always positioned optimally. If you own or are planning to buy a site that is sub-dividable, with the intention of adding a second, or even third, dwelling, the existing house may be hindering your plans.

Remove and Rebuild gives you more options.

### The process

Before we even think about removing an existing dwelling, a full evaluation is carried out, taking into account all the possible pitfalls. This includes everything, from site zoning, existing use rights and access for heavy machinery, to which trees you would like to keep. Once this initial assessment has been completed, the real planning can begin. Working together, we build a clear picture of your new home, before going to the design, and then build phase. Before you know it, you have a new home, without leaving the street.

### Out with the old

Older houses can be cold, draughty and a lot of work to maintain, whereas new houses are designed with comfort in mind. Replacing an older house with a new one can have many benefits, including:

- A warmer living environment due to double glazing and robust insulation
- Improved energy efficiency
- Minimal maintenance
- Fantastic water pressure
- Life-enhancing technology
- Maximum resale value
- A blank canvas on which to make your mark... a Landmark



**ABOVE** Ruapehu design  
**ABOVE RIGHT** Brookside design  
**RIGHT** Individual design





# Outdoor Living

Spending long, languid summer evenings around the barbecue with family and friends is a tradition many of us grew up with.

Outdoor living has always been a big part of our Kiwi lifestyle.

Nothing has changed in that respect, but the way we are doing it has evolved beautifully, almost beyond recognition.

Wobbly, three-legged charcoal barbecues have made way for sophisticated stainless steel cookers, wood-fired pizza ovens and flaming braziers, while fold-out deck chairs and trestle tables have been replaced with sleek outdoor dining sets and all-weather lounge suites.

## Inside out, outside in

Our outdoor living spaces are getting bigger, better and more luxurious. We want them to be an extension of our indoor living spaces – somewhere that we can entertain, relax and soak up the outdoors in comfort, all year round, and enjoy from the inside looking out.

At Landmark we love the outdoors as much as you do. That is why we make outdoor living spaces a major consideration in all our plans.

Whether it is a swimming pool to plunge into during the summer or an outdoor fireplace to toast marshmallows on in winter, our designs make the most of your outdoor space, so you can too.

### Tips:

- Make your outdoor spaces easily viewable and accessible from the indoors
- Section your outdoor space into zones, such as dining and relaxing areas
- Add a fire/heat source – it draws people in
- Include a variety of seating options, from wicker sofas to benches and bar stools
- Use clever planting and screens to create more private outdoor rooms
- Include a covered area for year-round enjoyment



# Kitchen Design

It may be a well-worn cliché, but the kitchen really is the heart of the home. Not only is it a place to prepare food, but it is also a place to gather, to relax, to share and to build memories.





Once tucked away at the back of the house, kitchens now take centre stage. In the modern home they are multi-faceted and multi-functional. The kitchen of today is no shrinking violet.

When you are choosing your kitchen there are many things to consider. Take your time to think about what you want and talk to our experts – they may have thought of things that you haven't.

### How do you want your kitchen to function?

A live-in chef would be nice but most of us don't have that luxury. We spend a lot of time in our kitchens, from making school lunches during the week, to cooking up a culinary storm for family and friends at the weekend.

But we all use our kitchens differently. Some like to sauté and socialise, with friends gathered around the bench in hearty conversation, while others prefer to cook uninterrupted, as they wind down from their day.

If you like to dine and entertain al fresco, a kitchen that opens onto your outdoor living area is something to consider.

And if you have children, a kitchen island could be the perfect spot for pre-schoolers to paint pictures and roll out play dough while you prepare dinner, and for teenagers to do their homework.

Be practical in your thinking too. What appliances do you already own and what do you have your eye on for the future? You don't want to have to dismantle your kitchen further down the line to accommodate that wine fridge you have promised yourself next year.

### How do you want your kitchen to look?

In many modern homes the kitchen is central to the both the indoor and outdoor living areas. As such, it needs to be attractive and to blend seamlessly with its surroundings.

Quality workmanship and attention to detail are extremely important to Landmark Homes, but when it comes to choosing fixtures, fittings and finishes, we encourage you to explore your own personal style. To get those creative juices

flowing, here are some of the latest trends:

- Sculleries and walk in pantries, including a second sink and, perhaps, dishwasher
- Hi-gloss cabinetry and benchtops
- Marble effect benchtops – both laminate and stone
- Eco-granite sinks in black, white and grey
- Digital images on glass splashbacks
- Grained or wood-look accent colours
- Built-in rangehoods, hidden from view
- Integrated handles or no handles (push to open)
- Whites and neutral colours to avoid kitchens dating
- Engineered stone tops (scratch and stain resistant, and harder wearing than granite)
- Integrated wine fridges

#### Tip:

Meet with a kitchen designer in the early stages of planning your house, before window placement and layouts have been locked in place.



# Bathroom and Ensuite Design

The bathroom is the most private room in the house. It is also the place where many of us begin and end our day, where we refresh, rejuvenate, relax and restore.

Whether it is a functional family bathroom or personal oasis that you have in mind, it is important to choose a design that leaves you feeling revitalised to face the day, or comfortably wound-down for bed.

## **Have a spa experience every day**

Glorious double-sided showers and deep free-standing baths were once the preserve of five-star hotels and luxury retreats, but more and more people are choosing to have them in their own homes. Why? And why not? Because you can!

When you build a new home with Landmark, a glamorous, exquisitely designed bathroom can be part of the package. Finest bathroom furniture, wall-to-wall tiling, mood lighting, twin basins, over-sized mirrors ... you can shower and bathe in the lap of luxury every day.



**LEFT** Design and Build  
**MAIN LEFT** Waihopai design  
**BELOW** Austin design



## The practicalities

While we believe a beautiful bathroom is a must-have in every house, functionality is equally important. Think about what doesn't work for you in your current bathroom – is the shower too small or the toilet too close to the wall? Is there enough room to hang all the towels? Is there enough lighting? Enough bench space? Enough storage?

## Trends – now and in the future

Nothing dates a bathroom more than a coloured bathroom suite.

While no-one can predict the future, it's probably pretty safe to say that avocado green and salmon pink bathroom suites are unlikely to come back into fashion any time soon.

Choosing bathroom furniture that is neutral and simple, yet sumptuous, will stand you in good stead for the future. If you want to add a pop of colour, buy brightly coloured towels and accessories that you can change easily.

Colour schemes aside, there are some trends emerging, some of which we share with you below:

## Taps

Simple shapes and clean lines are in favour, with leanings towards function over fashion.

## Baths

Free-standing baths are extremely popular in new-builds, adding an air of luxury and indulgence, but if you don't have room for one, a semi-recessed bath with tiled surrounds, will give the same feeling of opulence, while creating a sense of space.

## Vanities and basins

The shape and style of vanity and basin you choose for your bathroom sets the tone. While all-in-one vanities remain popular, there has been a resurgence in vessel basins. Whichever you choose, don't lose sight of its purpose, which is to wash, clean and store.

## Toilet suites

If you prefer a more classical look, you might opt for a back-to-wall suite. However, wall-hung toilet suites are preferred in many new houses as they have a smaller footprint and are easier to clean. There is also new technology to consider, such as rim flushing and water economy.

## Dress it up

If you have the room, feature chairs, side tables, shelving, and potted plants, add a special feel to a bathroom, enhancing its ambience as a place of retreat.

### Tips:

- Choose your bathroom vanity first, and the rest will follow.
- Think about who will be using the bathroom at the same time – do you need double basins?
- Plan your lighting around the mirror.

# Tips and Tricks

## Things to Consider

The beauty of building a new home lies in being able to plan every last detail to suit your individual needs and the way you like to live. But it can be a daunting task trying to think of everything.







LEFT Austin design  
 BELOW Temuka design  
 FAR LEFT MAIN Design and Build  
 FAR LEFT UPPER Ruapehu design  
 FAR LEFT LOWER Kerehi design



When you have built as many houses as we have it becomes second nature, so we wanted to share the following list of ideas to get you thinking:

### Bedrooms

- How many bedrooms do you need?
- Where do you want them positioned?
- Is there space for a reading chair or a study desk?
- Are the windows and doors positioned to make the most of natural light and air flow?
- Do they open to the outdoors?
- Is the guest room away from the family bedrooms?
- Does the guest room have its own ensuite?
- How big does your wardrobe need to be? (Do you collect shoes and handbags?!)

### Social spaces

- Are there any views to capture?
- Do you like to frequently entertain guests?
- Do you need a large entertainers kitchen, with a separate scullery?
- Do you need a separate kids' area, teenagers' retreat or home theatre?
- Is there a seamless indoor-outdoor flow?
- Do you want a fireplace and, if so, where? Is it for heating or ambience?
- Do you want a place where you can always find some peace and quiet?
- Open plan or separate spaces?
- If you have a large collection of books or artefacts, where will they go?
- Are you going to incorporate the latest technology? Where will you house it?

### Entrance

- How do you want the entrance of your house to look?
- Do you want the stairwell to be the first thing people see when you open the front door?
- What will the front door look like? Do you want it to be a statement? If so, how?

### Garage

- Where will the garage be situated? Near the kitchen for easy unloading of groceries?
- If the internal access opens straight into your living area, will you insulate the door? Have you thought about adding attic stairs to a room space above the garage for extra storage?

**RIGHT** Digital Lockset  
**FAR RIGHT** Brookside design



# Technology

You've heard of keyless cars, but what about keyless houses? With the technology available today, you need never worry about locking yourself out of your house again.

Gaining entry to your home could be as simple as fingerprint recognition, sending a text message from your mobile phone or tapping a code into a keypad. These are just some of the ingenious inventions that make modern living, easy living.

If it all sounds a little bit James Bond, don't worry, we are here to help. At Landmark Homes we have done our homework – so you don't have to. We pride ourselves in keeping up with the latest developments in home technology so that we can advise home buyers on what options are available to make their homes clever, comfortable and customised to suit them.

## **Start as you mean to carry on**

The advantage of building a new house is that you have the opportunity to incorporate money and time-saving technology from the start. Some things to consider are:

### ***Energy efficiency***

As technology advances, the cost of many energy-saving options is decreasing. Solar heating and heat pump hot water cylinders are now a lot more accessible. A plethora of energy-saving lighting options are available.

### ***Insulation***

The better the insulation, the easier and cheaper a house is to heat and cool. Insulation products available today help keep modern

homes snug in winter and at a comfortable temperature in summer. This extends to doors and windows with plenty of clever design tricks at your disposal. You may even want to consider soundproofing walls and doors, giving more flexibility around the positioning of rooms in your new home.

### ***Heating and cooling***

Maintaining a pleasant temperature not only keeps your home comfortable, it also keeps it healthy. From floor heating, space heaters and ducted heat pumps to radiant and outdoor heating, we can advise you on the best heating and cooling systems to suit the space before it is built.

### ***Water efficiency***

With many councils now charging for water consumption it is important to make every drop count. From dishwashers and washing machines to showerheads and taps, there are plenty of clever choices available to stop your money going down the drain.

### ***Smart home***

Imagine using your mobile phone to set your security system, control the temperature of your home, programme your entertainment system or even turn appliances on and off. If it sounds futuristic, think again. The future is now and at Landmark Homes we can show you the way.

# Landmark Ready to Build



The Landmark Ready to Build plan collection is an inspirational starting point for the journey to owning your new home.

It is not our intention to limit you to our plans; we mean it when we say it's your landmark, and we encourage our clients to put their own stamp on their home. Our designers enjoy the interaction with clients and the option to customise an existing plan – make changes to them to suit you and your family, identify the areas that work, and which would need a re-think.

Ready to build plans are already priced. The only variation after you have signed a 'fixed price' contract will be changes you wish to make along the way, or on your provisional sums.

Make use of the successful, established plans on the following pages and take advantage of the fluidity of our design process by stamping your mark on your Landmark. Remember, the best homes always grow out of the imagination of the client and the designer working in partnership.

So, are you Ready to Build?

# Abel Tasman

235.7m<sup>2</sup>



The Abel Tasman design is all about great living. The living spaces are generous, and the family room is open plan with kitchen and dining areas. A separate lounge is easily joined with large cavity sliders. Indoor-outdoor flows through French doors from each room, and allows enjoyment of the outdoors at any time of day in a private area. A large scullery complements the kitchen with great storage and extra work surfaces. This home is ideal for sites running east – west, so the entry and garage face south and the spacious bedrooms and living rooms benefit from all day sunlight. The master suite has a luxurious ensuite and walk in wardrobe. French doors open to outdoor living areas.

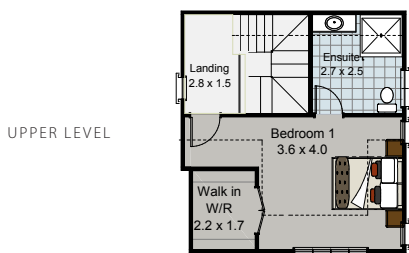
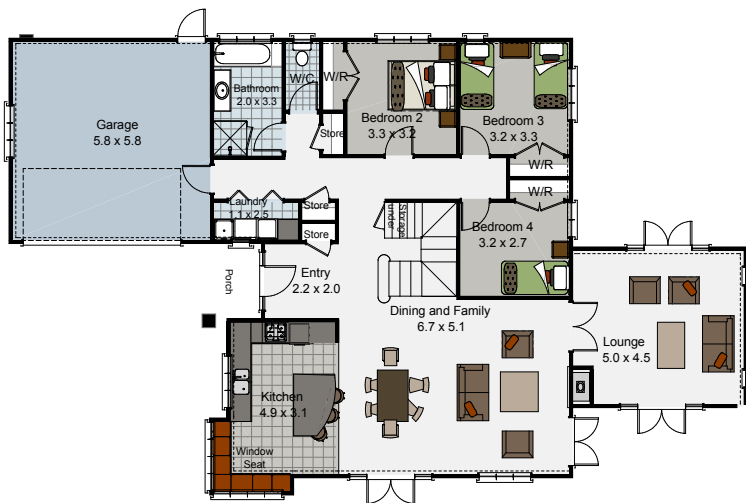
## Special Features

- Ideal for sites running east – west
- Large family kitchen with generous scullery
- Cedar and plaster combination cladding
- Luxurious master suite
- Spacious open plan living with great indoor-outdoor flow
- Separate internal laundry with outdoor access

Total Living Area	199.4m <sup>2</sup>
Garage Area	36.3m <sup>2</sup>
Total Floor Area	235.7m <sup>2</sup>
Porches	6.2m <sup>2</sup>
Total Area	241.9m <sup>2</sup>
Overall Dimensions	24.2m x 15.9m

234.3m<sup>2</sup>

# Aotea



The Aotea design makes you feel at home and is superbly functional and inviting. From the spacious entry, a gracious stairway leads to the upstairs master suite and living area. Double doors open to a separate lounge that enjoys morning or afternoon sun, providing scope for year-round outdoor enjoyment. A large window-seat in the kitchen provides a gathering place for a coffee and a chat.

## Special Features

- Classic weatherboard exterior
- Asphalt shingle roof
- Four bedrooms and two bathrooms
- 2.7m ceiling height with coved ceiling in master suite upstairs
- Designer kitchen and abundant storage

Lower Floor Area	156.3m <sup>2</sup>
Upper Floor Area	42.4m <sup>2</sup>
Garage Area	35.6m <sup>2</sup>
Total Floor Area	234.3m <sup>2</sup>
Porches	6.0m <sup>2</sup>
Total Area	240.3m <sup>2</sup>
Overall Dimensions	21.5m x 13.6m

# Atlanta

219.2m<sup>2</sup>



This interesting home offers plenty of living space with the perfect balance between family living and entertaining guests. The family room and two bedrooms are on the ground floor, providing a natural division from the upstairs living and entertaining areas. With so much living space in this home there will always be somewhere quiet to relax.

## Special Features

- Upstairs living
- Compact design for smaller sites
- Master suite on main living level
- Extensive deck area upstairs
- Covered outdoor area opening from downstairs family living
- Double shower and vanity in ensuite

Lower Floor Area	89.1m <sup>2</sup>
Upper Floor Area	96.0m <sup>2</sup>
Garage Area	34.1m <sup>2</sup>
Total Floor Area	219.2m <sup>2</sup>
Porches	20.5m <sup>2</sup>
Total Area	239.7m <sup>2</sup>
Overall Dimensions	14.2m x 12.3m

299.9m<sup>2</sup>

# Austin



A relaxed entry invites you into the heart of this home – the kitchen and dining area. This area flows into two living spaces – separate enough to have a ‘quiet room’, but open the doors and you have the perfect entertaining combination. Upstairs, double doors open into the master suite that offers a rarely seen level of space and luxury. Two spacious family or guest bedrooms open from an extended gallery style landing, and share a second bathroom. Large extra height windows maximise the sun and views from this superb home.

## Special Features

- Narrow footprint suits many sites
- Weatherboard exterior with traditional detailing
- Luxurious master suite upstairs off gallery
- Study/Bedroom 4 with ensuite allows flexibility of use as ‘work from home’ or guest area
- Open plan kitchen, dining and family rooms with superb indoor outdoor flow
- Separate internal laundry

UPPER LEVEL



Lower Floor Area	131.9m <sup>2</sup>
Upper Floor Area	124.0m <sup>2</sup>
Garage Area	44.0m <sup>2</sup>
Total Floor Area	299.9m <sup>2</sup>
Porches	4.5m <sup>2</sup>
Total Area	304.4m <sup>2</sup>
Overall Dimensions	21.2m x 11.2m

# Brookside

246.6m<sup>2</sup>



With the convenience of single-level living, the Brookside welcomes you into superb open-plan living areas. It is designed to capture the morning sun in the kitchen and dining areas, making the window-seat a favourite spot for morning coffee. A separate lounge with verandah roof and pergola is perfect for summer barbeques and enjoying a lovely evening.

## Special Features

- Timeless design
- Study opens with double doors to family room
- Outdoor entertaining under sloping pergola
- 2.7m ceiling height
- Linea weatherboard exterior
- Double-sided fireplace

Total Living Area	203.0m <sup>2</sup>
Garage Area	43.6m <sup>2</sup>
Total Floor Area	246.6m <sup>2</sup>
Porches	11.0m <sup>2</sup>
Total Area	257.6m <sup>2</sup>
Overall Dimensions	15.0m x 25.8m



204.8m<sup>2</sup>

# Cambridge



A compact home that is ideal for a smaller city site with northern access, often a difficult aspect to make effective use of the sun. With the master suite on the ground floor with living areas, this design effectively offers a single-level living option for a couple, leaving the upstairs bedrooms and extended landing space for guests or family. Entertaining in the 'outdoor room' is perfect for today's relaxed lifestyles.

## Special Features

- Open plan living with outdoor flow to sheltered covered area
- Compact design for small sites
- Master suite on main living level
- Extended landing creates extra living space
- Classic style with Linea weatherboard exterior
- Walk-in scullery

Lower Floor Area	109.4m <sup>2</sup>
Upper Floor Area	57.3m <sup>2</sup>
Garage Area	38.1m <sup>2</sup>
Total Floor Area	204.8m <sup>2</sup>
Porches	6.0m <sup>2</sup>
Total Area	210.8m <sup>2</sup>
Overall Dimensions	13.5m x 15.0m

# Clutha

184.0m<sup>2</sup>



This split-level design is developed to make the most of sloping sites. The living spaces are on the highest level to get the best views and sun, while the master bedroom is privately tucked away for peace and quiet. The Clutha is designed to maximize the floor space available, while at the same time, separating the living and sleeping areas.

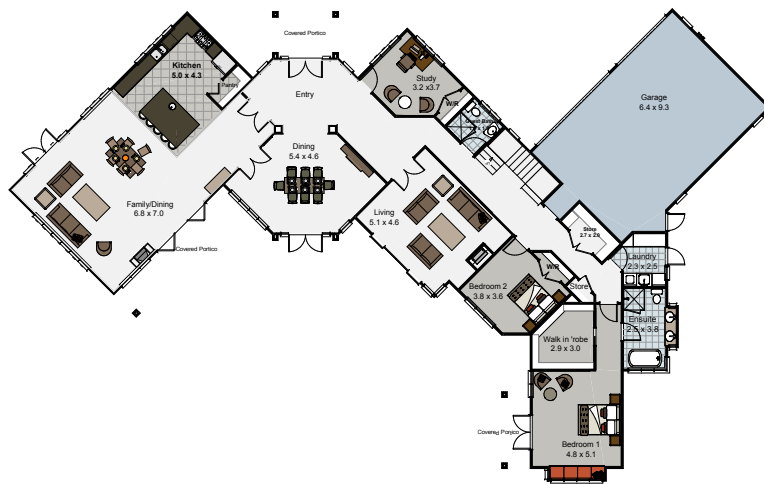
## Special Features

- Three split levels for a sloping site
- Upstairs open-plan living
- Curved balcony upstairs
- Private master bedroom on separate level
- Designed for sun and views
- Monoplane roof design

Lower Floor Area	73.5m <sup>2</sup>
Upper Floor Area	73.0m <sup>2</sup>
Garage Area	37.5m <sup>2</sup>
Total Floor Area	184.0m <sup>2</sup>
Porches	14.0m <sup>2</sup>
Total Area	198.0m <sup>2</sup>
Overall Dimensions	11.5m x 15.3m

402.1m<sup>2</sup>

# Coleridge



Opulent country living at its best! Formal and informal living rooms offer a space for every occasion. The Coleridge's impressive spacious entry allows access to the bedroom and living 'wings' of the home. Upstairs you'll find two bedrooms and a third bathroom, whilst the sumptuous ground-level master suite gives the luxury of mainly single-level living in a gracious two-storey home

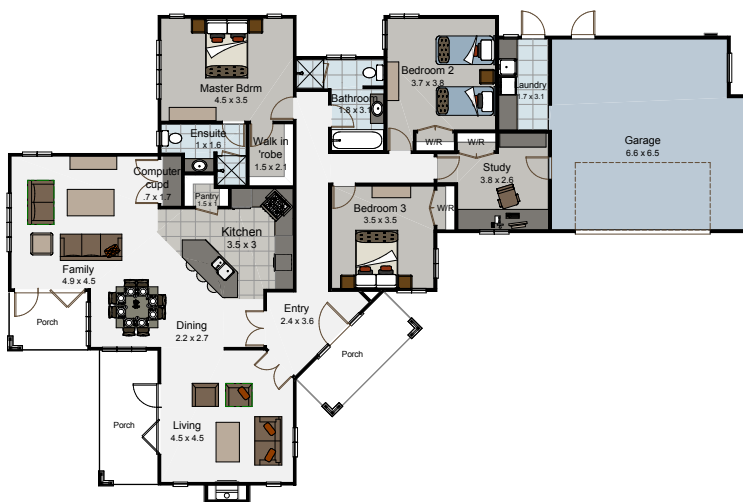
## Special Features

- Grand central entrance
- Triple car garaging
- Master suite on ground floor for single-level living
- Guest accommodation upstairs
- All living spaces open to a sheltered courtyard area

Lower Floor Area	273.5m <sup>2</sup>
Upper Floor Area	63.9m <sup>2</sup>
Garage Area	64.7m <sup>2</sup>
Total Floor Area	402.1m <sup>2</sup>
Porches	44.0m <sup>2</sup>
Total Area	446.1m <sup>2</sup>
Overall Dimensions	28.2m x 22.7m

# Cromwell

221.1m<sup>2</sup>



The Cromwell is a timeless weatherboard home with great aesthetic appeal. With three bedrooms and a study and computer nook, this is a classic family home. Open-plan living and bi-folding doors provide fabulous indoor-outdoor flow to the verandah. The central kitchen features a roomy walk-in pantry offering plenty of storage.

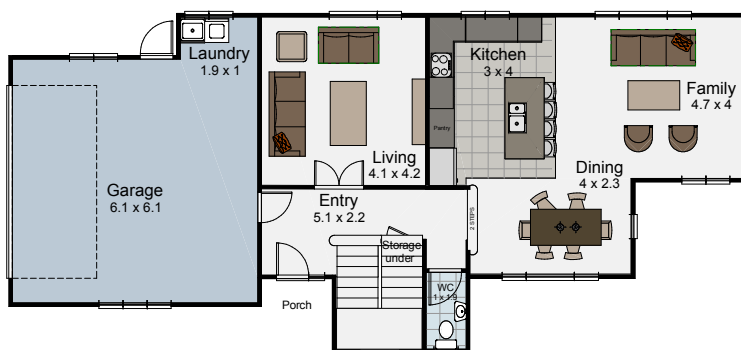
## Special Features

- Open plan living with central kitchen
- Walk-in pantry
- Wide verandah to entry and living areas
- Three bedrooms plus study
- Traditional exterior detailing and weatherboard cladding

Total Living Area	177.1m <sup>2</sup>
Garage Area	44.0m <sup>2</sup>
Total Floor Area	221.1m <sup>2</sup>
Porches	21.7m <sup>2</sup>
Total Area	242.8m <sup>2</sup>
Overall Dimensions	25.2m x 16.0m

196.0m<sup>2</sup>

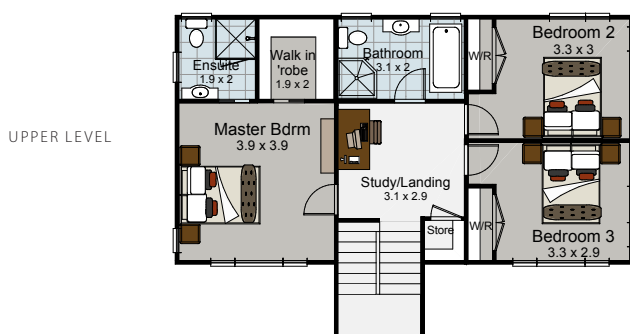
# Denver



A small narrow footprint makes this design perfect for compact sites with access from the south, but can be customised to suit. The kitchen, dining and family rooms have a 2.7m ceiling height and are positioned to catch the sun and access outdoor living spaces. A separate living room off the entry is the ideal space for a home theatre room. Upstairs, the master bedroom and two others are accessed by an extended landing, which creates an extra space for computer or television.

## Special Features

- 2.7m high ceilings in kitchen, family and dining room
- Weatherboard exterior with traditional detailing
- Small narrow footprint for compact sites
- Extended landing gives extra study space
- Open plan kitchen, dining and family rooms with indoor-outdoor flow



Lower Floor Area	79.8m <sup>2</sup>
Upper Floor Area	74.9m <sup>2</sup>
Garage Area	41.3m <sup>2</sup>
Total Floor Area	196.0m <sup>2</sup>
Porches	2.0m <sup>2</sup>
Total Area	198.0m <sup>2</sup>
Overall Dimensions	18.4m x 8.4m

# Durham

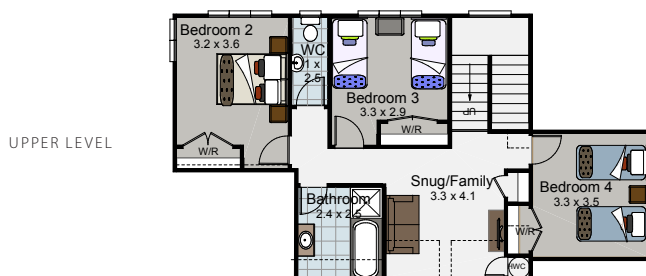
280.6m<sup>2</sup>



The moment you step into this home, you are enveloped by a sense of space and light. The 3.5m high ceilings in the family and dining area, with highlight windows over the bi-folding doors, makes this home feel very special. This area flows into a separate living room, which also opens to outdoors. A generous pergola provides shelter outdoors. The master suite is on the ground floor creating single level living for a couple. Upstairs, the landing extends to provide a third living space, ideal for TV, games station or study area, and leads to three large bedrooms and family bathroom. A substantial family home.

## Special Features

- 3.5m high ceilings in family and dining room
- Weatherboard exterior with traditional detailing
- Luxurious master suite on ground floor
- Extended landing for extra living space
- Open plan kitchen, dining and family rooms with superb indoor-outdoor flow
- Separate internal laundry



Lower Floor Area	157.1m <sup>2</sup>
Upper Floor Area	81.9m <sup>2</sup>
Garage Area	41.6m <sup>2</sup>
Total Floor Area	280.6m <sup>2</sup>
Porches	6.7m <sup>2</sup>
Total Area	287.3m <sup>2</sup>
Overall Dimensions (excluding pergola)	20.2m x 13.8m

251.3m<sup>2</sup>

# Edgewater



When you have a site that slopes down significantly from a small building platform, the Edgewater design is a great starting point, making the most of the site, sun and views. Garage, entry and study share the highest level. The living, kitchen, dining and master suite occupy the mid-level, whilst another living space and bedrooms are below. Well positioned decks enable outdoor living. Simple but stylish monoplane roof-lines flow with the level changes, creating an appealing aesthetic. Levels can be adapted to suit varying sites.

## Special Features

- Three split-levels to make the most of a significantly sloping site
- Weatherboard cladding exterior
- Luxurious master suite on main living level
- Living and dining open to generous decking
- Guest bedrooms, bathroom and family space, together on lower level

Lower Floor Area	68.5m <sup>2</sup>
Upper Floors Area	139.9m <sup>2</sup>
Garage Area	42.9m <sup>2</sup>
Total Floor Area	251.3m <sup>2</sup>
Porches and Balconies	49.5m <sup>2</sup>
Total Area	300.8m <sup>2</sup>
Overall Dimensions	20.0m x 14.3m

# Endeavour

266.7m<sup>2</sup>



The Endeavour welcomes you into the heart of the home with spacious living areas. A bonus family area is located upstairs with the three family bedrooms. The master suite is located on the ground floor giving a sense of single level living for a two person household. Good flow to morning and afternoon sun areas from main living means there is always a sheltered spot for outdoor living.

## Special Features

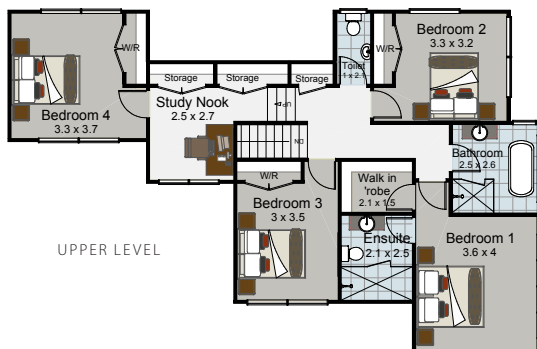
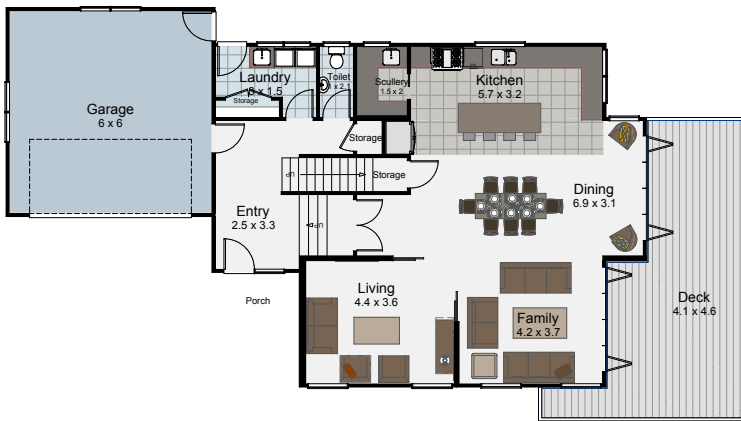
- Open plan living with three aspects of outdoor living
- Master suite on ground floor offering single-level living
- Extra living space off family bedrooms upstairs
- Classic style with weatherboard clad exterior

Lower Floor Area	149.9m <sup>2</sup>
Upper Floor Area	81.0m <sup>2</sup>
Garage Area	35.8m <sup>2</sup>
Total Floor Area	266.7m <sup>2</sup>
Porches	33.6m <sup>2</sup>
Total Area	300.3m <sup>2</sup>
Overall Dimensions	23.2m x 13.8m



256.5m<sup>2</sup>

# Fitzroy



With modern lines, the Fitzroy design is a substantial, multi-level family home. It specifically suits sites sloping away from the entry point, ideally to the north, north east or north west. The level changes can be adapted to suit steeper sites. Split level makes transition between floors easier. The bedrooms and study nook are on the upper levels, whilst the generous living spaces and kitchen are positioned just four steps down from the entry and garage level, capitalising on sun and views.

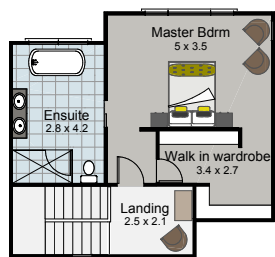
## Special Features

- Four large bedrooms plus study nook
- Designed with four levels to suit sloping sites
- Luxurious master suite upstairs with other bedrooms
- Spacious open plan living with lounge able to be closed off
- Extensive deck for outdoor living

Lower Floors Area	115.3m <sup>2</sup>
Upper Floors Area	103.0m <sup>2</sup>
Garage Area	38.2m <sup>2</sup>
Total Floor Area	256.5m <sup>2</sup>
Porches and Balconies	38.6m <sup>2</sup>
Total Area	295.1m <sup>2</sup>
Overall Dimensions	19.0m x 11.2m

# Glentui

264.9m<sup>2</sup>



UPPER LEVEL

On a narrow site it is always a challenge to achieve a stylish and functional design. The Glentui offers the wow factor and spacious family living. A butler's pantry and casual dining area extend the kitchen's space and functionality. The entry is impressive and links the interior spaces which flow outdoors. This home is ideal for family living and enjoyment.

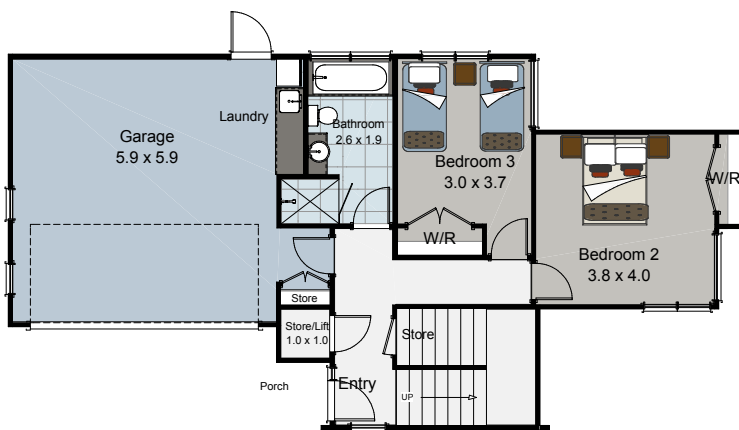
## Special Features

- Upstairs master suite
- Extra casual dining area off kitchen
- Open plan living areas with superb indoor-outdoor flow
- Extra height in living area
- Covered outdoor area and pergolas
- Classic weatherboard style and detailing

Lower Floor Area	170.8m <sup>2</sup>
Upper Floor Area	55.5m <sup>2</sup>
Garage Area	38.6m <sup>2</sup>
Total Floor Area	264.9m <sup>2</sup>
Porches	19.8m <sup>2</sup>
Total Area	284.7m <sup>2</sup>
Overall Dimensions	22.7m x 13.2m

214.9m<sup>2</sup>

# Hahei



Using very simple clean lines this home offers upstairs living to capitalise on a special view and the sun. With a footprint only 8.4m wide, this design is ideal for small sites. Two decks offer morning and afternoon outdoor enjoyment. One is covered for all weather use. Privacy and functionality are key elements that will be enjoyed in this effective home.

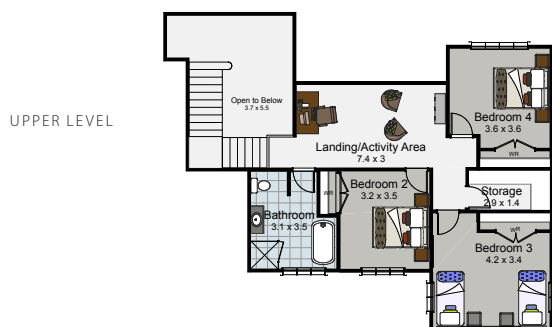
## Special Features

- Compact footprint for small sites
- Master suite on main living level
- Well-placed covered and sheltered deck
- Modern monoplane design with weatherboard exterior

Lower Floor Area	63.1m <sup>2</sup>
Upper Floor Area	113.7m <sup>2</sup>
Garage Area	38.1m <sup>2</sup>
Total Floor Area	214.9m <sup>2</sup>
Porches and Balconies	39.6m <sup>2</sup>
Total Area	254.5m <sup>2</sup>
Overall Dimensions	16.5m x 8.4m

# Haweia

310.1m<sup>2</sup>



The Haweia design is inspired by our popular Tekapo design, and is a family sized home with spacious living areas and an extra family space upstairs, along with other three bedrooms. A covered outdoor area off the family room is ideal in any weather. The dimensions of this home are well suited to city and lifestyle sites.

## Special Features

- Covered 'outdoor room' for enjoyment in any weather
- Impressive entry with two storey ceiling
- Master suite on ground floor
- Central light well gives light airy feel
- Classic style with weatherboard cladding

Lower Floor Area	173.0m <sup>2</sup>
Upper Floor Area	90.2m <sup>2</sup>
Garage Area	46.9m <sup>2</sup>
Total Floor Area	310.1m <sup>2</sup>
Porches	45.4m <sup>2</sup>
Total Area	255.5m <sup>2</sup>
Overall Dimensions	25.9m x 15.5m

256.0m<sup>2</sup>

# Karapiro



Easy family living is the priority for this classic style home that is comfortable in town or country. Living areas soak up the sun and views, and open through bi-fold and French doors to outdoor extended living spaces – covered, and with pergola. The welcoming kitchen is central, inviting participation and communication. A gracious entry leads to living areas leaving bedrooms privately removed. The Karapiro is the perfect home for entertaining and enjoying the company of friends.

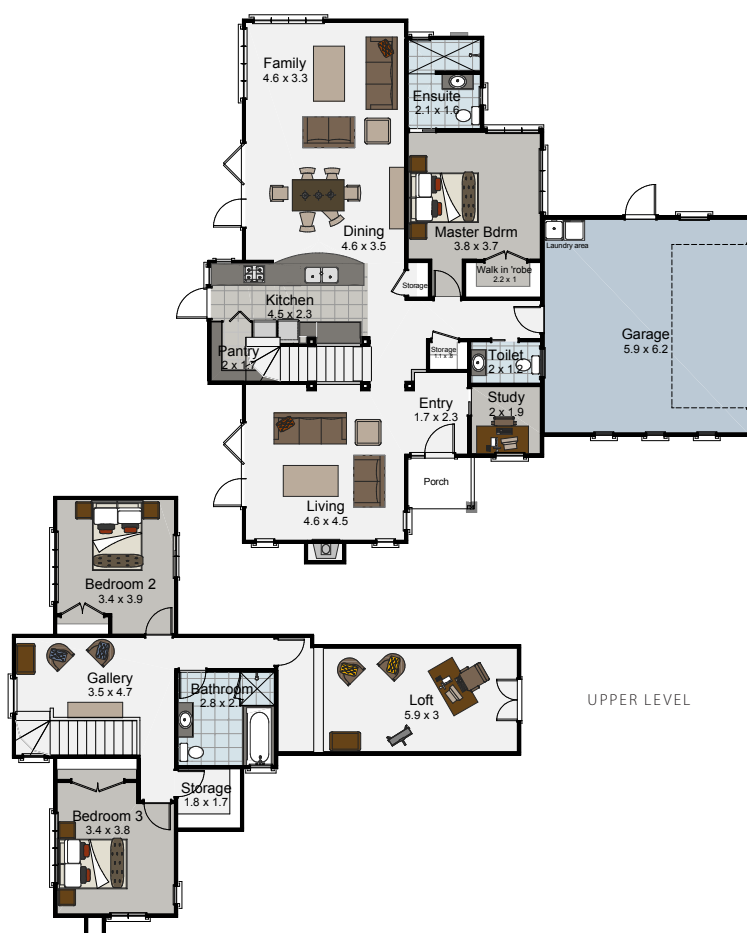
## Special Features

- Covered 'outdoor room' for enjoyment in any weather
- Spacious open plan living with separate lounge
- Designer kitchen with walk-in scullery
- Separate internal laundry
- Classic style with weatherboard cladding

Total Living Area	215.1m <sup>2</sup>
Garage Area	40.9m <sup>2</sup>
Total Floor Area	256.0m <sup>2</sup>
Porches	22.1m <sup>2</sup>
Total Area	278.1m <sup>2</sup>
Overall Dimensions	26.2m x 14.6m

# Kerehi

245.8m<sup>2</sup>



There is a lot of living space packed into this compact design, offering single level living with the master bedroom and ensuite downstairs. The lounge is subtly separated from the open plan kitchen, dining and family areas by the stairs making it ideal for entertaining or just enjoying the luxury of a separate space. Upstairs, an extended landing can be utilised as a small sitting area or computer area. A spacious loft over the garage is enhanced by French doors, a juliet style railing, and large skylights. This light airy space provides a third living area, an activity studio or fourth bedroom.

## Special Features

- Open plan living with outdoor flow to sheltered covered area
- Compact design for smaller sites
- Master suite on main living level
- Walk-in scullery
- Extended landing creates extra living space
- Classic style with weatherboard cladding

Lower Floor Area	120.5m <sup>2</sup>
Upper Floor Area	86.6m <sup>2</sup>
Garage Area	38.7m <sup>2</sup>
Total Floor Area	245.8m <sup>2</sup>
Porches	3.0m <sup>2</sup>
Total Area	248.8m <sup>2</sup>
Overall Dimensions	15.7m x 15.8m

264.8m<sup>2</sup>

# Lakeside



Inspired by our popular Wakatipu design, the more compact Lakeside features high sloped ceilings in the kitchen, dining and family areas, and 2.7m high ceilings throughout. A separate lounge is accessed through double cavity sliders off the more casual living area and all living spaces have a flow to the outdoor areas. The master suite, positioned for morning sun, is separated from guest or family bedrooms.

## Special Features

- Central Otago pavilion-style design
- High sloping ceilings in kitchen, dining and family rooms
- Gas fire in lounge and family room
- Extra height windows for sun and views
- Abundant storage and spacious rooms
- Weatherboard and plaster exterior

Total Living Area	224.8m <sup>2</sup>
Garage Area	40.0m <sup>2</sup>
Total Floor Area	264.8m <sup>2</sup>
Porches	23.1m <sup>2</sup>
Total Area	287.9m <sup>2</sup>
Overall Dimensions	25.0m x 17.3m

# Leigh

207.8m<sup>2</sup>



A large expanse of glass in the floor to ceiling windows and doors makes this compact modern townhouse light and attractive. Exterior detailing, like the extended walls and louvered panels over the front door and porch area off the living spaces, adds to the character. Downstairs is all about living, with the dining room opening to a covered outside area. Careful thought has been given to the aspects of the rooms to ensure maximum sun and warmth is achieved. The Leigh is the ideal townhouse layout for compact sites where privacy is important. Western access is ideal for this design, but it is well suited to rotate or mirror image for virtually any site. Everything you need is packed into a well-planned but minimal footprint.

## Special Features

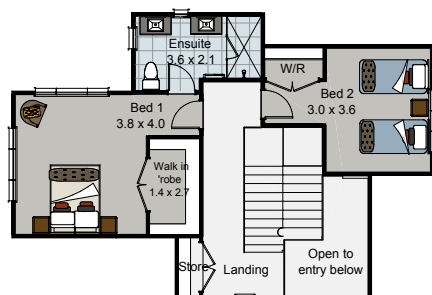
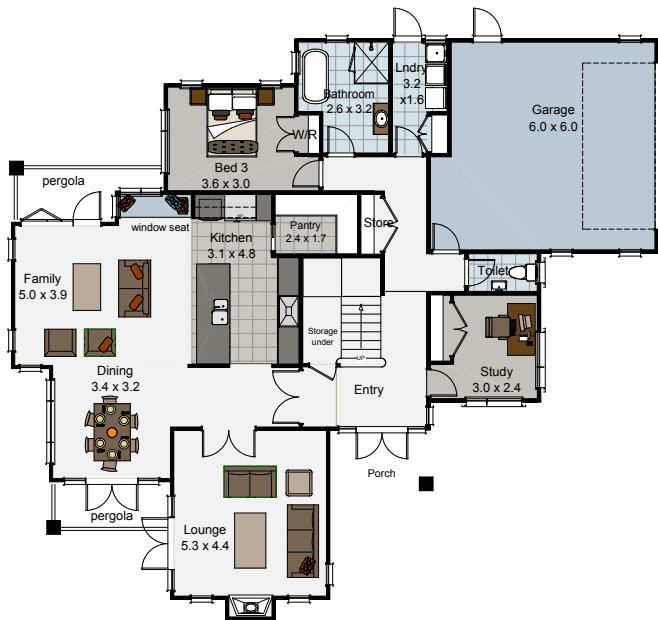
- Luxurious master suite and other bedrooms upstairs
- Open plan kitchen, dining and living rooms with covered outdoor area
- Board and batten and Stria cladding
- Small footprint is ideal for compact sites
- Exterior detailing adds to character of home

Lower Floor Area	82.1m <sup>2</sup>
Upper Floor Area	86.3m <sup>2</sup>
Garage Area	39.4m <sup>2</sup>
Total Floor Area	207.8m <sup>2</sup>
Porches	24.5m <sup>2</sup>
Total Area	232.3m <sup>2</sup>
Overall Dimensions	14.4m x 14.8m



258.3m<sup>2</sup>

# Lincoln



UPPER LEVEL

The Lincoln is a true town or country design. It is compact enough for town sites and is also a substantial family home to suit a lifestyle or rural location. The open plan kitchen, dining and family space opens on to a separate lounge, and is the ideal layout for family living. Two bedrooms upstairs give flexibility for either a young or more mature family. The spacious entry features two storey heights reaching up to the landing of the master suite upstairs.

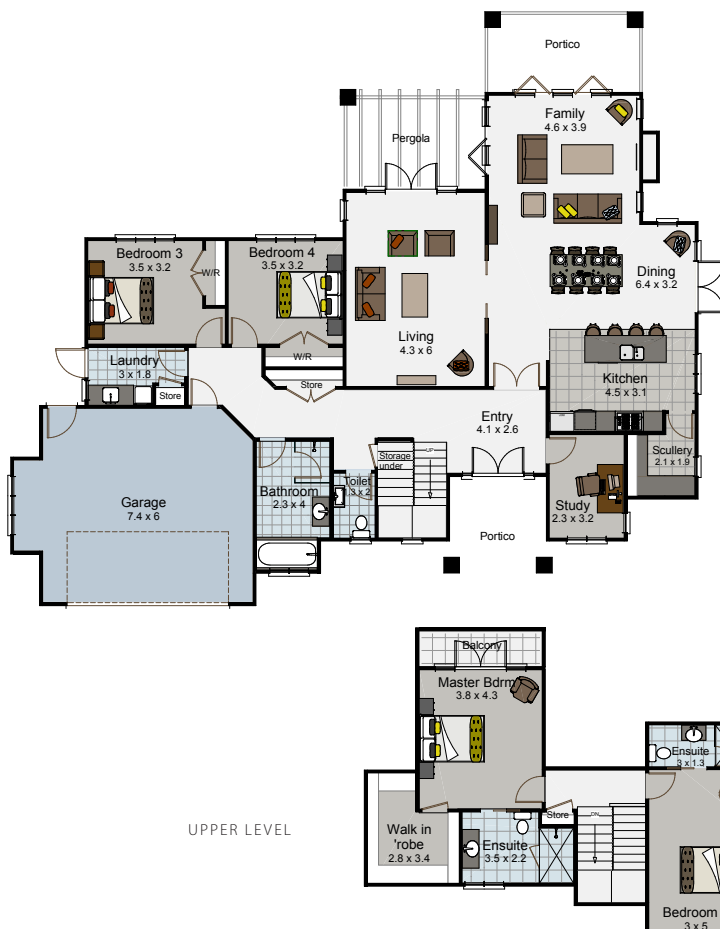
## Special Features

- Spacious entry with high ceilings
- Kitchen with separate pantry
- Extended roof and pergolas over French doors
- Two bedrooms upstairs
- American asphalt shingle roof

Lower Floor Area	152.0m <sup>2</sup>
Upper Floor Area	67.2m <sup>2</sup>
Garage Area	39.1m <sup>2</sup>
Total Floor Area	258.3m <sup>2</sup>
Porches	8.8m <sup>2</sup>
Total Area	267.1m <sup>2</sup>
Overall Dimensions	16.9m x 18.7m

# Manuwai

290.6m<sup>2</sup>



The Manuwai performs superbly as a welcoming family home. It is also perfect for accommodating house guests, offering privacy from an upstairs master suite and second bedroom with ensuite. High ceilings in the open-plan living area with highlight windows, add a sense of grandeur and airiness. A walk-in scullery completes the kitchen, and the separate lounge is ideal for a home theatre or place to escape to.

## Special Features

- Superb architectural style that gives real street appeal
- Open plan living areas with outstanding indoor-outdoor flow
- Covered outdoor area and pergola
- Upstairs master suite with balcony
- 3.5m ceiling height in living areas

Lower Floor Area	180.4m <sup>2</sup>
Upper Floor Area	66.7m <sup>2</sup>
Garage Area	43.5m <sup>2</sup>
Total Floor Area	290.6m <sup>2</sup>
Porches and Balconies	31.6 m <sup>2</sup>
Total Area	322.2m <sup>2</sup>
Overall Dimensions	21.3m x 15.9m

252.1m<sup>2</sup>

# Milan



This substantial Mediterranean style home welcomes you in, to enjoy a light, airy ambience. The lovely sense of space and light is created by 3.5m high ceilings with highlight windows in the main open-plan living areas. The Milan is specially designed to enjoy views to the south and east, while maximising the sun and outdoor living options.

## Special Features

- Impressive entry and portico
- Open plan living areas with superb outdoor flow
- Mediterranean styled pillars and pergolas
- 3.5m high ceilings in living areas, with highlight windows for extra light
- Designed to capture views to the south and east

Total Living Area	203.0m <sup>2</sup>
Garage Area	49.1m <sup>2</sup>
Total Floor Area	252.1m <sup>2</sup>
Porches	6.3m <sup>2</sup>
Total Area	258.4m <sup>2</sup>
Overall Dimensions	24.m x 17.5m

# Monaco

266.0m<sup>2</sup>



The true French character of this home, with shuttered panels and arched windows, gives it real street appeal. The ground level is home to all of the living spaces, each of which flows beautifully outside to the covered portico – the perfect all-weather outdoor entertaining and dining space. Three bedrooms are quietly clustered upstairs accompanied by a family bathroom and ensuite in the master bedroom suite.

## Special Features

- Appealing French character
- Covered outdoor courtyard for indoor-outdoor living
- A separate lounge – your own home theatre?
- Gracious entry and 2.7m high ceilings throughout
- Separate walk-in scullery

Lower Floor Area	131.3m <sup>2</sup>
Upper Floor Area	92.1m <sup>2</sup>
Garage Area	42.6m <sup>2</sup>
Total Floor Area	266.0m <sup>2</sup>
Porches	19.9m <sup>2</sup>
Total Area	285.9m <sup>2</sup>
Overall Dimensions	18.5m x 18.1m

204.5m<sup>2</sup>

# Monte Carlo



Extra high ceilings and highlight windows give the Monte Carlo a wonderful feeling of space and light. With bi-fold doors leading from open-plan living spaces to an outside area covered by a pergola, this home makes the most of sun and views. Cedar louvres to the master bedroom and lounge make a great feature from the outdoor living area.

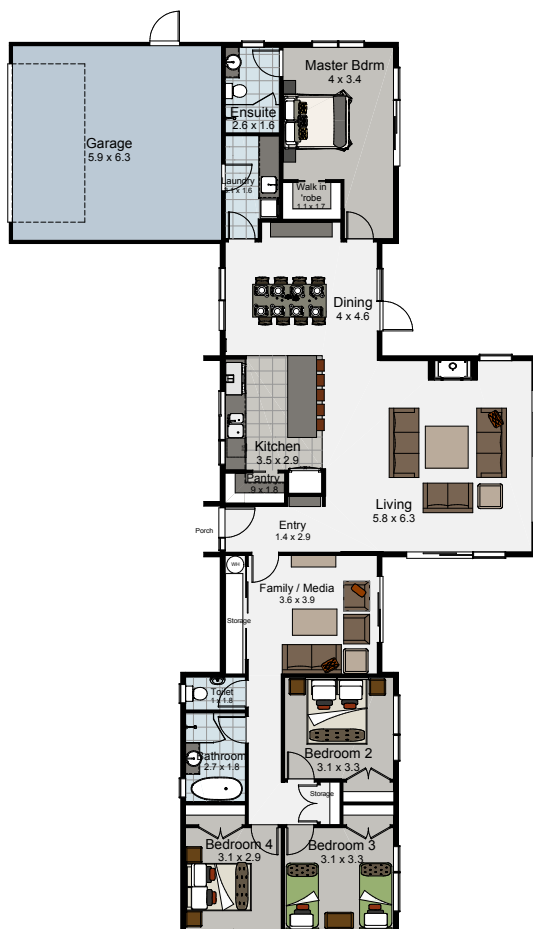
## Special Features

- 3.5m ceiling height in living areas with highlight windows
- French doors off kitchen
- Window seat in living space
- Extensive pergolas and cedar louvres to lounge & master bedroom windows.
- Separate walk-in scullery

Total Living Area	163.6m <sup>2</sup>
Garage Area	40.9m <sup>2</sup>
Total Floor Area	204.5m <sup>2</sup>
Porches	4.3m <sup>2</sup>
Total Area	208.8m <sup>2</sup>
Overall Dimensions	23.7m x 12.9m

# Northlake

216.4 m<sup>2</sup>



The Northlake is designed in classic Central Otago pavilion style. A spacious open plan living, dining, and kitchen area is flanked by the master suite and garage on one side and the family room and bedrooms on the other. This layout is ideal for family living or hosting guests as it provides separation and privacy. The exterior is presented in Linea weatherboard and Scyon Stria board. Sheltered outdoor areas are created by the living pavilion. Regardless of the wind direction there is always a sheltered corner where you can enjoy outdoors.

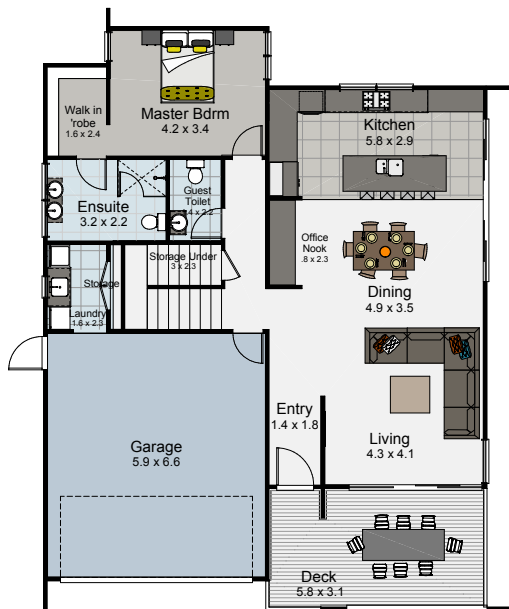
## Special Features

- Classic Central Otago pavilion design
- Family bedrooms and TV room separated from master suite
- Combination Linea weatherboard and Stria cladding
- 2.55m ceilings throughout with sloping ceiling in living and kitchen

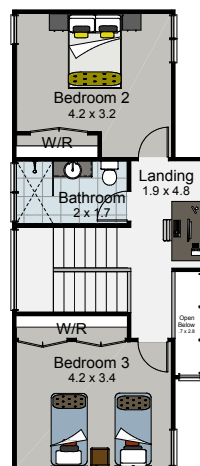
Total Living Area	177.0m <sup>2</sup>
Garage Area	39.4m <sup>2</sup>
Total Floor Area	216.4m <sup>2</sup>
Porches	2.9m <sup>2</sup>
Total Area	219.3m <sup>2</sup>
Overall Dimensions	27.1m x 16.0m

213.4m<sup>2</sup>

# Ohope



UPPER LEVEL



Ground floor living, with a privately tucked away master suite on the same level, is complemented with a covered deck for all weather dining, and is screened by a feature wall. A light-well included in the upstairs layout, illuminates the centre of the home. This is a very liveable home with modern lines and real street appeal. The Ohope design is ideal for sites with access from any direction.

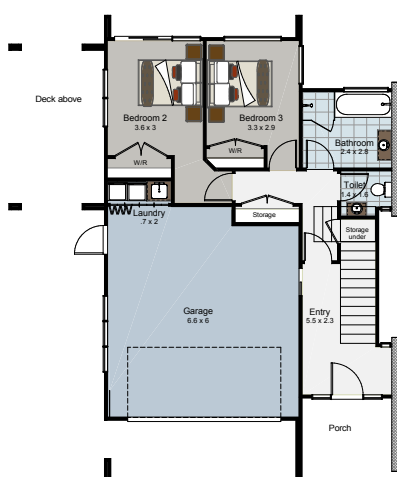
## Special Features

- Ground floor living with covered 'outdoor room'
- Compact footprint for small sites
- Master suite on main living level
- Central light-well gives open airy feel
- Modern monoplane design with weatherboard exterior

Lower Floor Area	112.9m <sup>2</sup>
Upper Floor Area	59.6m <sup>2</sup>
Garage Area	40.9m <sup>2</sup>
Total Floor Area	213.4m <sup>2</sup>
Porches	20.3m <sup>2</sup>
Total Area	233.7m <sup>2</sup>
Overall Dimensions	16.3m x 12.6m

# Orakei

207.4m<sup>2</sup>



An ultra-modern inner city style townhouse, the Orakei design features upstairs living maximising privacy and sun, especially in a built up location. The exterior has louvres over selected windows enhancing privacy, and block walls in areas for location close to boundaries, and as a textural change. The master suite is on the upper floor with the living spaces. A large deck with louvered overhang is on the side of the home and can be relocated to the end, if site width is an issue. A very flexible design that is easily adapted for a compact site.

## Special Features

- Upstairs living and master suite
- Two bedrooms with bathroom downstairs
- Open plan kitchen, dining and living rooms offers sense of space
- Weatherboard exterior with modern textural contrast
- Compact footprint to suit smaller sites

Lower Floor Area	61.1m <sup>2</sup>
Upper Floor Area	105.5m <sup>2</sup>
Garage Area	40.8m <sup>2</sup>
Total Floor Area	207.4m <sup>2</sup>
Porches and Balconies	21.0m <sup>2</sup>
Total Area	228.4m <sup>2</sup>
Overall Dimensions (including side deck)	14.6m x 12.1m



222.1m<sup>2</sup>

# Papamoa



A compact yet ultra-modern design, the Papamoa is the perfect choice for a corner site with access from east or south. The garage is in a low profile position to the rear, while entry can face north or east. The kitchen, with scullery, commands pride of place with great communication and access to living, and dining, and an outdoor portico is perfectly positioned to catch the sun and protect this lovely area from the elements. Three of the four bedrooms are upstairs, making this an ideal home for families or couples who love the clean minimal lines of modern design.

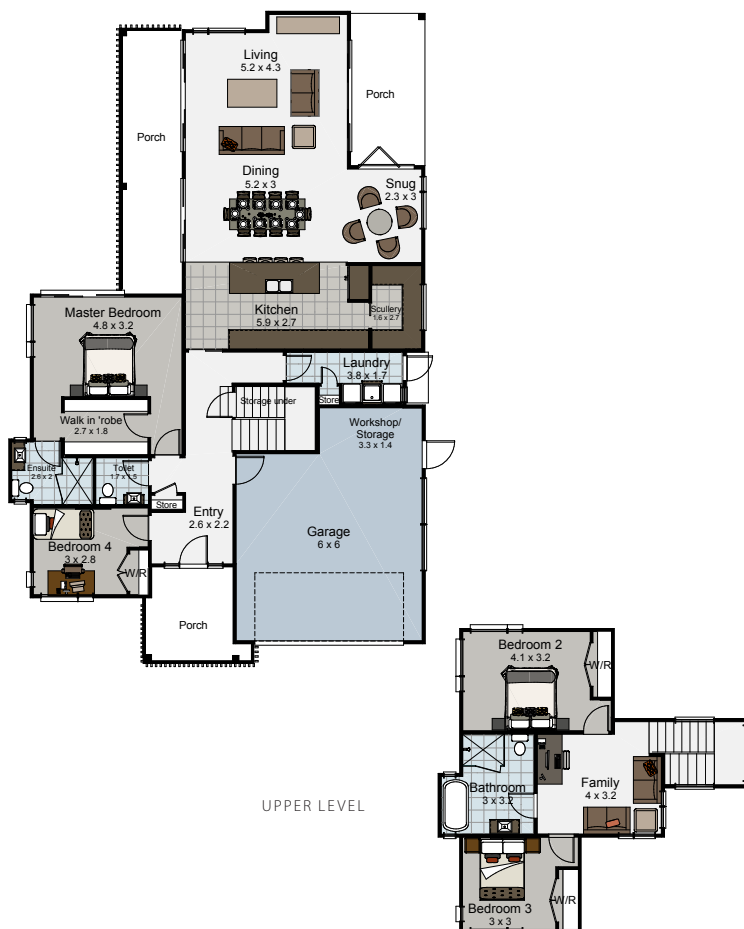
## Special Features

- Luxurious master suite upstairs
- Open plan kitchen, dining and living rooms with superb indoor outdoor flow to portico
- Floor to ceiling windows and doors
- Separate internal laundry
- Combination cladding – vertical lines and plaster

Lower Floor Area	102.2m <sup>2</sup>
Upper Floor Area	80.6m <sup>2</sup>
Garage Area	39.3m <sup>2</sup>
Total Floor Area	222.1m <sup>2</sup>
Porches	14.5m <sup>2</sup>
Total Area	236.6m <sup>2</sup>
Overall Dimensions (including portico)	19.0m x 11.3m

# Patiki

248.7m<sup>2</sup>



Interesting rooflines and combination brick and shiplap cladding, give this home real street appeal. The open plan living and master suite on the ground floor makes for single level living with guest, or children's, bedrooms and family room upstairs. Expansive sliders open both sides of the living spaces to outdoor living at any time of day. Porch rooflines give protection from sun and rough weather. An extra 'snug' space off the dining area opens to morning sun. The Patiki is a great layout for city living either for family or just you.

## Special Features

- Striking rooflines with vertical detailing
- Open plan living and master suite on ground floor
- Combination painted brick and shiplap exterior
- Covered porches for outdoor living

Lower Floor Area	141.6m <sup>2</sup>
Upper Floor Area	59.2m <sup>2</sup>
Garage	47.9m <sup>2</sup>
Total Floor Area	248.7m <sup>2</sup>
Porches	38.7m <sup>2</sup>
Total Area	287.4m <sup>2</sup>
Total Area (over brick)	253.5m <sup>2</sup>
Overall Dimensions	13.5m x 19m

298.6m<sup>2</sup>

# Pauanui



Floor to ceiling windows and doors, and full two storey height voids over entry and dining spaces, make this home feel light and spacious. The living spaces below are connected with the extra mezzanine living area. From the entry, living areas flow across the sunny side of this home. Generous overhangs and louvres shelter the outdoor areas. The master suite is on the ground floor creating single level living for a couple. Upstairs, the landing extends to provide a third living space, and a study area leads to two large bedrooms and bathroom.

## Special Features

- Luxurious master suite situated on the ground floor
- Open plan kitchen, dining and family rooms with superb indoor outdoor flow
- Two storey ceiling heights in entry and dining
- Extended landing adds extra living space
- Generous louvered overhangs

Lower Floor Area	154.0m <sup>2</sup>
Upper Floor Area	68.7m <sup>2</sup>
Garage Area	42.3m <sup>2</sup>
Void Area	33.6m <sup>2</sup>
Total Floor Area	298.6m <sup>2</sup>
Porches	39.6m <sup>2</sup>
Total Area	338.2m <sup>2</sup>
Overall Dimensions (including portico)	19.7m x 14.7m

# Rakaia

208.2m<sup>2</sup>



Monoplane rooflines, blended with board and batten and Scion Stria cladding, and sloping ceilings to the living spaces give this home a wonderful modern feel. The L-shaped design creates a sheltered courtyard perfect for indoor outdoor entertaining. The luxurious master bedroom has an ensuite bathroom, walk-in wardrobe and private patio. The open-plan kitchen with large scullery relates well to dining and living areas.

## Special Features

- Stylish combination of exterior cladding
- Wide overhangs
- Open plan living
- Sloping ceilings and feature windows in living areas

Total Living Area	168.8m <sup>2</sup>
Garage Area	39.4m <sup>2</sup>
Total Floor Area	208.2m <sup>2</sup>
Porches	15.4m <sup>2</sup>
Total Area	223.6m <sup>2</sup>
Overall Dimensions	19.3m x 20.3m

275.8m<sup>2</sup>

# Rangitikei



High ceilings with extra height windows light up the living space of this modern style home. Large open plan living with a separate lounge enjoys all day sun and opens to a covered outdoor living area. Four bedrooms are separate and private from living spaces. This spacious family home is designed to suit every aspect of family life.

## Special Features

- Modern style with combination exterior cladding
- High sloped ceiling in family living area
- Master suite is close to other bedrooms
- Porch room off dining area
- Highlight windows add a light airy feel

Total Living Area	232.2m <sup>2</sup>
Garage Area	43.6m <sup>2</sup>
Total Floor Area	275.8m <sup>2</sup>
Porches	40.7m <sup>2</sup>
Total Area	316.5m <sup>2</sup>
Overall Dimensions	27.6m x 13.7m

# Richmond

249.6m<sup>2</sup>



The Richmond is designed to capture all day sun, whilst providing a fabulous all-weather portico with glass roof panels for extra light. Whichever way the wind blows, you can enjoy a sheltered spot. Four double bedrooms and the study are complemented by spacious living areas, including a separate lounge and high sloped ceilings with extra-height windows. This home offers luxury and space for family living or just for two of you.

## Special Features

- Stepped design to catch sun and provide sheltered areas
- High sloped ceilings in living area and extra height windows
- Four spacious bedrooms plus study
- Walk-in pantry off kitchen
- Large covered portico

Total Living Area	210.6m <sup>2</sup>
Garage Area	39.0m <sup>2</sup>
Total Floor Area	249.6m <sup>2</sup>
Porches	36.0m <sup>2</sup>
Total Area	285.6m <sup>2</sup>
Overall Dimensions	23.5m x 20.4m

244.3m<sup>2</sup>

# Riverhead



Single level, and family living in real style, is what the Riverhead design is all about. The lounge, dining and kitchen, with a large easy to use scullery, open to a covered 'outdoor room' for all year enjoyment. The family room is positioned adjacent to family bedrooms, whilst the master suite is separated in its own private area of the home. This home is ideal for families that want their own areas to retreat to. The family room also provides outdoor access to an area that could enjoy afternoon or morning sun depending on the siting of the home and aspect of the section.

## Special Features

- Two living areas in different parts of the home
- Large entertainers kitchen with generous scullery, and opening to portico
- Luxurious master suite with covered outdoor area
- Generous sized bedrooms opening to family room
- Feature block walls flowing from porch to entry and dining

Total Living Area	203.9m <sup>2</sup>
Garage Area	40.4m <sup>2</sup>
Total Floor Area	244.3m <sup>2</sup>
Porches	27.0m <sup>2</sup>
Total Area	271.3m <sup>2</sup>
Overall Dimensions	25.1m x 17.4m

# Riviera

185.5m<sup>2</sup>



The Riviera is a single-level home that boasts spacious open plan living; maximises sunlight, and allows you to enjoy the beautiful views around you. The master bedroom is separate from the other bedrooms. The outdoor areas with pergolas add a Kiwi flavour to this French inspired bungalow-style home.

## Special Features

- 2.7m ceiling height throughout
- Master bedroom suite separated from other bedrooms
- Open plan living and full height chimney
- Extensive pergolas and pillars
- Stepped design for all day sun

Total Living Area	140.3m <sup>2</sup>
Garage Area	45.2m <sup>2</sup>
Total Floor Area	185.5m <sup>2</sup>
Porches	3.8m <sup>2</sup>
Total Area	189.3m <sup>2</sup>
Overall Dimensions	20.1m x 16.8m



238.8m<sup>2</sup>

# Ruakaka



A stunning modern style home for smaller sites, the Ruakaka has two living spaces on the ground floor opening out to a covered outdoor area off the dining room. Upstairs a third living area leads to the master suite and second bedroom and bathroom. The galley style kitchen has a walk in pantry and oversees the living spaces and dining. Large floor to ceiling windows create a light airy space you'd love to live in. The Ruakaka is an ideal design for inner city living or a compact site.

### Special Features

- Modern style exterior with combination cladding
- Three living spaces
- Ideal for compact sites
- Two covered outdoor areas

Lower Floor Area	115.9m <sup>2</sup>
Upper Floor Area	83.1m <sup>2</sup>
Garage Area	39.8m <sup>2</sup>
Total Floor Area	238.8m <sup>2</sup>
Porches	25.4m <sup>2</sup>
Total Area	264.2m <sup>2</sup>
Overall Dimensions	15.5m x 14.3m

# Ruapehu

263.6m<sup>2</sup>



A gracious portico entrance welcomes you to a spacious home designed with entertaining family and friends in mind. The kitchen is the meeting place with plenty of space to gather and opens directly to a sheltered courtyard. Just across the dining room, a covered outdoor room invites fun times in any weather. Large windows in the upstairs living area take in any spectacular views you might wish to capture. In the garage, an extra workshop space solves any storage or home hobby needs.

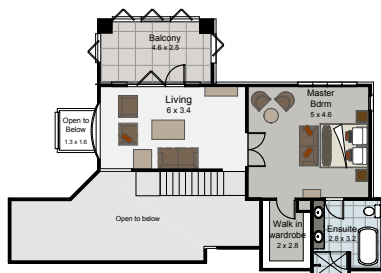
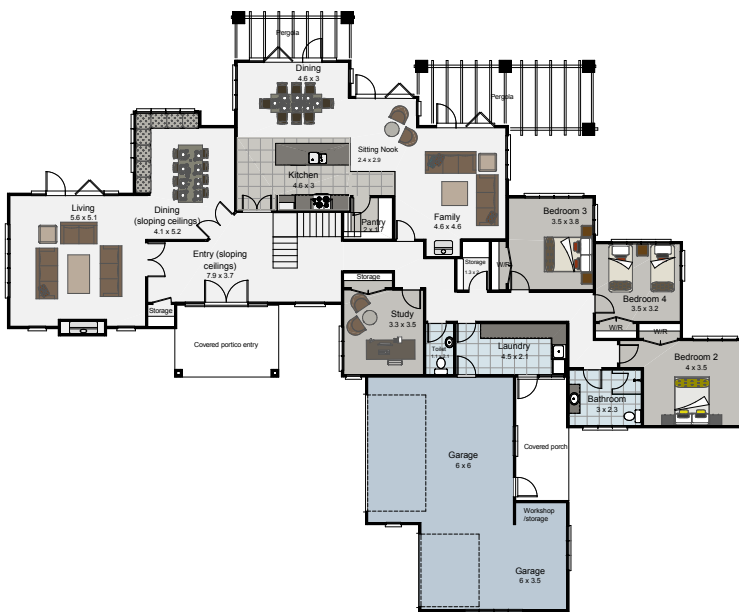
## Special Features

- Classic weatherboard style exterior with detailed windows and doors
- Step down lounge with 2.7m ceilings
- An entertainers dream kitchen with scullery and direct outdoor access
- Large covered outdoor 'room' for all weather enjoyment

Upper Floor Area	80.6m <sup>2</sup>
Lower Floor Area	144.2m <sup>2</sup>
Garage Area	38.8m <sup>2</sup>
Total Floor Area	263.6m <sup>2</sup>
Porches	45.1m <sup>2</sup>
Total Area	308.7m <sup>2</sup>
Overall Dimensions	13.2m x 19.4m

380.6m<sup>2</sup>

# Te Anau



UPPER LEVEL

The Te Anau is the ultimate home for country-style living! An impressive vaulted ceiling in the entry leads into spacious formal and informal living areas. The stepped design maximises the sun and provides shelter. With four bedrooms, triple car garaging and a large master bedroom and ensuite, this home can accommodate all of the family and friends.

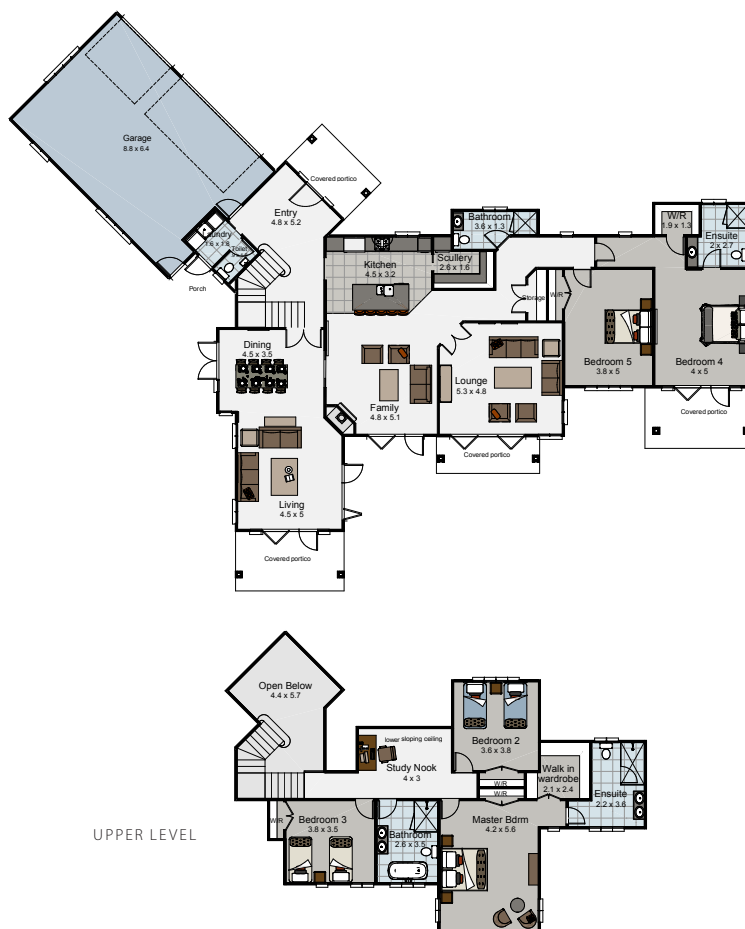
## Special Features

- Impressive high ceilings to portico, entry and stairwell
- Four bedrooms, two bathrooms and guest toilet
- Extensive upstairs master suite with ensuite, lounge and balcony
- Triple car garaging
- Two chimneys

Lower Floor Area	251.7m <sup>2</sup>
Upper Floor Area	66.3m <sup>2</sup>
Garage Area	62.6m <sup>2</sup>
Total Floor Area	380.6m <sup>2</sup>
Porches and Balconies	37.2m <sup>2</sup>
Total Area	417.8m <sup>2</sup>
Overall Dimensions	30.4m x 22.8m

# Tekapo

388.9m<sup>2</sup>



The Tekapo is the perfect family home with space where family activities are the focal point. With five bedrooms and three living spaces, this home is a private retreat where guests can relax. The layout even offers the option of providing home-stay accommodation.

## Special Features

- Five bedrooms, four bathrooms, three living spaces
- Guest wing downstairs with own bathroom
- Open ceiling entry and stairwell
- Tiled showers to all bathrooms
- 2.7m ceiling height throughout
- Triple car garaging

Lower Floor Area	220.9m <sup>2</sup>
Upper Floor Area	103.6m <sup>2</sup>
Garage Area	64.4m <sup>2</sup>
Total Floor Area	388.9m <sup>2</sup>
Porches and Balconies	37.2m <sup>2</sup>
Total Area	426.1m <sup>2</sup>
Overall Dimensions	32.0m x 22.4m

# Temuka

307.1m<sup>2</sup>



The classic country-style Temuka offers spacious open-plan living. It features a luxurious, upstairs master bedroom with a generous ensuite, and double-access walk-in wardrobe. The kitchen, with scullery, overlooks both family and dining spaces and the living area can be closed off. French doors off the living, family and dining areas encourage indoor-outdoor flow and make this home an entertainers' dream!

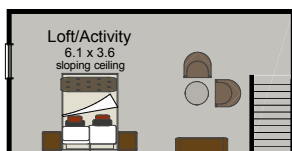
## Special Features

- Master bedroom suite upstairs
- Double tiled shower in ensuite
- 2.7m ceiling height with sloping ceiling in dining area
- American asphalt shingle roofing
- Weatherboard cladding with classic detailing

Lower Floor Area	196.2m <sup>2</sup>
Upper Floor Area	59.4m <sup>2</sup>
Garage Area	51.5m <sup>2</sup>
Total Floor Area	307.1m <sup>2</sup>
Porches	7.8m <sup>2</sup>
Total Area	314.9m <sup>2</sup>
Overall Dimensions	17.8m x 22.0m

# Tewa

262.7m<sup>2</sup>



UPPER LEVEL

The Tewa is designed in a classic Central Otago style, but lends itself to any landscape. Two pavilions with sloping ceilings and 2.7m ceiling height are connected by the kitchen, laundry and dining areas, which feature floor to ceiling sliders opening to a sheltered courtyard. The master suite, which is separate from the other bedrooms, offers a sumptuous ensuite, walk in wardrobe, sloping ceilings and sliders to outdoors. Over the garage, a loft area is ideal as an extra bedroom or activity space. A real family home with well-planned spaces, this design is the perfect layout for entertaining.

## Special Features

- Classic Central Otago style
- Kitchen, dining/living and master bedroom open to sheltered courtyard
- Sloping ceilings and windows in lounge and master bedroom
- Cedar/weatherboard cladding with stone chimney detail
- Loft over garage and internal laundry with outdoor access

Lower Floor Area	193.2m <sup>2</sup>
Loft over Garage Area	28.4m <sup>2</sup>
Garage Area	41.1m <sup>2</sup>
Total Floor Area	262.7m <sup>2</sup>
Porches	4.7m <sup>2</sup>
Total Area	267.4m <sup>2</sup>
Overall Dimensions	17.4m x 17.8m

303.5m<sup>2</sup>

# Waihi



The Waihi offers the perfect solution if you have a teenage family or love to have house guests. An extra living area encircled by bedrooms is a retreat space to enjoy as an entertainment centre, home gym, for listening to music or as a computer space. This area of the home can also be a fun place for the family when you are entertaining. The master suite is privately tucked away.

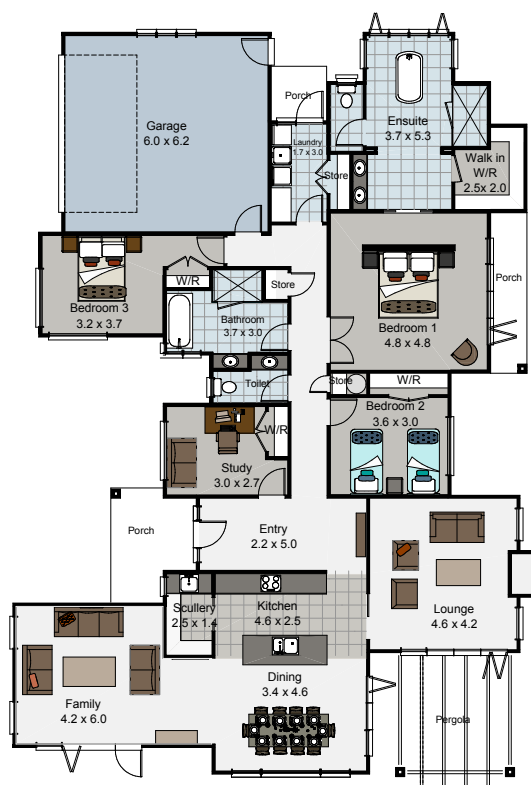
## Special Features

- Three living spaces including a theatre
- Five bedrooms plus office
- Family bedroom wing separate to master suite
- Sheltered outdoor living area
- Spacious separate laundry with walk-in linen cupboard
- Great teenage home or home stay

Total Living Area	258.7m <sup>2</sup>
Garage Area	44.8m <sup>2</sup>
Total Floor Area	303.5m <sup>2</sup>
Porches	43.4m <sup>2</sup>
Total Area	346.9m <sup>2</sup>
Overall Dimensions	17.4m x 17.8m

# Waihopai

253.8m<sup>2</sup>



If master suite luxury is your dream, this is the plan for you. The ensuite and wardrobe in this home is of 'royal' standard. Coupled with superbly planned living areas with high sloping ceilings, a walk in scullery that is big enough for a sink or fridge and second workspace, and a little Central Otago flavour, here is a home with sumptuous space in all the right places.

## Special Features

- Kitchen with walk-in pantry and island bench
- High sloping ceilings to kitchen and dining areas with feature window
- 'Royal' sized master suite
- Separate internal laundry
- Pergola over outdoor living area

Total Living Area	214.1m <sup>2</sup>
Garage Area	39.7m <sup>2</sup>
Total Floor Area	253.8m <sup>2</sup>
Porches	19.8m <sup>2</sup>
Total Area	273.6m <sup>2</sup>
Overall Dimensions	16.2m x 22.6m



309.5m<sup>2</sup>

# Wakatipu



Central Otago style with a modern twist characterises the Wakatipu design. High sloping ceilings in the kitchen, family room and dining area are complemented by extra-height windows to maximise sun and views. The living areas are open plan, but double cavity sliders to the lounge give real flexibility. The master suite is separated from the guest suite with an ensuite and family bedrooms.

## Special Features

- Stone chimneys and cladding with plaster exterior
- Cedar fascia, shutters and pergolas
- High sloping ceilings in kitchen, dining and family rooms
- Separate guest suite with ensuite
- Gas fire in lounge and family rooms
- Extra-height windows for sun and views

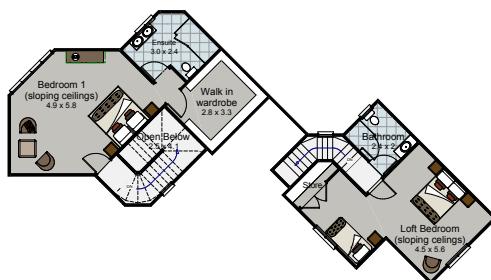
Total Living Area	262.2m <sup>2</sup>
Garage Area	47.3m <sup>2</sup>
Total Floor Area	309.5m <sup>2</sup>
Porches	27.0m <sup>2</sup>
Total Area	336.5m <sup>2</sup>
Overall Dimensions	29.8m x 18.8m

# Wanaka

416.5m<sup>2</sup>



UPPER LEVEL

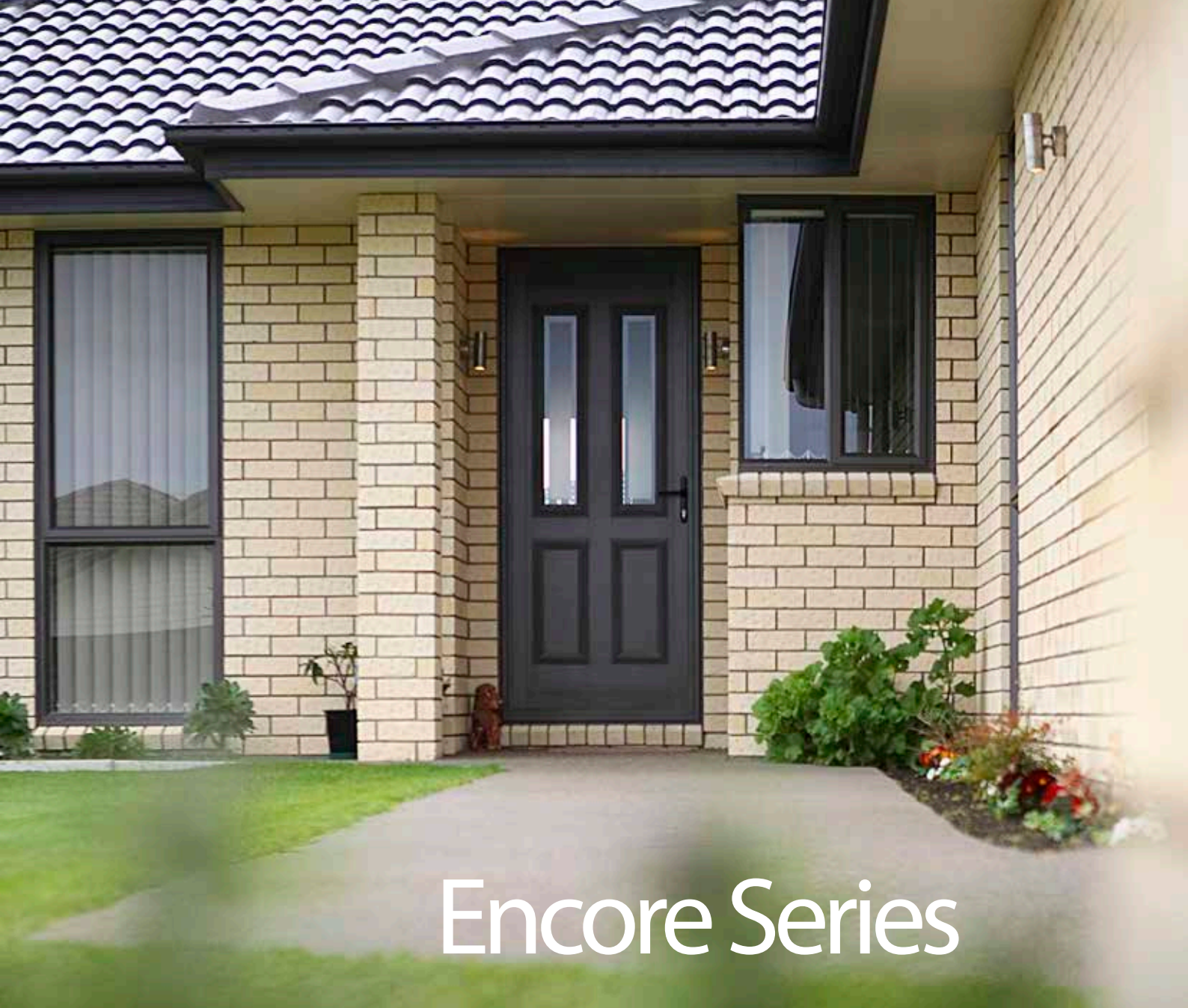


This classic country-style family home has a secluded upstairs master suite accessed by a gracious staircase, and 'bridge' over the entry lobby. A loft over the garage, with a separate staircase, can be for teenagers or use as a fifth bedroom with ensuite for guests. An entertainer's dream, the Wanaka also includes a sewing room, computer nook, workshop and office, allowing a place for everyone.

## Special Features

- Five spacious bedrooms plus office
- Two dining areas
- Impressive entry portico with glass roof
- Separate sewing room, laundry and computer nook
- Workshop and storage in garage

Lower Floor Area	254.4m <sup>2</sup>
Upper Floor Area	99.0m <sup>2</sup>
Garage Area	63.1m <sup>2</sup>
Total Floor Area	416.5m <sup>2</sup>
Porches	41.7m <sup>2</sup>
Total Area	458.2m <sup>2</sup>
Overall Dimensions	28.9m x 21.2m



# Encore Series

The Encore Series is a collection of homes with simpler roof lines and detailing that offer an economical option, whilst maintaining real street appeal and character.

## **Point of Difference**

The point of difference with the Encore Series is a more economical way of owning a Landmark. This does not mean the quality of your new home is compromised in any way – expect to enjoy the same personalised service and streamlined process we offer on all our builds.

Using simple, effective and functional floor plans, cost-effective window options, ceiling heights and material choices, these homes still incorporate the same strong framing and construction methods Landmark Homes are known for.

Your home will be eye catching and appealing – you'll look forward to coming home.

# Accolade

168.4m<sup>2</sup>



A compact and functional home, designed to catch morning and afternoon sun in the living areas, the Accolade has four bedrooms and two bathrooms packed into a well-planned footprint. Permanent materials and smooth lines make this home a classic design.

Total Living Area	129.0m <sup>2</sup>
Garage Area	39.4m <sup>2</sup>
Total Floor Area	168.4m <sup>2</sup>
Porches	3.2m <sup>2</sup>
Total Area	171.6m <sup>2</sup>
Overall Dimensions	14.0m x 21.5m

# Ballad

180.3m<sup>2</sup>



Clad with stylish weatherboard and plaster in contrasting colours, this home has real street appeal. Inside, the open-plan living is positioned to enjoy a lovely indoor-outdoor flow, with the bedroom wing providing shelter from the wind.

The study is positioned close to the front door for home business activities. The master bedroom enjoys a spacious ensuite and walk in wardrobe.

Living Area	139.0m <sup>2</sup>
Garage Area	41.3m <sup>2</sup>
Total Floor Area	180.3m <sup>2</sup>
Porches	4.4m <sup>2</sup>
Total Area	184.7m <sup>2</sup>
Overall Dimensions	13.3m x 19.9m

# Cameo

194.5m<sup>2</sup>



With a superb family friendly layout for city or country, the Cameo focuses on real living, with a large pergola and portico roof allowing you to enjoy the outdoors even in doubtful weather.

Fully clad in weatherboard, with gable details, and long-run roofing, this home fits any environment, whether it's the beach, country or city.

Total Living Area	151.6m <sup>2</sup>
Garage Area	42.9m <sup>2</sup>
Total Floor Area	194.5m <sup>2</sup>
Porches	9.0m <sup>2</sup>
Total Area	203.5m <sup>2</sup>
Overall Dimensions	17.2m x 21.1m

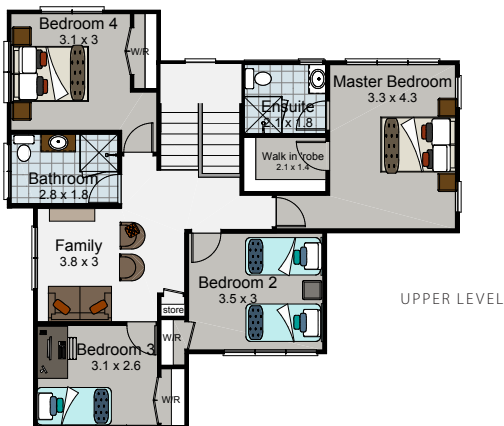
229.1m<sup>2</sup>

# Classic



The Classic design is a substantial family home with the master suite and three bedrooms wrapping around the family room upstairs. A fifth bedroom, bathroom and the main living areas are situated on the ground floor. The kitchen is complemented with a walk in pantry. There is a lot packed into this home with a relatively small footprint that would suit many locations. This is a great home for a smaller site.

Lower Floor Area	101.3m <sup>2</sup>
Upper Floor Area	89.6m <sup>2</sup>
Garage Area	38.2m <sup>2</sup>
Total Floor Area	229.1m <sup>2</sup>
Porches	16.8m <sup>2</sup>
Total Area	245.9m <sup>2</sup>
Overall Dimensions	13.8m x 12.2m



# Duet

204.6m<sup>2</sup>



This modern dual-clad design in weatherboard and plaster, features a lovely area under a pergola that flows from the family space, maximises the sun, outdoor living and even a view to the south or east.

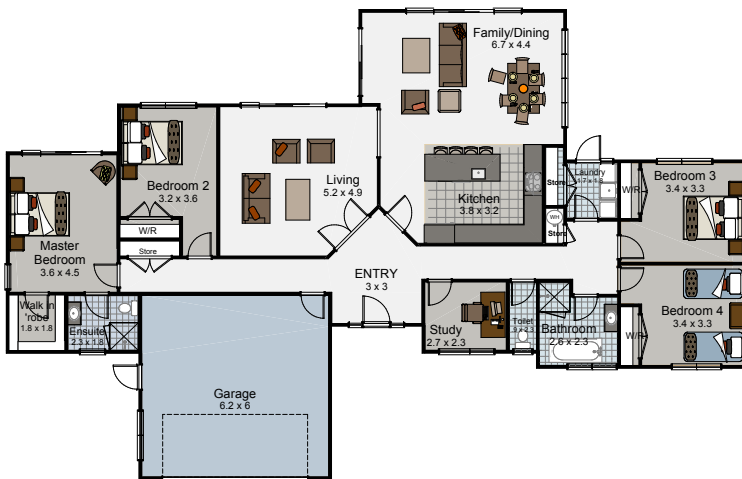
This stylish home has four bedrooms, and a study, with open-plan living around a central kitchen hub, perfect for family living and entertaining.

Total Living Area	165.1m <sup>2</sup>
Garage Area	39.5m <sup>2</sup>
Total Floor Area	204.6m <sup>2</sup>
Porches	6.9m <sup>2</sup>
Total Area	211.5m <sup>2</sup>
Overall Dimensions	17.2m x 21.1m



235.3m<sup>2</sup>

# Ovation



The elongated layout of the Ovation design makes it ideal for a narrow site with access from the widest aspect. Sun into all the living spaces and bedrooms is another bonus as is the ability to enjoy a view from almost every room.

Bedrooms in two areas of the home offer real flexibility for a growing family and when you have guests to stay.

Total Living Area	195.7m <sup>2</sup>
Garage Area	39.6m <sup>2</sup>
Total Floor Area	235.3m <sup>2</sup>
Porches	10.3m <sup>2</sup>
Total Area	245.6m <sup>2</sup>
Overall Dimensions	24.5m x 15.6m

# Recital

246.1m<sup>2</sup>



Modern monoplane rooflines make this home ideal for urban or beach location. The open plan living areas flow easily to outdoors and the sunny aspects of the home. The spacious kitchen and scullery offers a great family cooking environment, whilst a walk through study area connects the living and sleeping areas of the home. Excellent comfortable family living comes with this versatile design.

Total Living Area	205.2m <sup>2</sup>
Garage Area	40.9m <sup>2</sup>
Total Floor Area	246.1m <sup>2</sup>
Porches	3.0m <sup>2</sup>
Total Area	249.1m <sup>2</sup>
Overall Dimensions	23.5m x 15.2m

# Solo

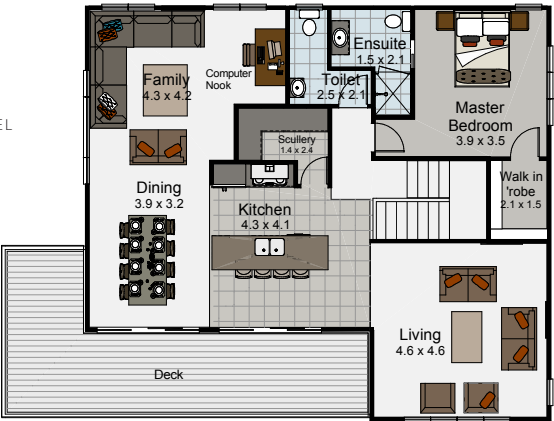
239.5m<sup>2</sup>



Two upstairs living spaces, a computer nook and the master suite make life easy in this monoplane roofline home. Make the most of the view from the deck and enjoy the ample space. Downstairs three large bedrooms with a spacious bathroom and plenty of storage work beautifully for teenagers, guests, a 'man-cave', or a home gym.

Lower Floor Area	81.5m <sup>2</sup>
Upper Floor Area	116.3m <sup>2</sup>
Garage Area	41.7m <sup>2</sup>
Total Floor Area	239.5m <sup>2</sup>
Porches and Decks	26.4m <sup>2</sup>
Total Area	265.9m <sup>2</sup>
Overall Dimensions	14.9m x 12.5m

UPPER LEVEL



# Tempo

186.8m<sup>2</sup>



Reminiscent of the classic kiwi bungalow that so many of us grew up in, the Tempo design offers a layout that works with the way we live today, wrapped up in traditional styling.

Open plan living is positioned to make the most of the sunny aspects and opens to a sheltered outdoor area with a large pergola. This compact but spacious home would fit into any city or rural environment.

Total Living Area	149.5m <sup>2</sup>
Garage Area	37.3m <sup>2</sup>
Total Floor Area	186.8m <sup>2</sup>
Porches	2.6m <sup>2</sup>
Total Area	189.4m <sup>2</sup>
Overall Dimensions	18.3m x 13.4m

246.4m<sup>2</sup>

# Waiata



The Waiata design wraps itself around a large private courtyard, which can be oriented to morning or afternoon sun, and lends itself to luscious tropical planting. Large sliding doors on both sides of the kitchen, dining, and family areas bring the outside in. A spacious entry leads to the heart of the home past a second lounge and study. A walk in scullery complements the generous kitchen. The master suite opens to the courtyard area and offers touches of luxury with an oversized shower and double vanity in the ensuite. An ideal design for a long narrow site, the Waiata is a perfect layout to call your 'oasis' in the city.

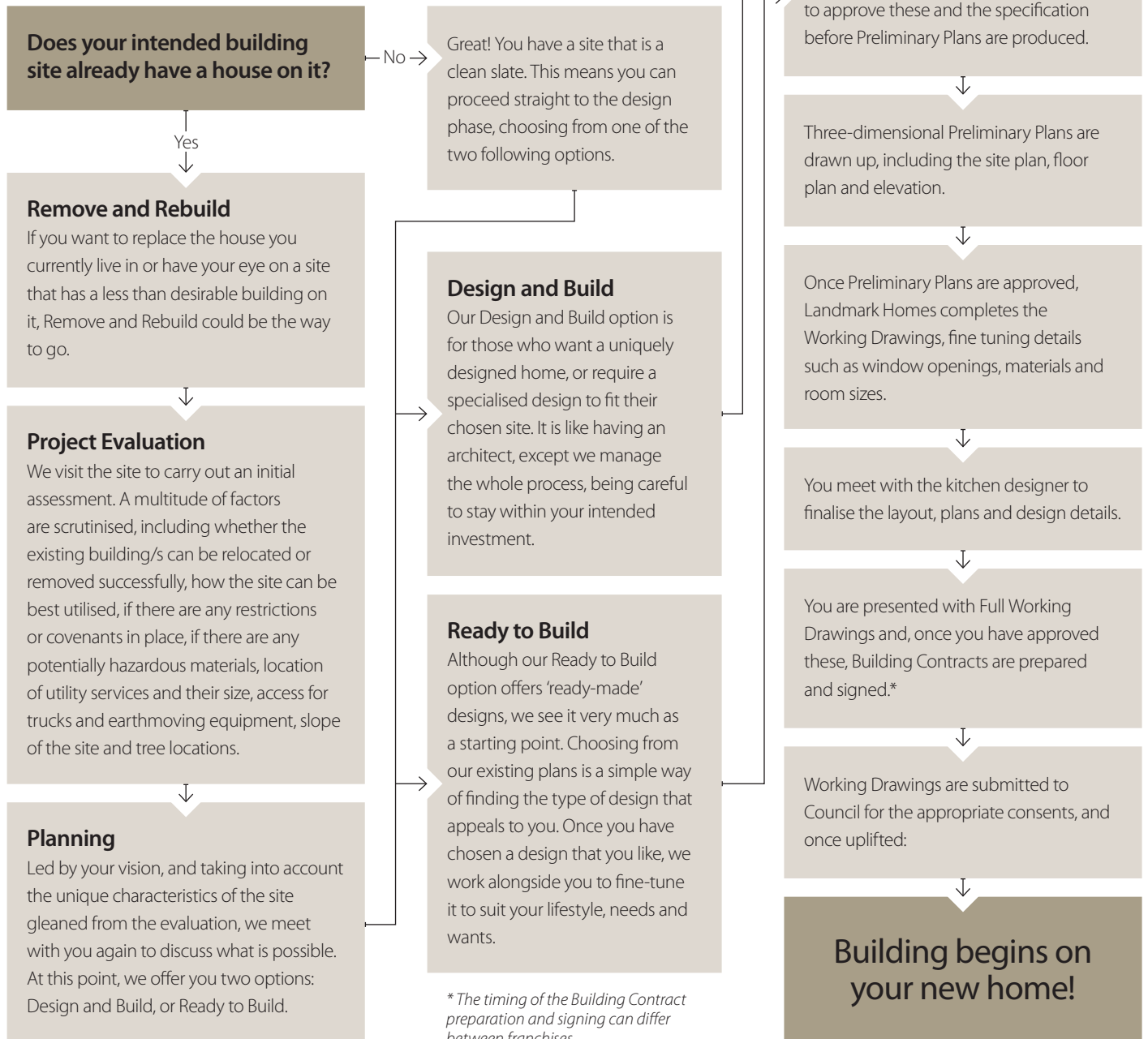
Total Living Area	208.2m <sup>2</sup>
Garage Area	38.2m <sup>2</sup>
Total Floor Area	246.4m <sup>2</sup>
Porches	2.4m <sup>2</sup>
Total Area	248.8m <sup>2</sup>
Total Area (over brick)	255.5m <sup>2</sup>
Overall Dimensions	12.8m x 29.9m

# Process

So, you are thinking about building a new home and you are interested in finding out more about what Landmark Homes has to offer. The first step is to meet with us to discuss your ideas, your needs and wants, your hopes and dreams.



Landmark Homes has three distinct options – Design and Build, Ready to Build, and Remove and Rebuild. Whichever option you choose, our team will expertly guide you through the various stages of building your home to ensure it is exactly how you imagined – with no hidden surprises.



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Cambridge	204.8	31
Orakei	207.4	54
Leigh	207.8	46
Rakaia	208.2	58
Ohope	213.4	53
Hahei	214.9	41
Northlake	216.4	52
Atlanta	219.2	28
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Papamoa	222.1	55
Aotea	234.3	27
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Tekapo	388.9	66
<b>400m<sup>2</sup> +</b>		
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## Encore Series Plans by m<sup>2</sup>

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