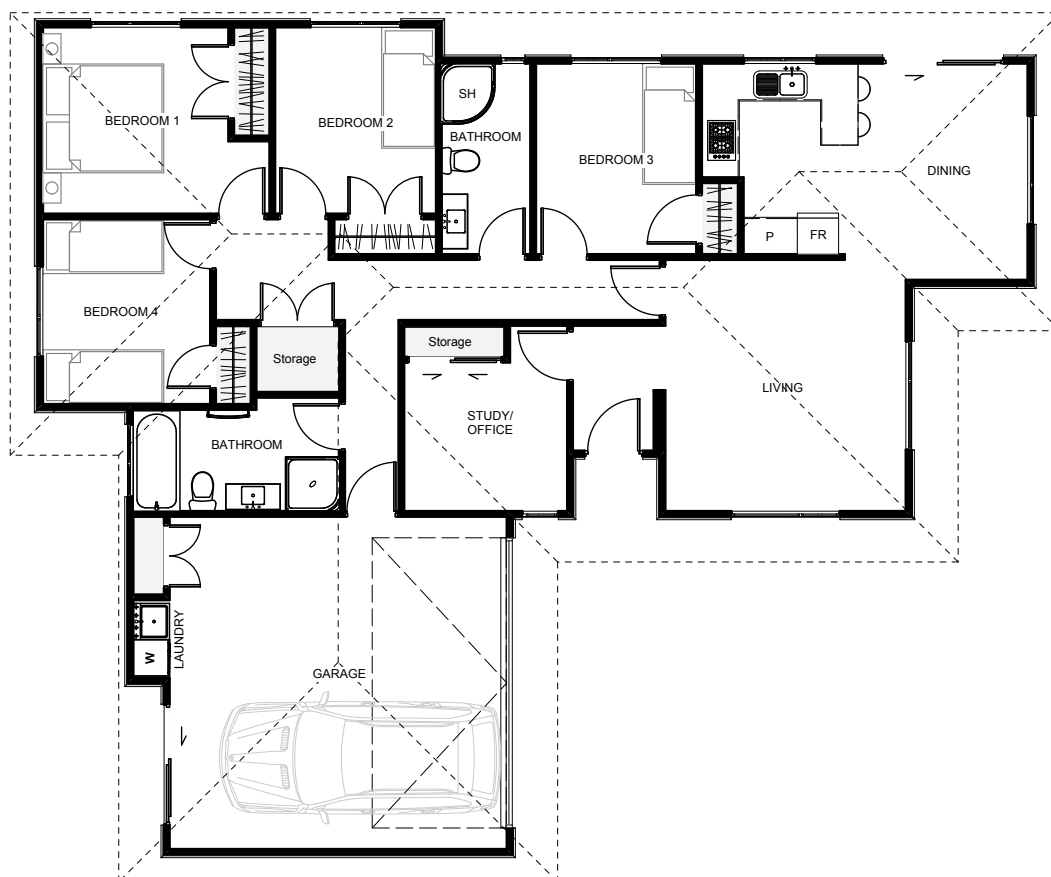







# Arlington



The 'Arlington' has a well-defined living layout with the dining & living slightly offset giving both spaces a feel of form & function. If you work from home the study lends itself to a client friendly access point and has a storage cupboard otherwise this room can clearly work as another bedroom! This home also has the bonus of generous wardrobes & great storage space.



Floor Area: 112m<sup>2</sup>

 2  4+  2  16.5m  13.8m

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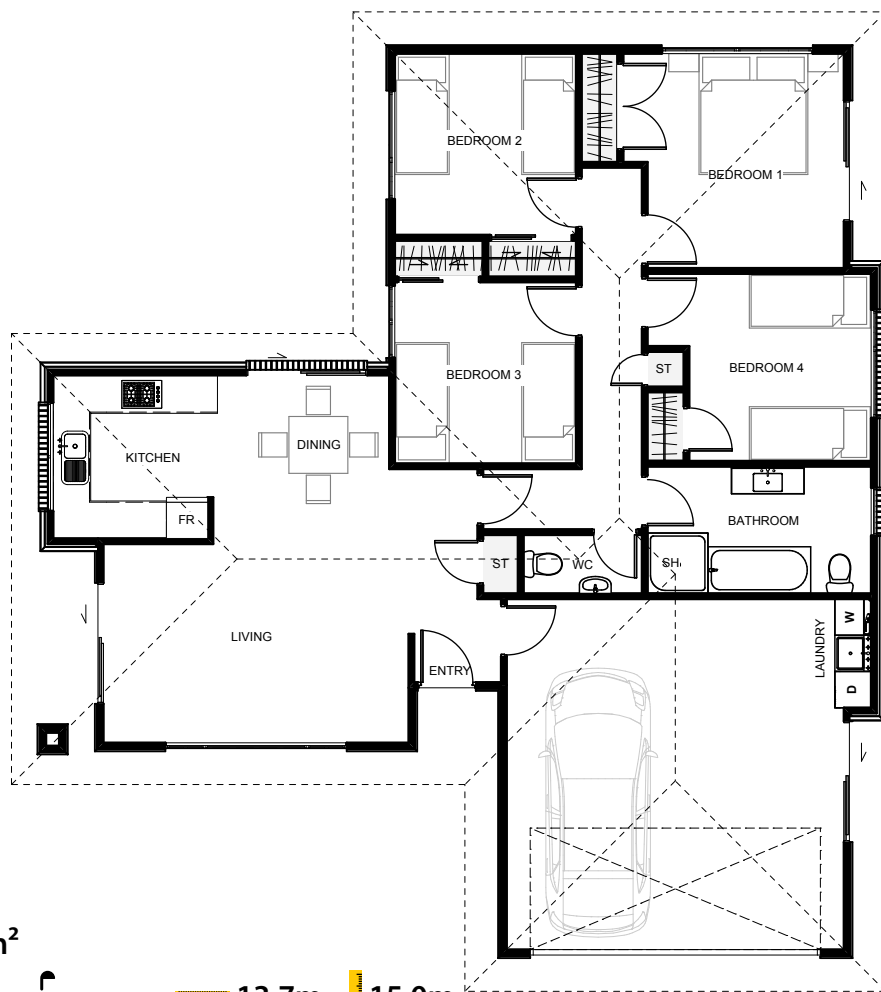


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# Chandler



The 'Chandler' comes with both a modern appeal & interesting layout while having the form & function of a traditional home. Two cladding types with this home is easily done & with the exterior wall layout, a perfect balance between the two finishes can be achieved. This home also comes with an extra toilet which is useful for guests or when the bathroom is in use.



Floor Area: 142m<sup>2</sup>

 2    4    1    13.7m    15.0m

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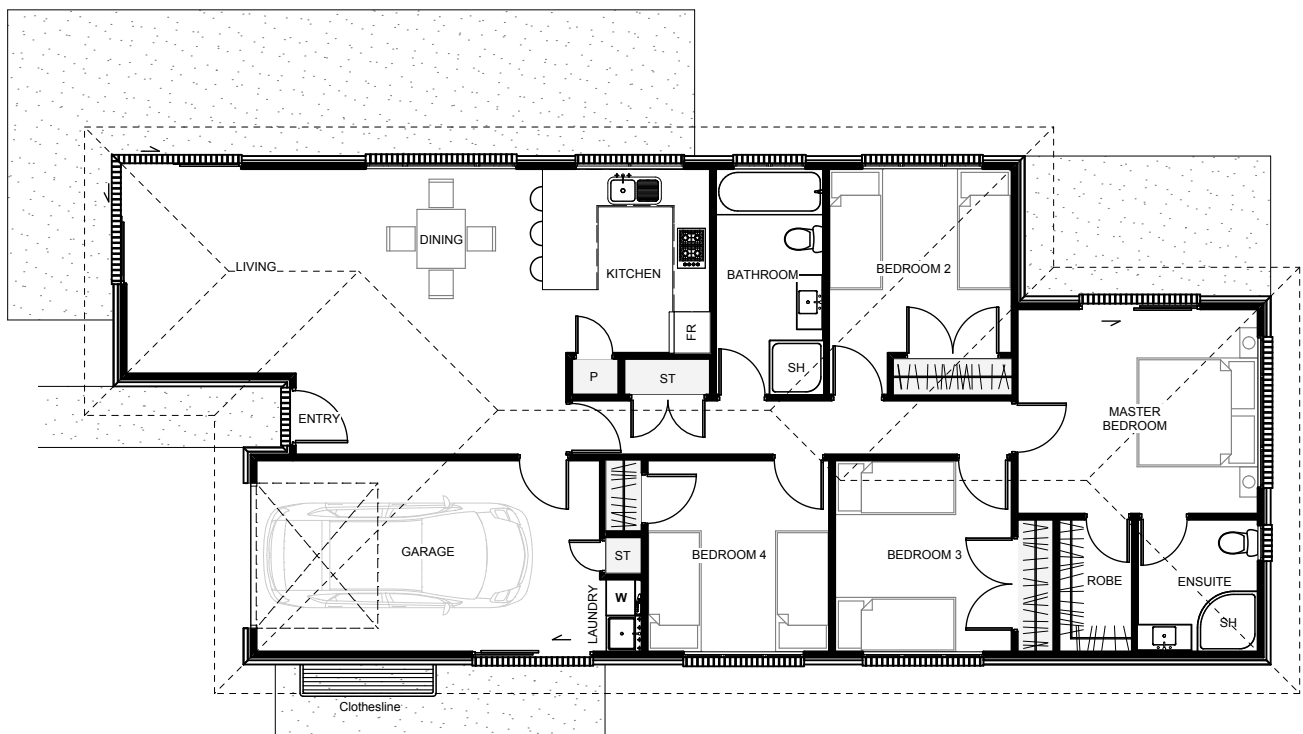
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# Dayton



The 'Dayton' is an affordable 4 bedroom home with a small footprint suited for multiple sites of all shapes and sizes. This home has an open plan living layout with the advantage of great indoor/ outdoor flow thanks to a modern corner slider. All bedrooms have generous wardrobes including the master bedroom with its very own walk-in wardrobe & ensuite.



Floor Area: 134m<sup>2</sup>

 1  4  2  18.9m  8.1m

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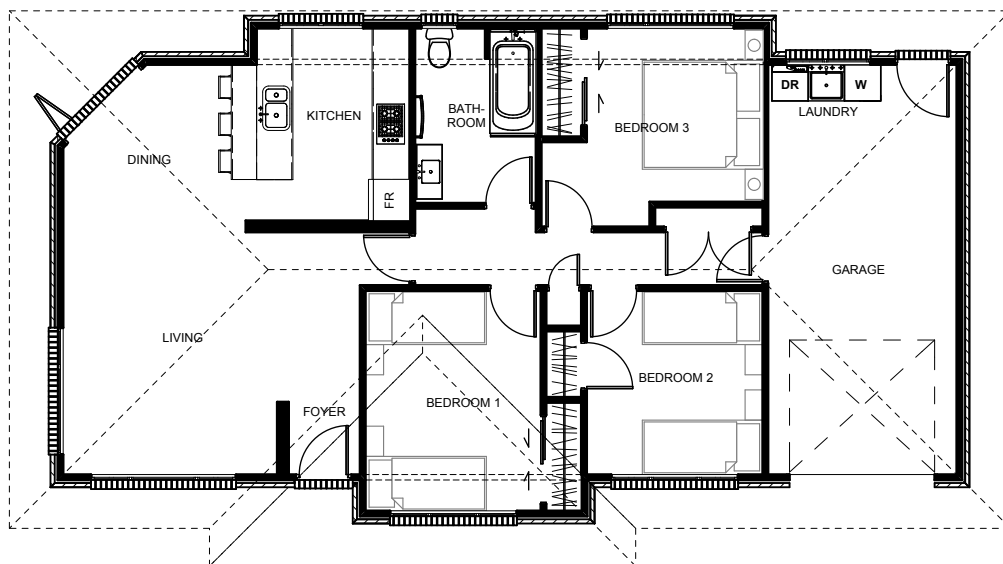


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# Denton



The 'Denton' is a traditional brick home which is compact & simple in form with all necessities needed for today's living standards. The kitchen, dining & living flow seamlessly throughout the main living space and out onto the outdoor living which gives cover from the cantilevered roof corner. Internal garage access and plenty of storage cupboards makes this a smart build for anyone.



Floor Area: 110m<sup>2</sup>

1 3 1 15.0m 8.2m

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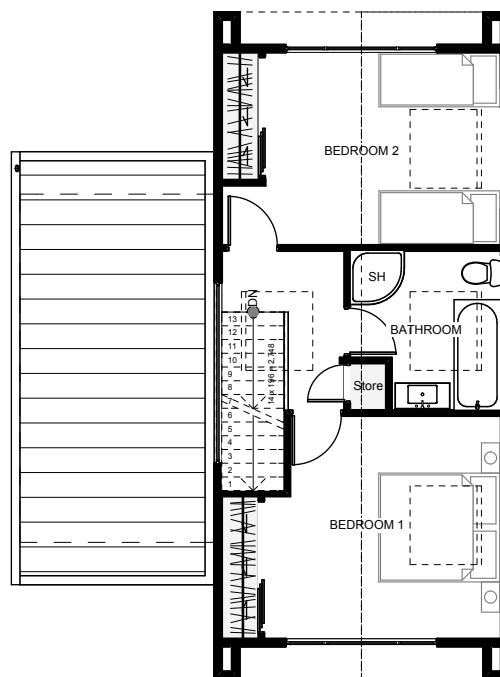
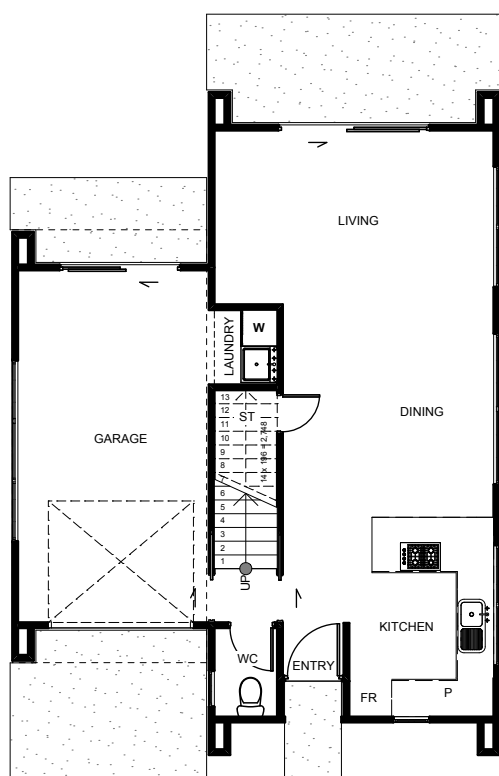
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# Frenso



The 'Frenso' is a fantastic two bedroom townhouse with a very small footprint allowing this to fit on nearly any section, no matter what size. Open plan living downstairs stretch the length of the home opening out onto the outdoor living area. A toilet can be located on both stories, storage under the stairs and the laundry inset within the garage. Upstairs, each bedroom is positioned at either end with a central bathroom allowing some separation & privacy between.



Floor Area: 132m<sup>2</sup>

 1
  2
  1
  8.1m
  11.0m

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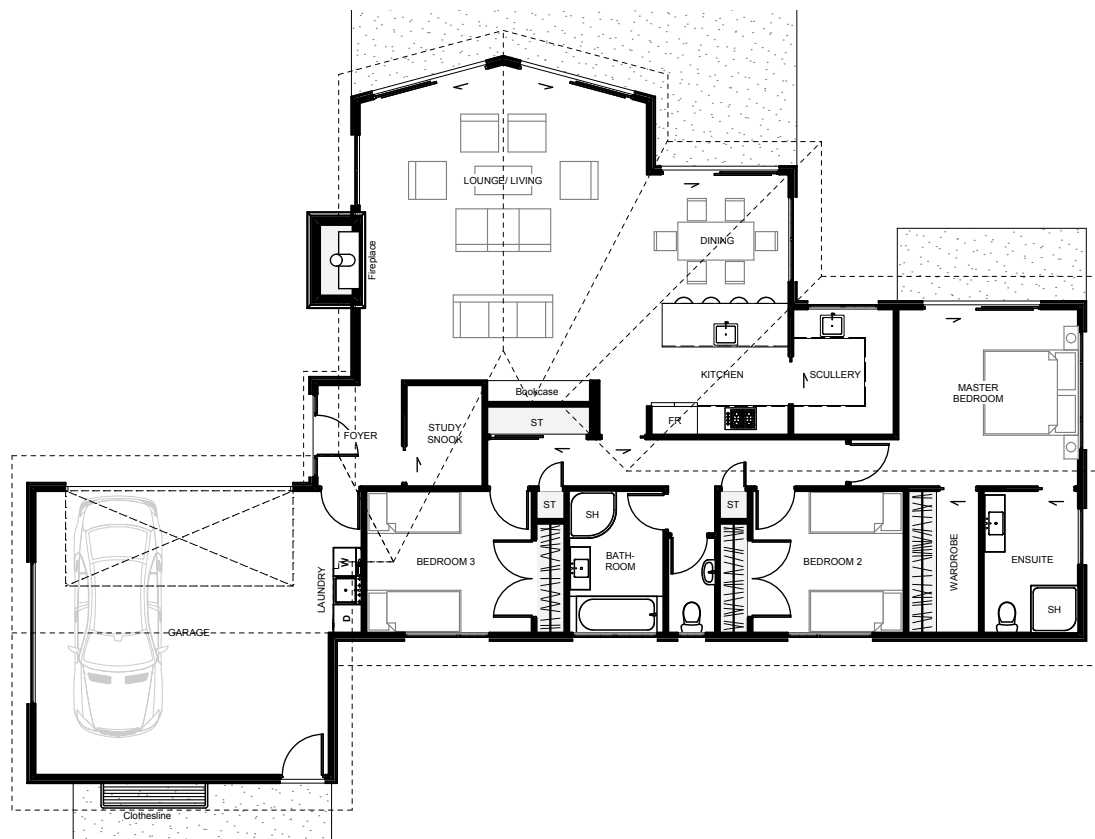


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# Lancaster



The 'Lancaster' is a timeless style and makes a real statement with its steeply pitched roof and cladding finishes. The main living room sports a high pitched ceiling & makes the space feel large & grand. All north facing walls have large sliding doors which open up the whole home to great outdoor living opportunities. The kitchen includes a scullery so any mess can quickly be shut out of sight with the ingenious wide sliding door. Extras included with this home are the study nook, large storage capacity, an ensuite & walk-in wardrobe.



Floor Area: 190m<sup>2</sup>

2 3 2 22.2m 15.1m

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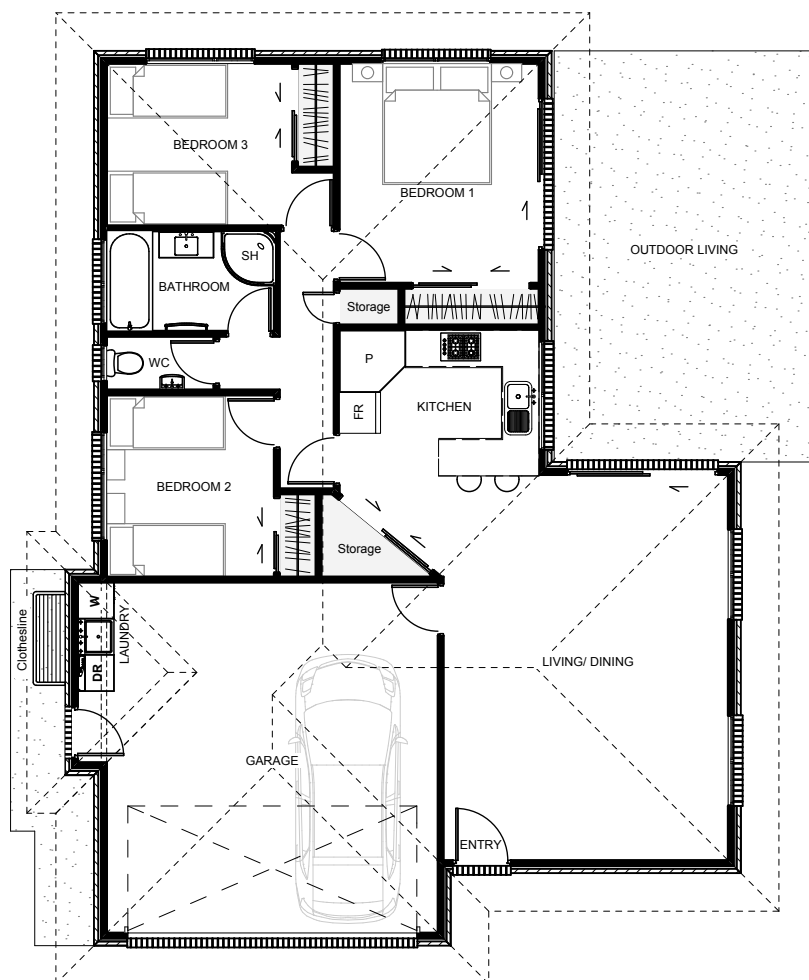
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# Madison



The 'Madison' is a traditional brick home with a hip & valley roofline making this an affordable option for building. This home's layout is designed for the typical section shape & size with private entertainment, (opposite side from garage), and a great open plan living area.



Floor Area: 127m<sup>2</sup>

2 3 1 10.9m 14.6m

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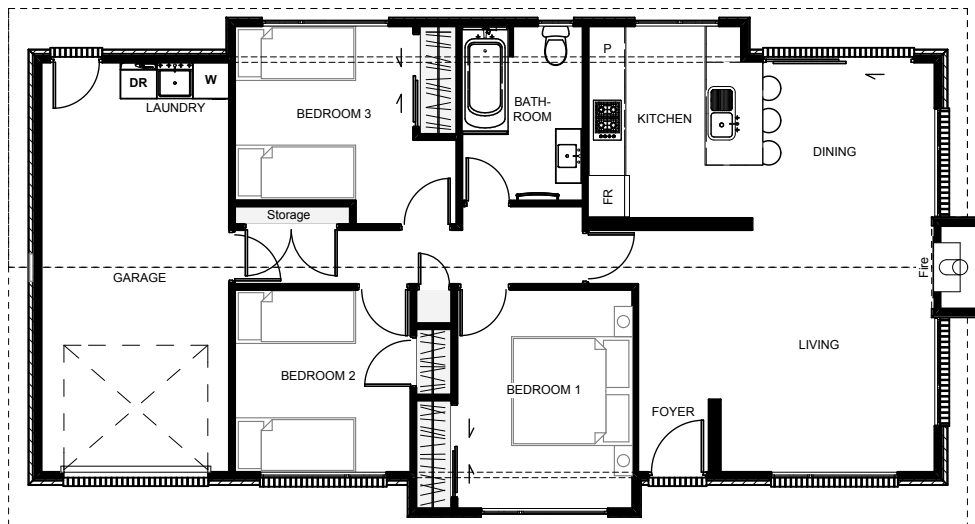


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# Miramar



The 'Miramar' is a simple yet modern looking home designed to be fun with both the layout & aesthetics. The roof allows for either a pitched or flat ceiling in the dining/ living room with a centred fireplace positioned to disperse heat evenly throughout the main living and down the hallway to the bedrooms. Increasing the garage into a double is an easy upgrade with this home while not disadvantaging any other aspect of the design, layout or internal garage access.



Floor Area: 112m<sup>2</sup>

 1  3  1  15.7m  8.2m

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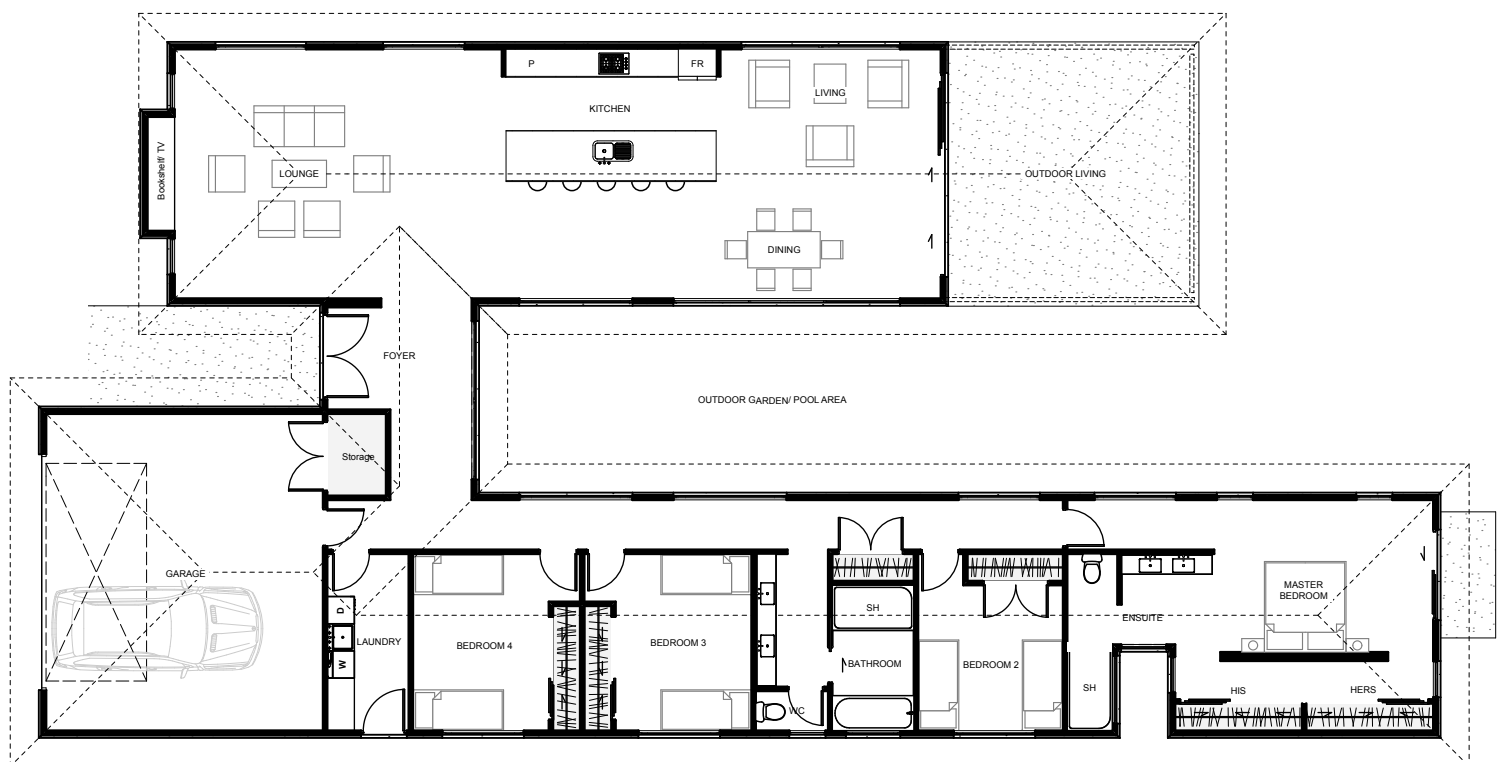
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# Montana



The 'Montana' is a cleverly designed 4 bedroom 'H' shaped home which separates living from bedrooms into two distinctive wings. An opening between the two wings gives plenty of space to create either a natural garden outlook or a lap pool configuration. The master bedroom is generous in size and flows nicely from the bed, through a reverse wardrobe layout to an open designed ensuite. The main living, large in size, flows seamlessly between living, kitchen, dining & outdoor living, which has great roof cover for enjoyable entertainment no matter what the weather.



Floor Area: 240m<sup>2</sup>

2 4 2 30.8m 15.0m

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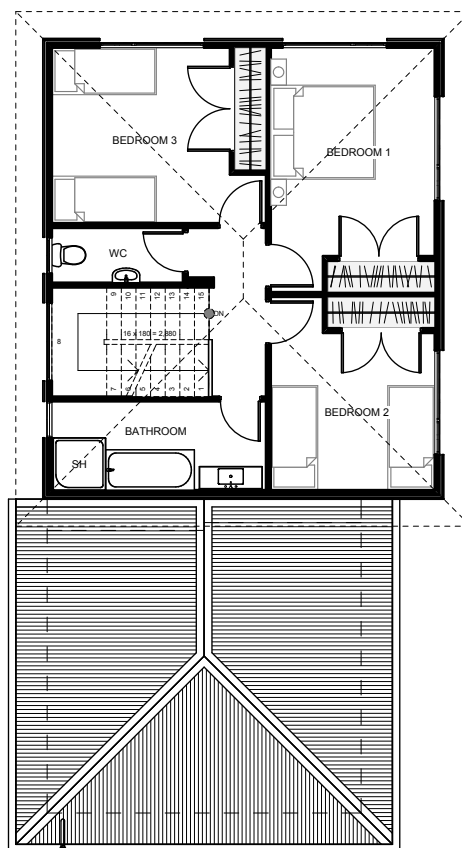
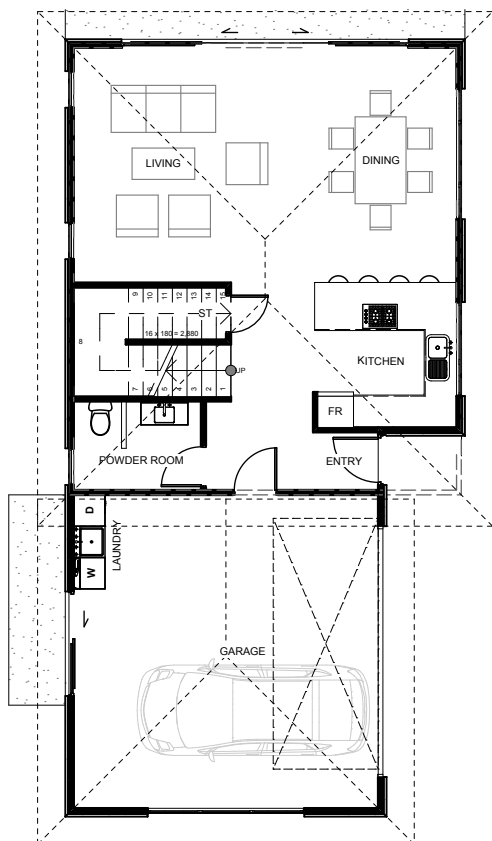


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# Orlando



The 'Orlando', a great New Zealand two story home with large opening living doors gives this home the perfect alfresco living for those nice summer days. Inside, the dining, living & kitchen are open plan with internal garage access, laundry & a generously sized powder room for guests and those downstairs. Upstairs, 3 bedrooms with great views & large double wardrobes, a bathroom & a separate toilet make this a home fit for any New Zealand family.



Floor Area: 172m<sup>2</sup>

2 3 1 7.5m 14.7m

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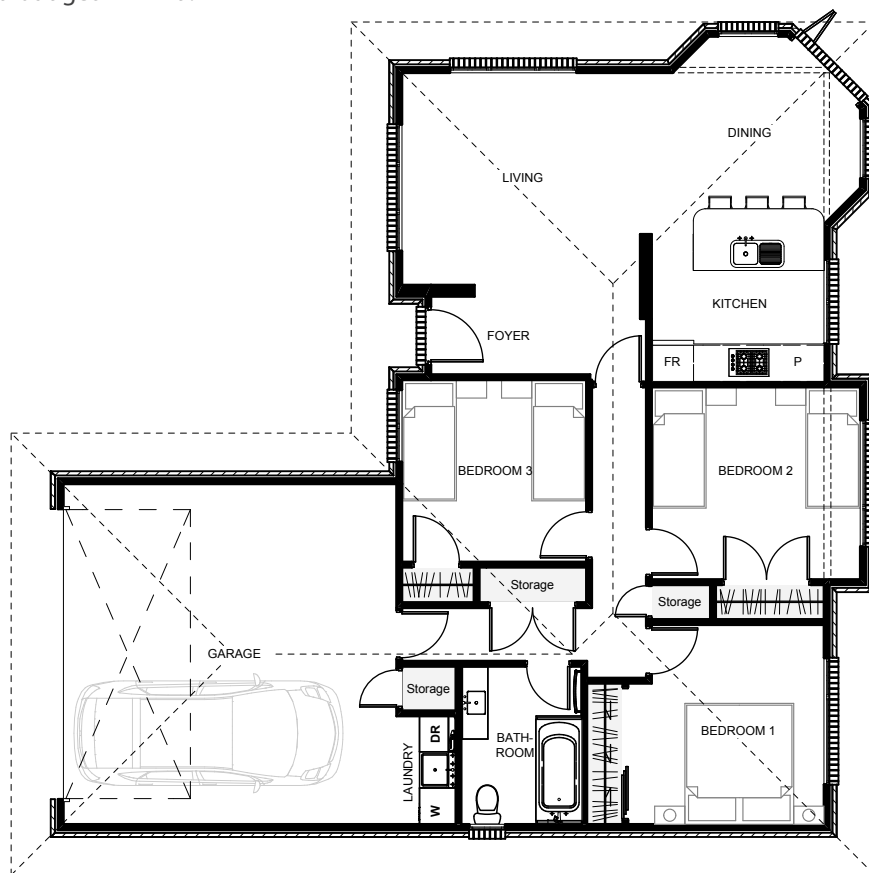
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# Torrance



The 'Torrance' is a traditional brick home designed for a cost effective build with all necessities suited to today's living. Cladding changes can easily be changed from brick to weatherboard or any other cladding type to achieve your desired look. Double garaging with internal access, plenty of storage & great indoor/ outdoor flow make this a smart choice for anyone looking to build with a budget in mind.



Floor Area: 127m<sup>2</sup>

 2  3  1  13.4m  13.2m

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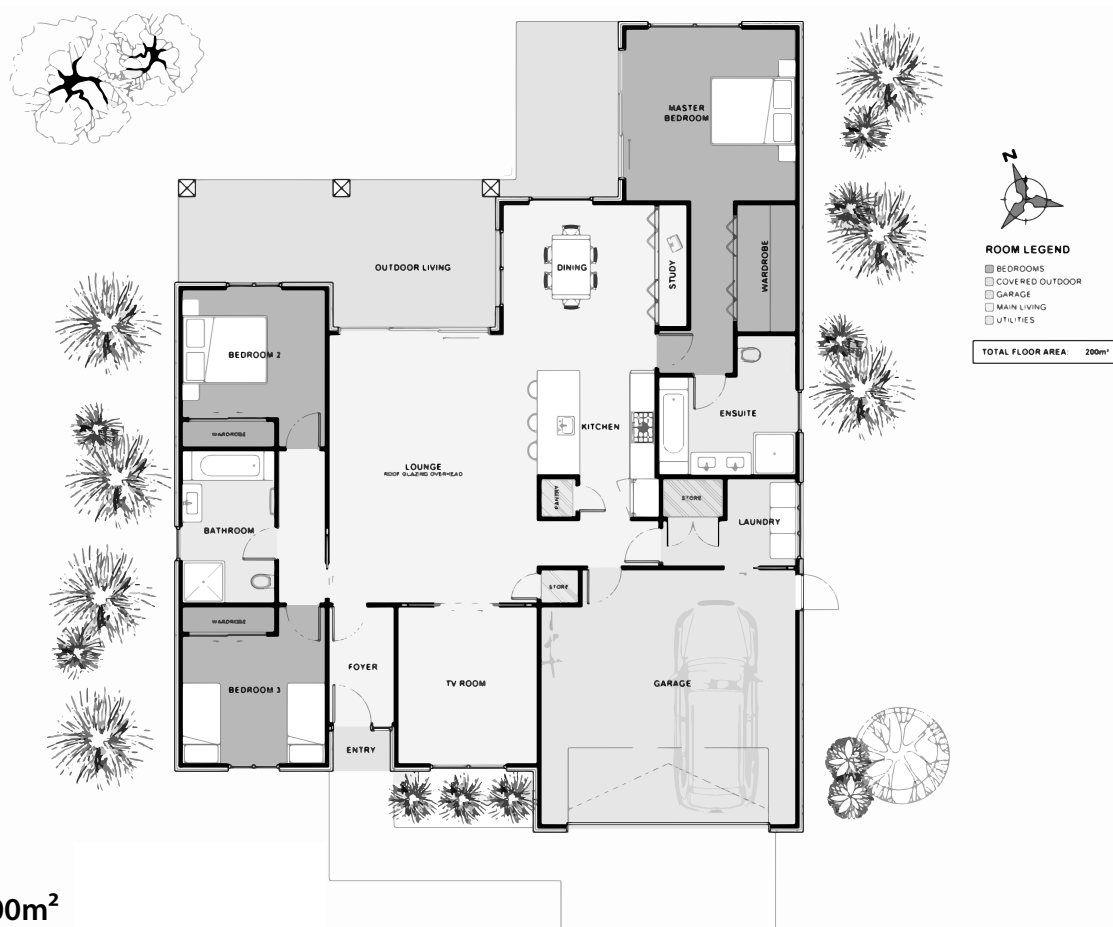


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# Albury



The 'Albury' is a modern home with a small footprint. The bedrooms are very separate giving everyone their own privacy and space. The main living is open plan with a separate TV/ Theatre room and a study which can be closed when not used. Outdoor entertainment flows from the living room with significant roof cover making entertaining always possible. This home can be finished in numerous cladding to give your desired look.



Floor Area: 200m<sup>2</sup>

2 3 2 14.6m 18.9m

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# Benhar



The 'Benhar' has flare, great shape and an amazing private outdoor living area. Both lounges open out onto a private courtyard with an outdoor fireplace an option for increased privacy and comfort. Fixed non-transparent glass panels border the open plan lounge which allows light to filter into the hallway giving a warm and spacious feel. The master bedroom sits separate in it's own wing with large windows for a great light room. The exterior orange panels shown above can be painted or finished in any colour/ cladding of you prefer.



Floor Area: 232m<sup>2</sup>

2 3 2 23.1m 15.1m

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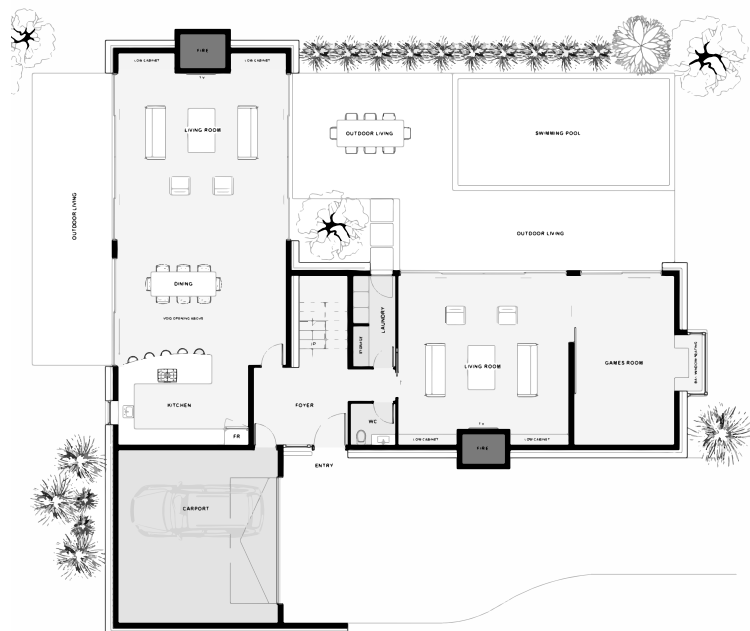


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# Brighton



The 'Brighton' is a modernised English manor with luxury sized proportions. Above, the 'Brighton' is finished in orange bricks with a bagged finish, (thin layer of cement render). Fixed wooden louvres bring this home to present day status and increased privacy for the second floor. All living is situated on the ground level while all 4 large bedrooms plus the study are upstairs. Above the dining is a double height ceiling which is overlooked by the open study and walkway which leads you to your large master bedroom.



Floor Area: 358m<sup>2</sup>

2 4 2 16.5m 22.4m

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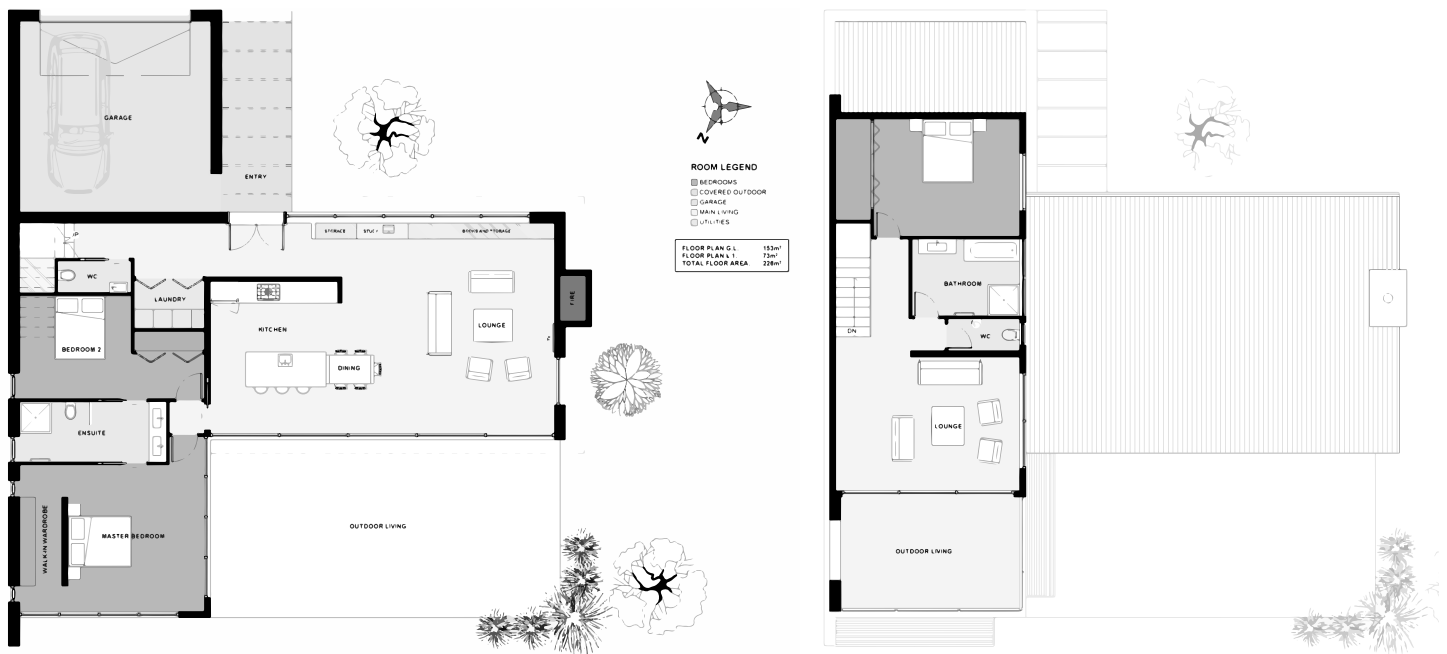


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The 'Ettrick' is a fun-sized home that is designed to fit most sections. Whether your driveway comes in from the east, south or west this home can work. The dining kitchen and lounge is open plan with the ceiling raking up towards the higher northern windows allowing light to reach deep within the home. The raking ceilings also give the main living area an increased sense of space. The master bedroom includes a very generous ensuite and an open walk-in wardrobe. Overhead, a covered balcony gives those upstairs great views and sunlight right through to the evening.



Floor Area: 226m<sup>2</sup>

2 3 2 14.0m 15.2m

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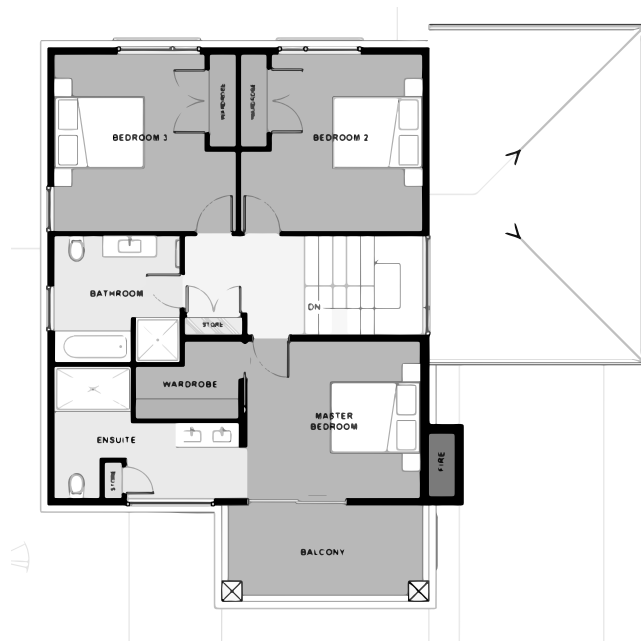


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# Leeston



The 'Leeston' is a great townhouse, perfect for those with a relatively small section. All bedrooms accommodate the second level leaving the ground level for living and entertainment. The single garage has french doors and window allowing this space to have multiple uses. Shown above, the 'Leeston' is clad in weatherboards and plaster but can be finished in a single cladding type or mixed and matched to whatever makes you a proud 'Leeston' owner.



Floor Area: 219m<sup>2</sup>

1 3 2 12.9m 12.6m

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# Methvan



The 'Methvan' is modern and edgy with its extruded portal form and standing seam roof/ wall cladding finish. 3 Separate rooms are smartly positioned in a semi symmetrical layout leaving the plumbing grouped together at the core. Open plan living is in the largest wing bringing together the kitchen, fireplace, dining, 2 lounge layouts and study making heating/ air conditioning a single room effort. Sliding doors open this main space out to the courtyard giving alfresco flow.



Floor Area: 199m<sup>2</sup>

0 3 2 23.3m 18.4m

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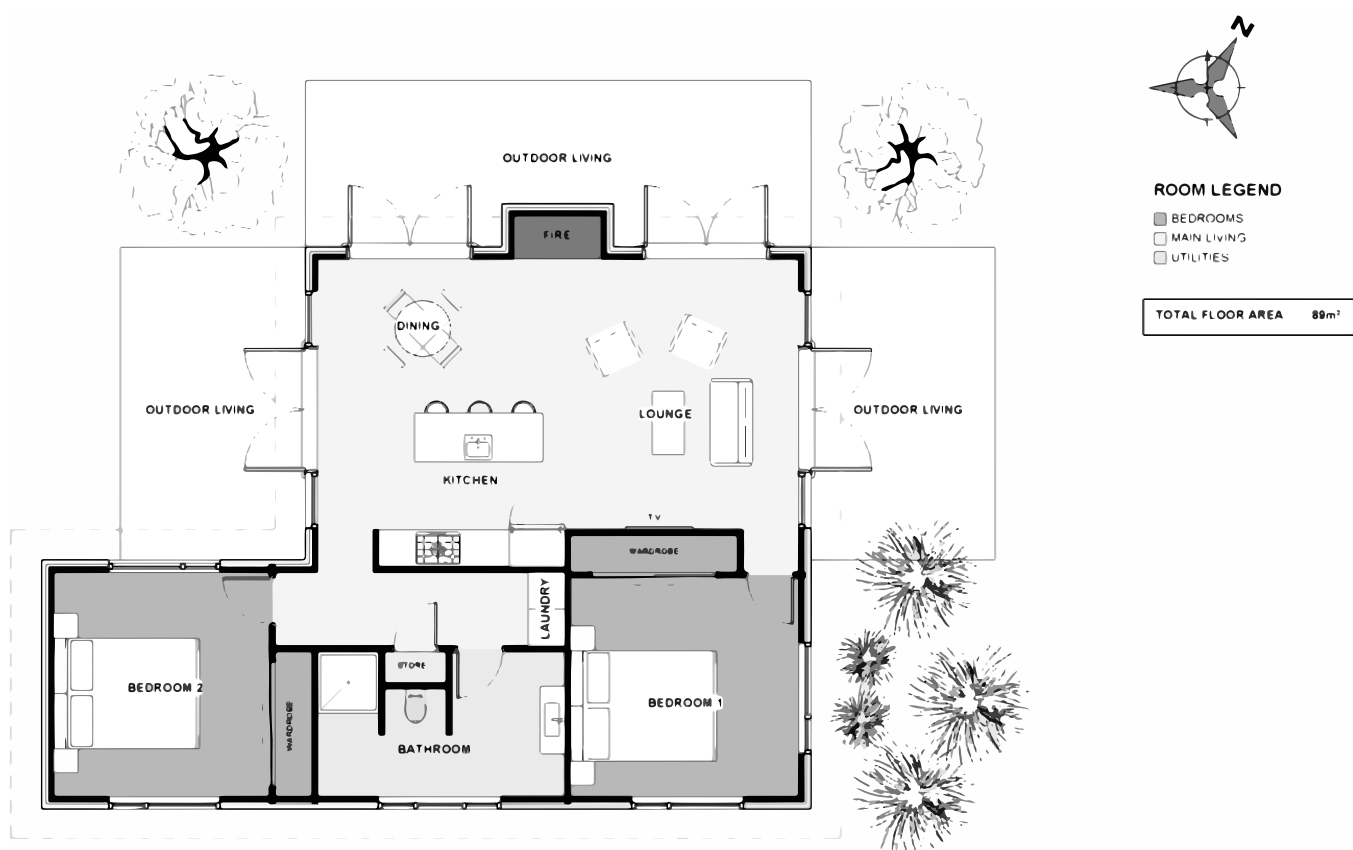


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# Oban



Need an affordable comfortable home? The 'Oban' is perfect. 2 bedrooms with good sized wardrobes, open plan living easily heated with the centralised fireplace & great 180° views & courtyard surround. This home can be finished in any cladding/ colour and even have its roof changed to a mono pitch! It's up to you.



Floor Area: 89m<sup>2</sup>

0 2 1 12.3m 9.6m

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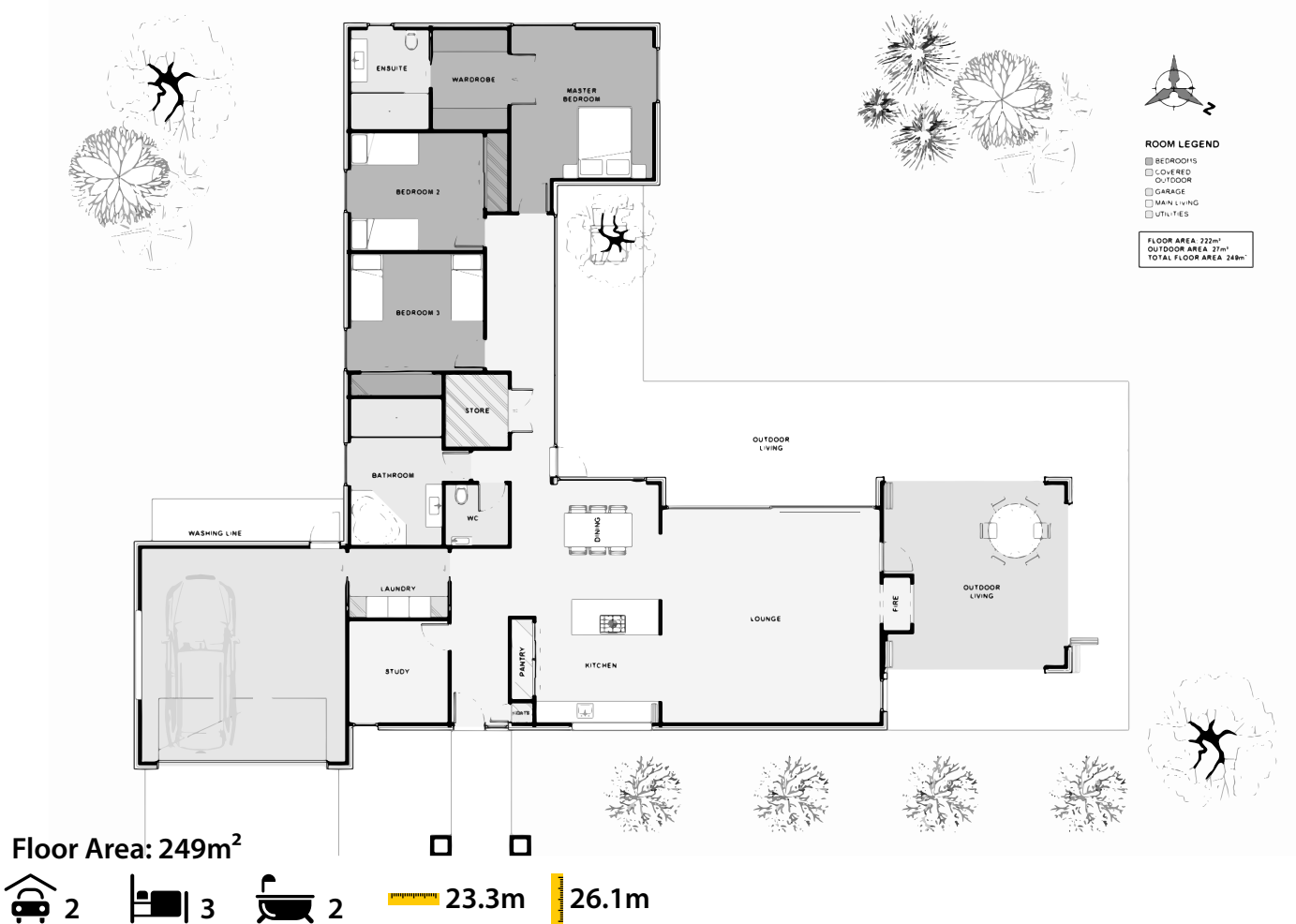
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# Seedon



The 'Seedon' is a modern home under a traditional roof-line. The living and bedrooms are shaped to make private northern lawn area and outlook. 2 Lounges, one indoor and one indoor/ outdoor. In winter, this room can be completely shut off from the harsh elements with a back to back fireplace. In summer the exterior walls, (bifold doors), open right up and fold back transforming this room into a covered outdoor living area.



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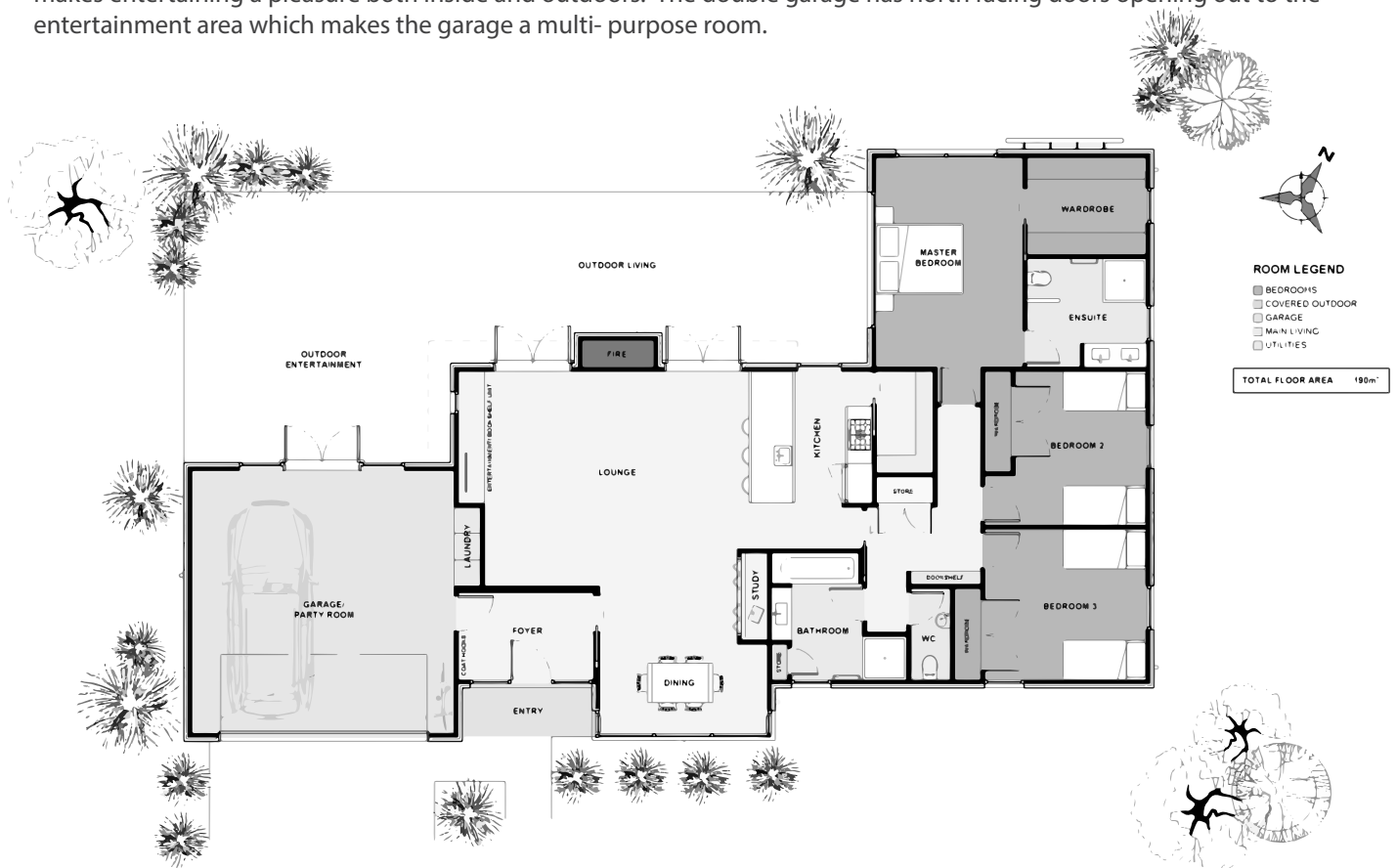


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# Walton



The 'Walton' just works and looks great while doing it. 3 Bedrooms are neatly arranged down the North/ Eastern side allowing all rooms to receive the lovely morning sun. The main living area has an extra high ceiling due to the elevated roof with glazing allowing light to beam from above giving the room an amazing feel with this natural light source. A back to back fireplace makes entertaining a pleasure both inside and outdoors. The double garage has north facing doors opening out to the entertainment area which makes the garage a multi- purpose room.



Floor Area: 190m<sup>2</sup>

2 3 2 22.0m 13.3m

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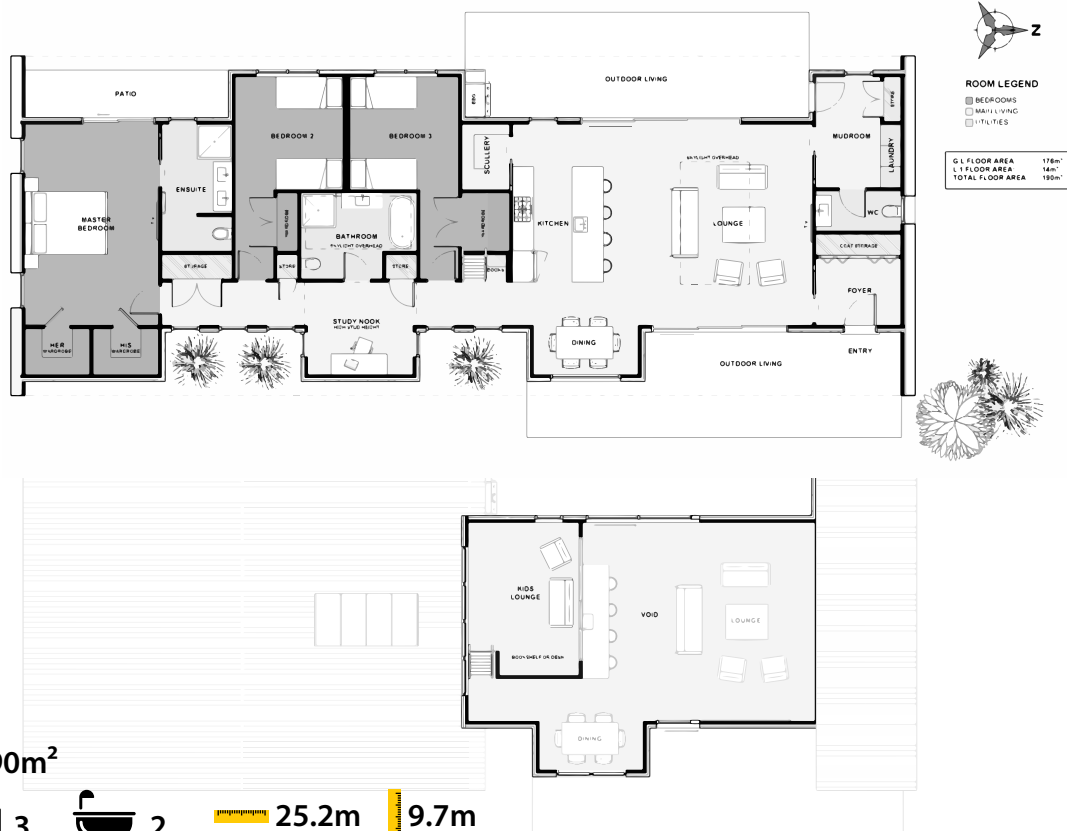
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# Weston



The 'Weston' is a long narrow fun packed home with interesting spaces and forms. Pictured above, the 'Weston' is clad in timber weatherboard, timber panelling and standing seam roofing which melts down over the ends of this home. The main living has a sloping ceiling and is open plan with the dining offset in it's own module with double height glazing. The study is an open study in the hallway opposite two mirrored bedrooms which enclose the centralised bathroom. Because the bathroom is internal, a large opening skylight overhead opens the full height room, letting any moisture and steam straight outside making the bathroom a very healthy, light space. A very generously sized master bedroom has an ensuite and a 'His & Her' wardrobe. Not shown in below is the kids lounge/ library which is accessed at the hallway's entrance via a built in ladder. This space has it's own external windows but also has sliding windows that open allowing you to look onto the main living down below.



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