



## *The Foundation Collection*

Find your next place to call home with Green Homes





# CONTENTS

WELCOME .....	3
WHY BUILD WITH GREEN HOMES? .....	4
PARTNERS & AWARDS .....	5
SPECIFICATIONS.....	6-7

## *Our Plans (In order of smallest to largest size)*

LITTLE KOWHAI .....	8	FAIRHALL .....	33
GRETA .....	9	SAXON .....	34
KEA .....	10	MANAIA .....	35
HEWSON .....	11	BOWEN.....	36
LITTLE TOTARA.....	12	TALBOT .....	37
HERON .....	13	HUXLEY .....	38
LOCHY.....	14	WAIKAWA .....	39
TUAMARINA .....	15	FLAXBOURNE.....	40
AWATERE .....	16	TAIRUA .....	41
KAITUNA .....	17	AURORA .....	42
AWAROA .....	18	MOHAKA .....	43
NEWTON .....	19	RYTON .....	44
WEKA .....	20	STAFFORD .....	45
SABINE .....	21	MAKARETU .....	46
MORGAN .....	22	KAWARAU.....	47
CAVENDISH.....	23	TORERE .....	48
SNOWY RIVER .....	24	RANGITAIKI.....	49
BLYTHE .....	25	NEW BRIGHTON .....	50
ATLANTIC.....	26	WAIHI .....	51
WHISTLER .....	27	EGLINGTON.....	52
PELORUS.....	28	GLENRAE .....	53
SELWYN .....	29	WILMOT .....	54
MEDWAY .....	30	CLARENCE .....	55
CAPLES .....	31	NOKOMAI .....	56
ACHERON.....	32	GODLEY .....	57



# WELCOME

## TO A REFRESHING, RELIABLE WAY TO BUILD A STYLISH, ENERGY EFFICIENT GREEN HOME DESIGNED TO SUIT YOUR INDIVIDUAL NEEDS

You've started the journey to building a new home, and now you're looking for that special design that you can call your own. We've developed this plan book to suit a wide range of layout preferences, site sizes, tastes and budgets and we look forward to your feedback! You have the choice of building or customising one of our pre-designed energy efficient home plans, or we can create a bespoke plan to suit your family's unique lifestyle.

Did you know that Green Homes New Zealand is the only internationally compliant home builder in the country for Energy Management (ISO 50001)? We also provide the option of designing for Homestar and/or Lifemark® certification if you want your home to have extra performance, accessibility, and future proofing for generations to come. For your peace of mind all of our homes include a 10 Year Master Build Guarantee.

Selecting Green Homes New Zealand to build your new home is a smart move on many levels. You'll be living in a warmer, higher quality home that doesn't just aim for the Building Code. It will be finely-tuned for energy and cost efficiencies providing extra benefits all year round, at a similar cost to a regular home. What's more we work to a clearly defined and mutually agreed upon timeframe for your build with fixed price contracts also available.

We construct homes that stand the test of time. From the fully insulated perimeter foundation through to the finishing touches of your home, we comprise all the materials in a way that would make your children proud to own it in years to come.

Our passion for green building flows throughout each project, whether it's from our design team, project managers, quantity surveyors, builders, tradespeople or wider support team. We are all committed to ensure your home building journey will be a rewarding and enjoyable experience and that your home is the epitome of superior craftsmanship, and the envy of your street!

We are a home builder that welcomes the individuality you bring to your build, and you'll notice that this will be reflected in a home that we'll both be equally proud of! Whatever stage your life's journey is at, we hope to capture your heart and provide a healthy and comfortable environment that you will cherish for years to come.

We strive to build exceptional homes and whilst we are judged by our peers, we will guarantee that your experience and our workmanship are second to none.

We know you'll love our plans that follow, so please get in touch with one of our friendly Design & Build Consultants if you have any queries, you need help with planning, or require some expert advice!



# WHY BUILD WITH GREEN HOMES NEW ZEALAND?

**THE MORE ENERGY EFFICIENT YOU ARE,  
THE MORE BENEFITS YOU'LL SEE.  
IT'S THAT SIMPLE.**

**WITH A GREEN HOMES NEW ZEALAND PRE-DESIGNED OR CUSTOM-BUILD HOME,  
BEING GREEN IS JUST THE BEGINNING.**

Because along with the environmental friendliness of our industry leading innovation, comes a whole host of tangible, practical benefits for your family and your finances.

With Green Homes New Zealand (GHNZ), you can look forward to a smooth, enjoyable experience as your new home takes shape... comfortable in the knowledge there is industry-leading expertise focussed solely on ensuring unparalleled efficiency and sustainability. Put simply, we're just better... and we can prove it.

## *PRE-DESIGNED GREEN HOMES*

Whatever you want from your Green home, there's a good chance we've already thought of it and incorporated the idea into one of our stunning pre-designs... every one of which carries our guarantees across quality of materials, workmanship and service.

## *CUSTOM-BUILD GREEN HOMES*

If you need your home to be built in a more tailored fashion around your family or your lifestyle, there's nothing we love more than working with you to make it happen... your ideas, our expertise and official international standards in every corner. You envisage it, we build it.

## *BIGGER EFFICIENCIES MEAN LOWER ENERGY COSTS*

An energy efficient home drastically reduces your energy costs, because every outlet and appliance is fine-tuned to get the very best value from the power it uses.

With a Green Homes New Zealand pre-designed or custom-build home, being Green is just the beginning.

## *MORE HOME COMFORT, ALL YEAR LONG*

With enhanced efficiency and insulation comes improved comfort and control of your home environment. Hot or cold, the happy medium is easier to maintain throughout all seasons.

## *A SUSTAINABLE, PRACTICAL & AFFORDABLE BUILD*

It's a common myth to think that building your Green home will be a complicated, expensive exercise. Our buying power and resources give us capabilities to construct beautiful homes that also provide value for money. Green Homes has been doing this for some time, we'll show you how easy it can be.

## *BETTER STANDARDS LEAD TO MORE ENERGY EFFICIENT HOMES*

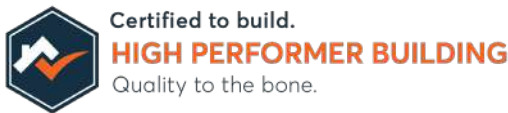
Green Homes New Zealand is the only builder in the country who is in compliance with the International Standards Organisation for design and construction of energy efficient homes (ISO 50001), with nine independent inspections on each home.



# PARTNERS & AWARDS

## WHO ARE WE?

We're a team of passionate and committed professionals who have partnered with, and are endorsed by, some of New Zealand's best sustainable building producers.



# SPECIFICATIONS

YOUR HOME WILL BE CREATED INCORPORATING ALL OF YOUR WANTS AND NEEDS. WE HAVE INCLUDED BELOW SOME TRIED AND TRUE FEATURES & MATERIALS. THESE WE BLEND WITH YOUR WISHES TO CREATE TOGETHER A HOME THAT YOU AND GREEN HOMES CAN BE PROUD OF.

## EXTERIOR AND STRUCTURE

\* Indicates options defined by your specifications and plans

\*\* Location dependent

*NB. Some specifications will differ according to regional climate and environmental zones as stipulated by the New Zealand Building Code*

- Insulated concrete floor – Ductile steel meshed with fully insulated perimeter foundation
- Wall framing with timber treatment where required by the NZ Building Code
- Advanced framing system to NZ Building Code - includes insulated framing to the exterior corners with engineered roof truss solution
- Choice of approved exterior finishing materials incorporating plaster, brick, or a choice of vertical or horizontal weatherboard. Feature finishes upon request
- Colorsteel® long run roofing or tiles and metal gutter and fascia system and downpipes – other materials on request
- Double glazed windows, as standard. Upgrade option available such as Low E, Argon Gas or Thermally Broken to suit your needs, and to the new H1 Code. Climate zone dependent as some options are included
- Colorsteel® sectional garage doors, insulated where the 'insulated garage' option is selected, complete garage door opener and 2 remote controls
- R6.6 ceiling insulation, recycled Glasswool \*\*
- Exterior wall insulation:  
North Island - 90mm exterior wall framing R2.6 insulation, or 140mm exterior wall framing R3.2 insulation  
South Island - 90mm exterior wall framing R2.8 insulation, or 140mm exterior wall framing R4.1 insulation

## HOME INTERIOR

- Raised door height to 2.2m high
- Designer insulated interior doors with choice of style and lever handles
- 13mm Gib® ceiling system with metal batten system
- Aqualine wet areas Gib® board to all bathrooms and laundry
- Square set wall corners and ceiling junctions. Softline corners and scotia/cornice upon request
- Wardrobe fitout and shelving included to wardrobe and cupboards
- Heating as per plan, inverter heat pump/air conditioning with fireplaces and gas appliances upon request – upgrade to ducted heating and air exchange systems options available
- Full painting and decorating with Resene® low VOC paints including the garage
- Floor coverings - heavy duty carpets to the living areas and bedrooms with upgrades to type and underlay as requested
- Option for use of tiles, vinyl planking or timber laminate where permitted by code, in kitchen, laundry and wet areas and or living areas upon request
- Polished concrete floors upgrade quoted upon request – not available in all areas



## KITCHEN AND BATHROOMS

### *European appliances selected for quality, energy efficiency and performance*

- Designer kitchen complete with solid stone surface tops to allowance
- Walk-in pantry included in this sum\* (not all plans have WIP)
- Bin recycling station under bench\*
- European built-in multi-function energy rated oven – Bosch brand, or upgrade to Miele
- European built-in ceramic hob unit with induction or gas choices available
- European multifunction dishwasher
- Rangehood with powerful 500 m3/hr draw ducted to the exterior
- WELS rated mixer tapware throughout your home with choice of tap design available
- Designer built-in laundry\*
- Aqualine wet area Gib® board to all bathrooms and laundry (laundries - if home & income property)
- Heated towel rail in each bathroom
- Exterior vented fan directly over the shower cabinets
- Tiled shower to ground floor in ensuite with glass shower screen\* – plan specific with slider rail, shower head & mixers
- Acrylic shower in bathroom complete with doors and slide rails shower head\*
- Fan heater in each bathroom
- European wall hung vanity unit with your choice of either polymarble or vitreous china tops and choice of cabinetry

## OTHER

- High pressure hot water system – solar and heat pump options available
- 3 exterior taps\*
- Full sewer and storm water connections to a serviced site
- Full water, phone and fibre optic connections where site available
- LED efficient lighting throughout the home
- Pre-wiring for future solar, and EV charging
- Interior colour consultancy
- Site specific testing such as geotechnical, percolation, or seepage tests where a requirement carried out as requested

## REGULAR UPGRADES AVAILABLE

- Low E, Argon Gas or Thermally Broken windows, inset window frames as requested (\*\* climate zone dependent option available where not mandatory)
- Insulation to interior walls\*
- R4.1 insulation to exterior walls with 140mm framing upgrade
- Polished concrete floors
- Ducted heating system
- Alternative heating systems including underfloor hydronic
- Solar photovoltaic panel systems with/without battery back up
- Fully insulated walls and doors, including carpet in garage
- Gas or induction appliances
- Security alarm system options
- Home automation
- Homestar rating and certification
- Lifemark® Universal Design rating and certification
- Ceramic floor tiles to bathroom floors with tile skirtings\*

## PEACE OF MIND

- Building consent and inspection fees
- 10 Year Master Build Guarantee
- Builders risk contract works insurance
- ISO 50001 construction management audits
- Mutually agreed build time

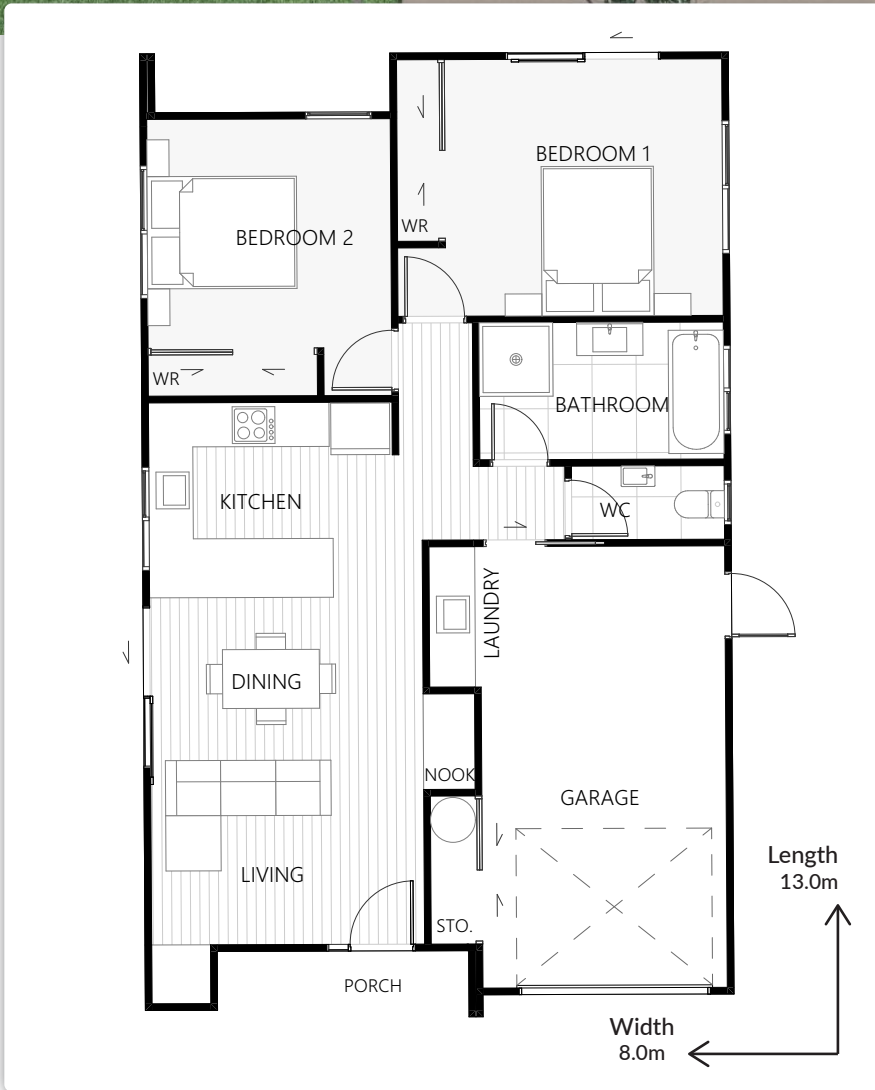
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## LITTLE KOWHAI 98

### PETITE CITY CHIC

Rrrrrrr Reet Petite, the finest small plan you ever wanna meet!

If you love city chic the Little Kowhai is for you. Maximising all available space there's still a surprising amount of storage. You also have flexibility with ceiling height to make it even more roomy.

A perfect bachelor/bachelorette or couples pad, great for smaller sections and easy on the eye, and your budget.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



Fixed priced contracts are available



### WHY GREEN HOMES?

Green Homes New Zealand are Design and Build experts and the only residential builder in the country who's ISO 50001 compliant for Energy Management. We specialise in constructing quality pre-designed or custom built, energy efficient, healthy and comfortable homes for all Kiwis. We can also design to Homestar or Lifemark® standards for improved performance and liveability, truly future proofing your home for decades to come.





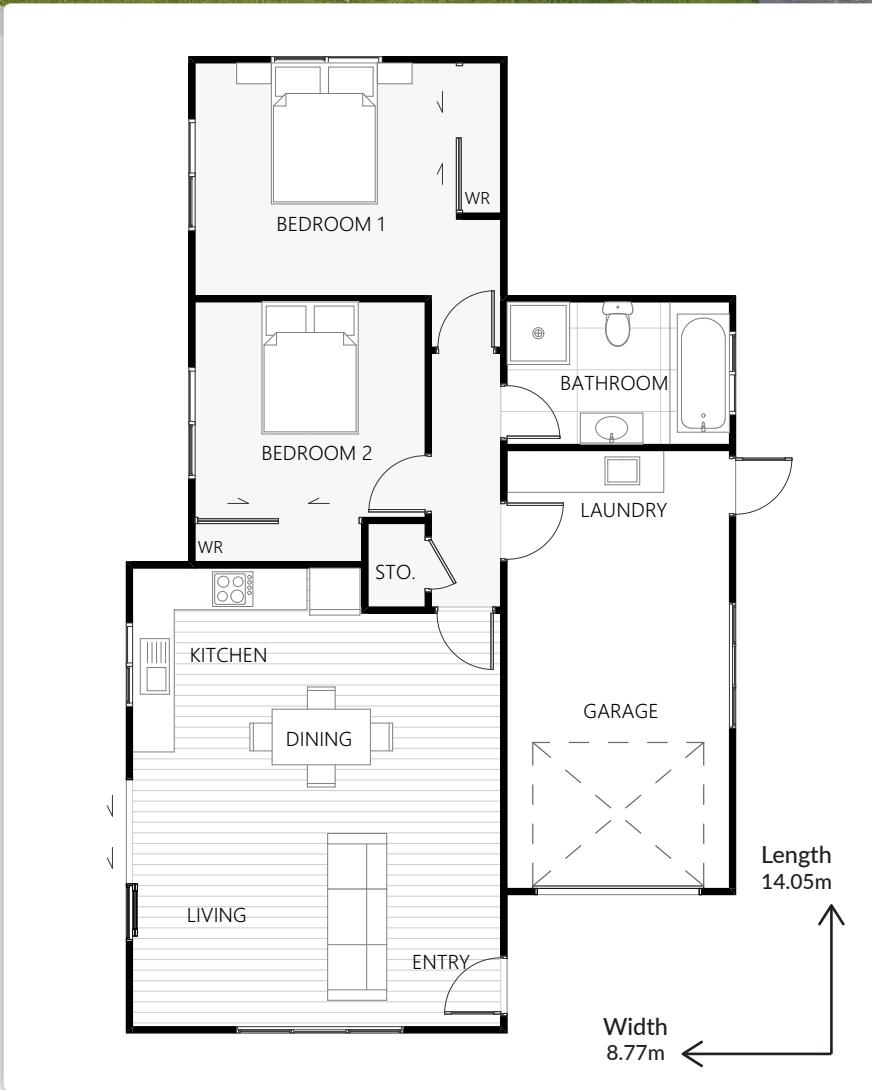
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## GRETA 98

Cute to boot this is a wonderfully compact home just waiting to enhance your slimline section.

This design is perfect for those of you on your own and for couples who appreciate sunny living and a sensible layout.

If you're after a super warm, brand new home on a modest budget you can't go wrong with the gorgeous Greta.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



We also offer bespoke plan designs outside of our standard range



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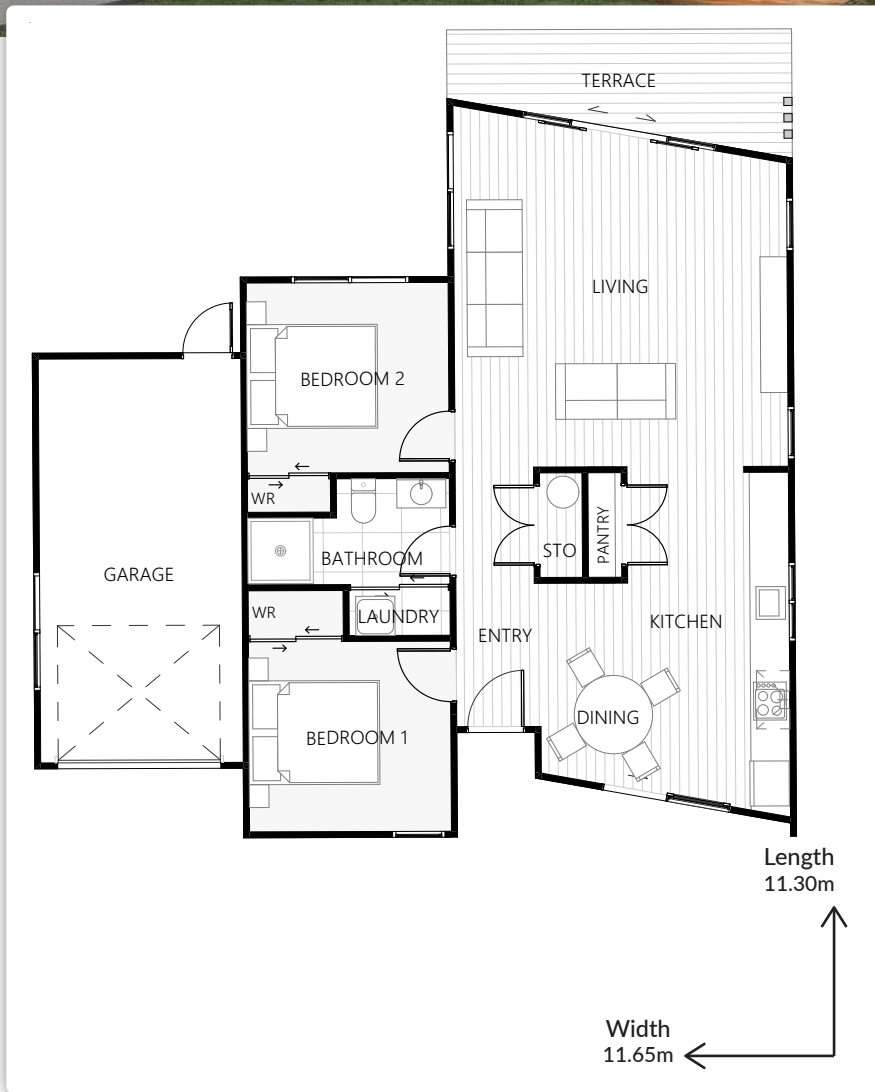
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## KEA 100

Whether you're after your first home, entering your twilight years or you need a bewitching bach, the Kea has all the necessities you need, along with a smattering of style!

Sitting nice and square on your chosen site it has a lovely open plan kitchen with dining and living areas leading onto your sun filled terrace.

The bedrooms bookend a central bathroom and enclose the laundry so the garage has more storage, it is easy to heat and modest budgets it will meet, don't go past this cheeky little plan.

### KEY FEATURES:



Above Code  
Insulation



Energy Efficient  
Appliances



Perimeter Edge  
Insulation

### DID YOU KNOW?



On occasion we have sites available to package with your choice of plan



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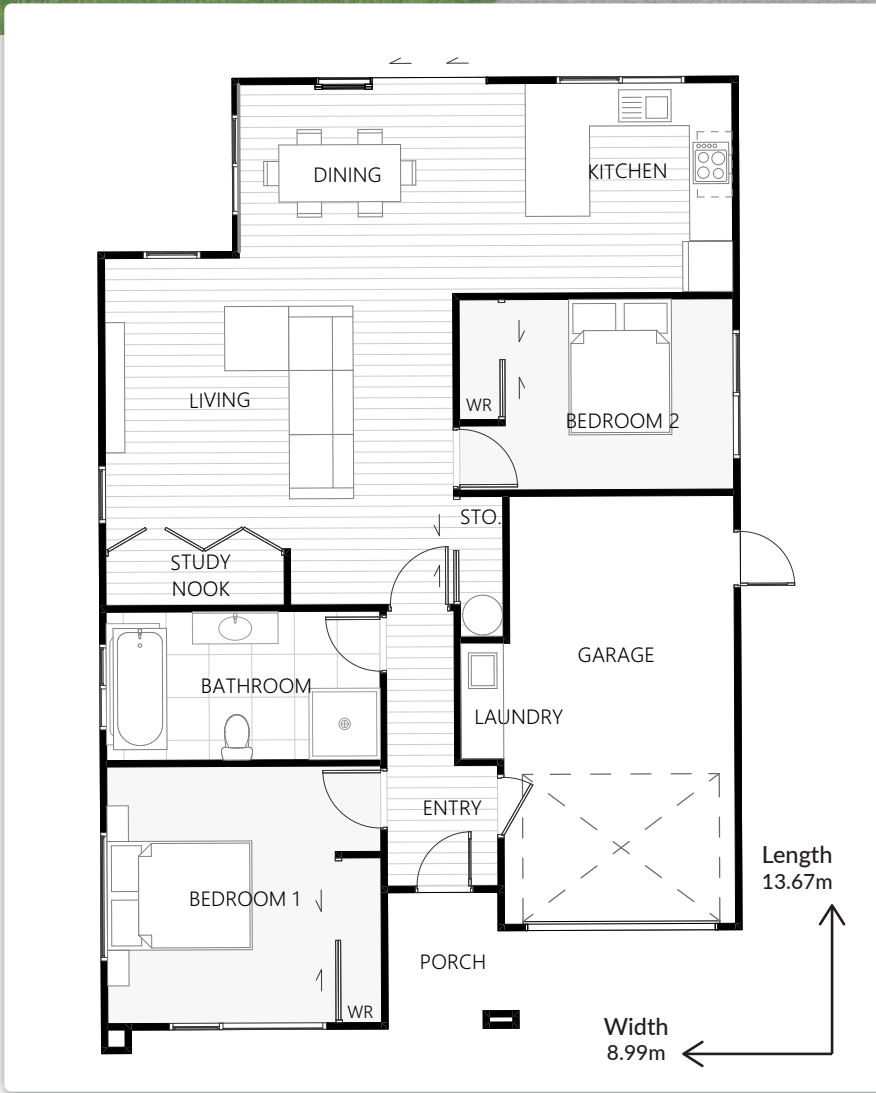
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## HEWSON 107

A HOME DESIGN THAT DELIVERS EVERYTHING YOU NEED AND MORE.

Hewson, we definitely don't have a problem! This two bed beauty is perfect for a couple, a retiree, (yes there's a spare room for a grandchild) or perhaps it could be the right fit for New Zealand's next Bachelorette?

A cosy and comfortable abode this wee gem has well appointed dining and living areas with a study nook and good sized bedrooms.

With great overall flow throughout it's also flexible enough to suit most narrower sections.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Homestar 6 rated home can reduce your power bills by around \$800 a year



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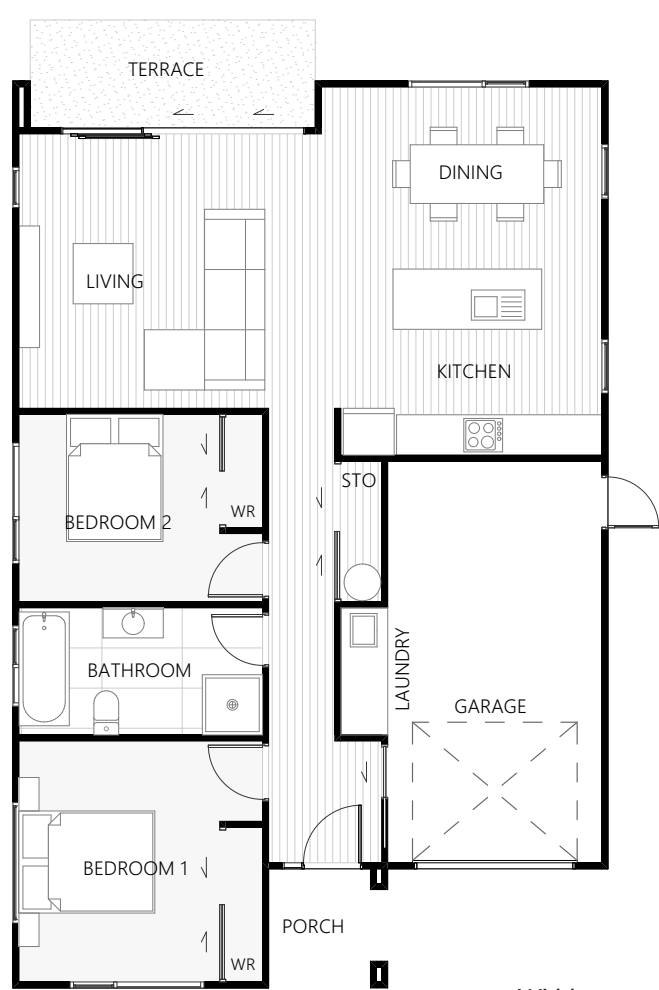
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## LITTLE TOTARA 108

This little pearler is perfect for couples or single occupants climbing onto the property ladder.

If you're in your twilight years it could be modified to Lifemark® standards for better accessibility and liveability, truly optimising comfort and future proofing your investment.

It has a larger than usual master bedroom for such a cosy home and it's ideal for compact sections - totes!

### KEY FEATURES:



Above Code Insulation





Energy Efficient Appliances



Perimeter Edge Insulation

**DID YOU KNOW?**

A Lifemark® rated 3 house caters for 95% of the population's accessibility needs

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## HERON 109

The Heron is a foxy little plan incorporating elementary design and layout - perfectly suited to narrow sections.

The privately located open plan living is a real highlight leading on to a terraced area that will beckon you to bask outside.

You'll be pleasantly surprised that it easily accommodates three bedrooms with a well situated central bathroom. If you'd love a bijou home and your budget is tight, we know that this plan will really delight!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



According to the NZ Green Building Council our R-values, which are a measure of heat loss from our ceilings, walls and floors, are 50% worse than many countries



### WHY GREEN HOMES?

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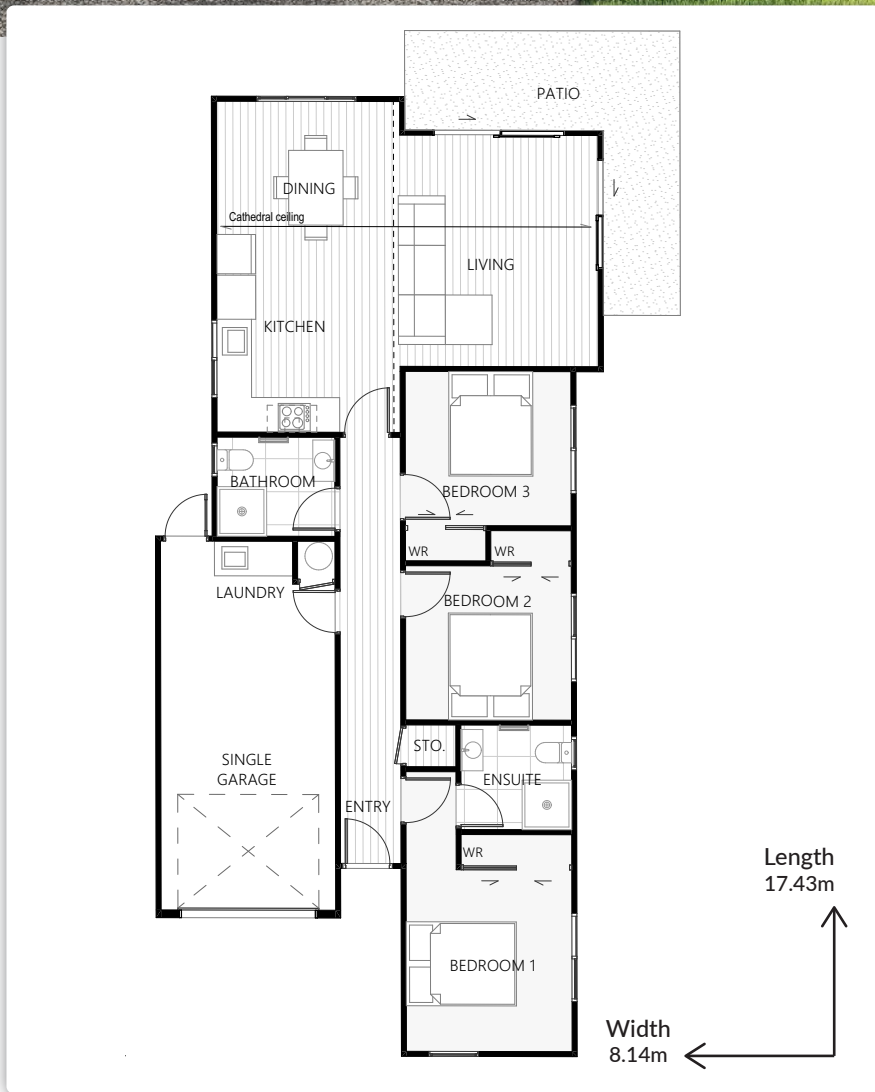
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## LOCHY 113

Little but lofty our Lochy plan range is one of our top sellers with five options available. Perfect for high density zones these homes really pack some punch when it comes to maximising all available space.

This ultra economical and energy efficient design offers splendid open plan living, a raking ceiling and three bedrooms with well laid out bathrooms. Young couples, sole occupants, retirees and small families are bound to fall in love with the Lochy!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Lifemark® 3-Star home works for 95% of the population



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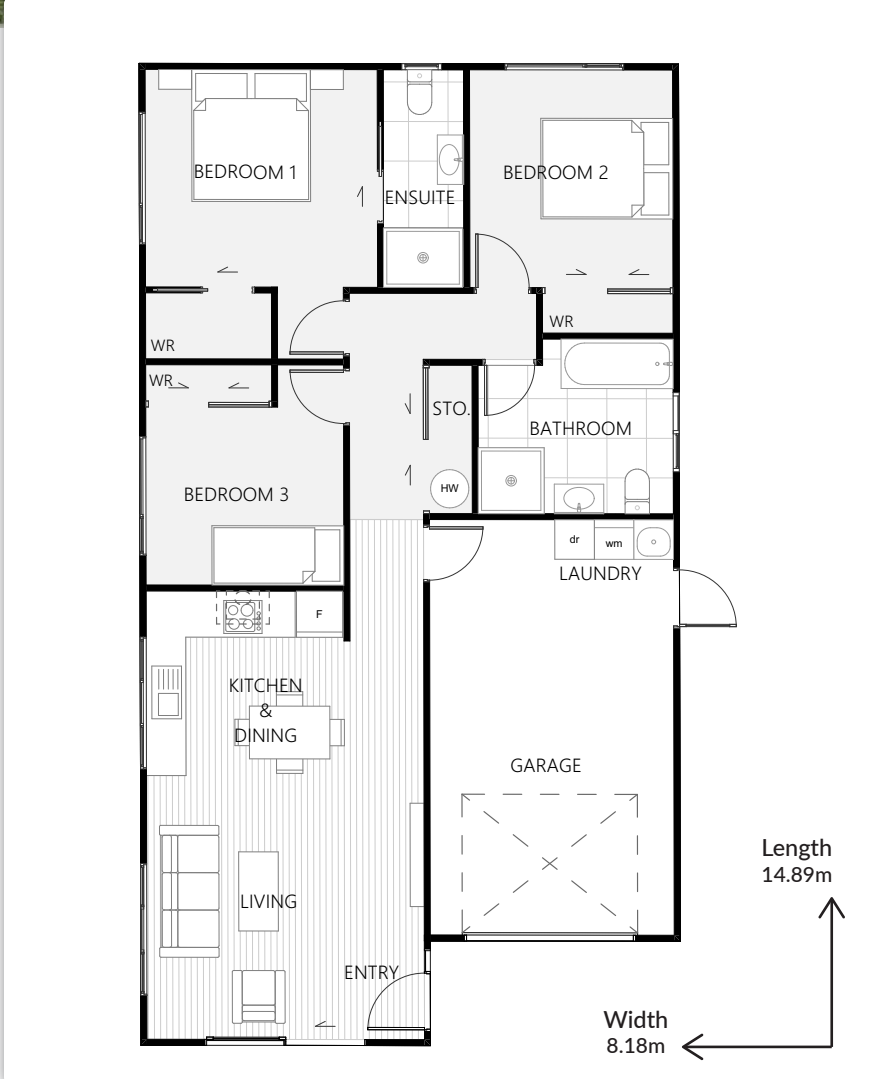
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# TUAMARINA 115

## FUNCTIONAL LIVING

The Tuamarina's resourceful layout and design lends itself to effortlessly functional living.

With the open plan kitchen/living area and thoughtful placement of bedrooms and bathrooms, and a garage to boot - this home really maximises its modest footprint.

Ideal for narrower sections, versatility is its middle name. This terrific plan appeases small budgets and just oozes versatility!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

**DID YOU KNOW?**

A Lifemark® 4-Star home works for 98% of the population

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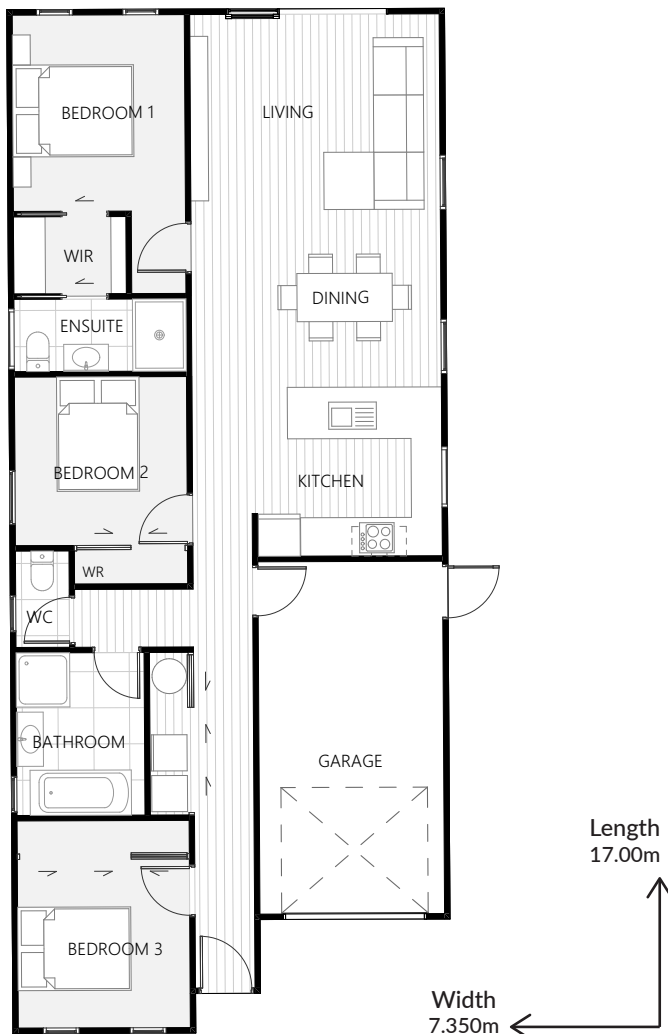
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## AWATERE 118

If you have a narrow section, look no further!

Ideal for a chic inner city pad or a home to raise a small family, the Awatere is a pragmatic plan genuinely making the most of every available square metre.

With an easy breezy vibe, kitchen and living zones eagerly meet the alfresco area capturing maximal outdoor light for your daily serotonin boost!

Upon first glance an unanticipated three bedrooms and two bathrooms await you providing everything a couple, or small growing family need for a restful slumber and modern convenience.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Lifemark® 5-Star home works for 99.9% of the population



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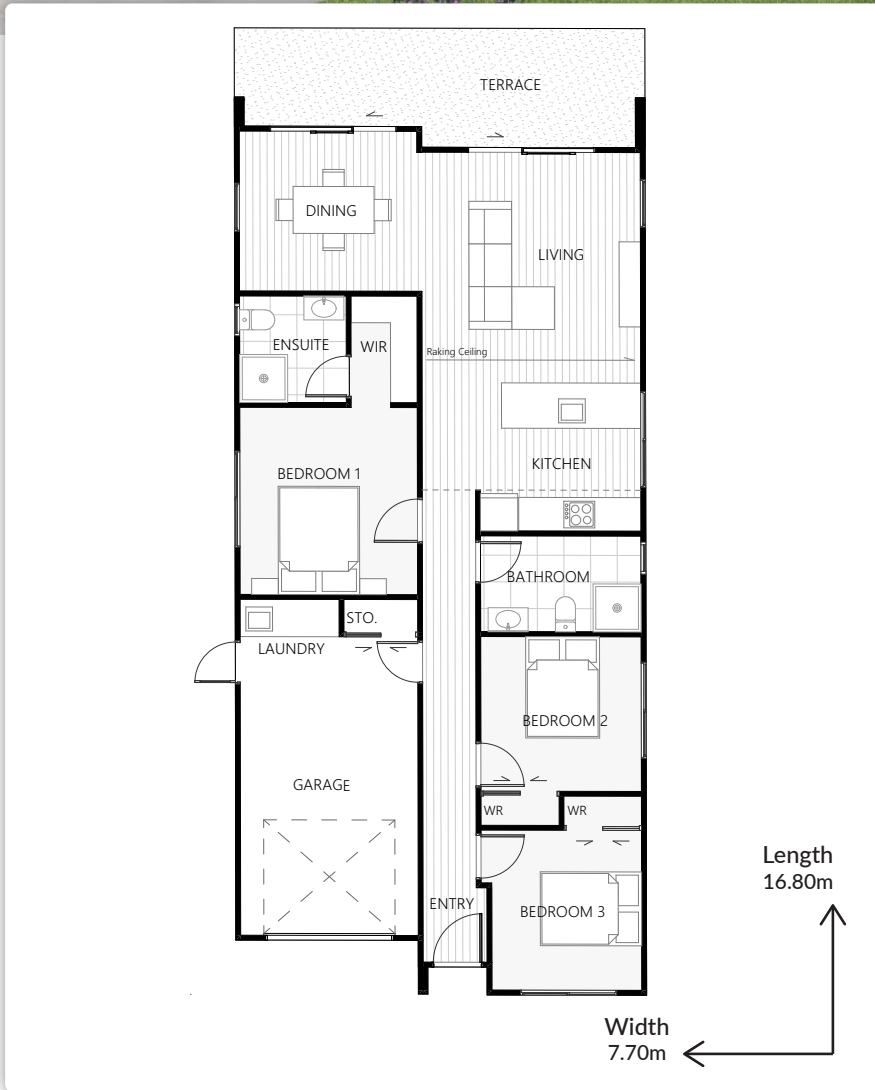
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## KAITUNA 119

Just perfect for narrow sections the Kaituna is not only adorable but also possesses just the right amount of street cred.

The raking ceiling provides the extra space you'd want in a smaller home and it further compliments the clever layout to maximise roominess.

If you live on your own, you're a young couple getting on to the property ladder, or you're downsizing and wanting to build new - the Kaituna is calling!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A monthly heat pump filter clean can save 5-15% on your energy bill



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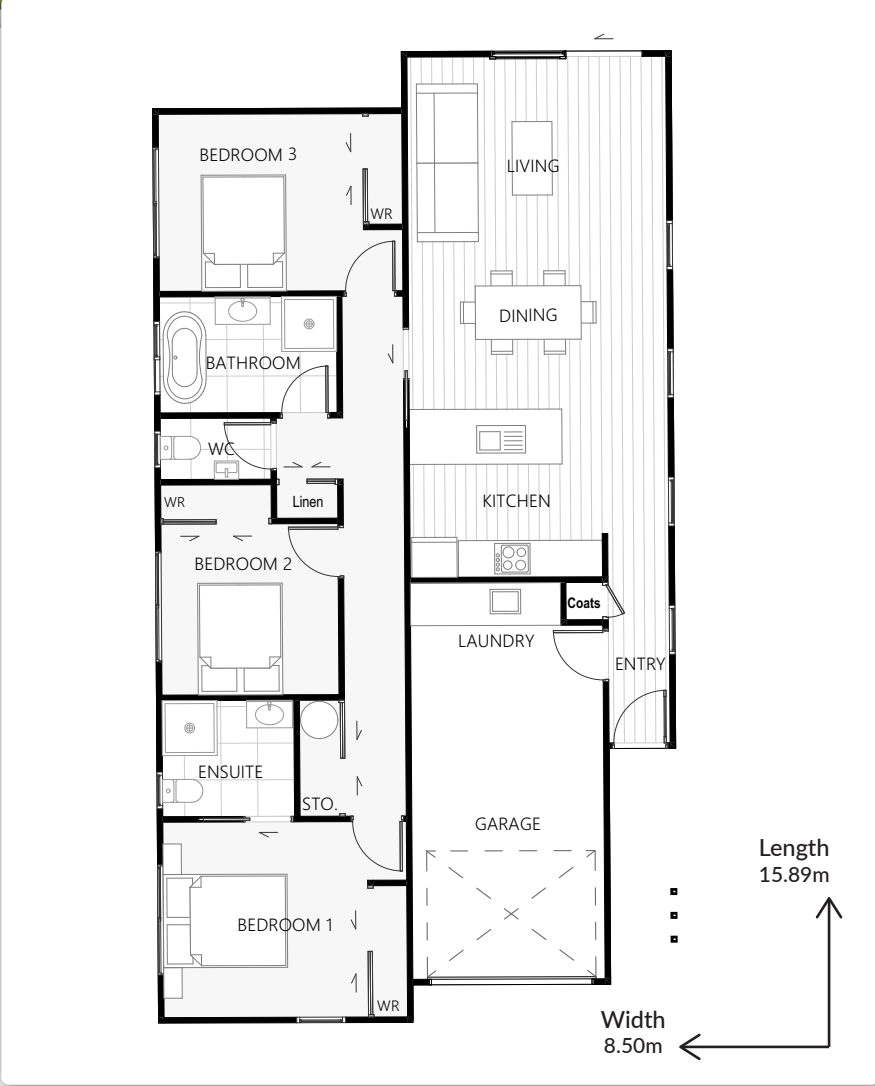
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## AWAROA 124

Have a slender section? Stylish and snug the Awaroa is ideal for compact sites - perfectly oriented for leisurely lounging.

Kitchen, dining and living areas are located for ample sun and privacy with well appointed bedrooms and bathrooms.

Whether you're planning a small family or downsizing now that the nest is empty, the Awaroa is the ideal example of less really is more.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

Recent CoreLogic figures show that in 2021 homeowners paid over 59k less on average for what are classified as new builds, compared to already existing properties



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## NEWTON 133

As Newton once said “Truth is ever to be found in simplicity”, with a practical and clever layout ideal for narrow sections this plan is simply perfect for first home buyers or retirees.

Despite its snug footprint the Newton boasts open plan living, three bedrooms and two bathrooms.

Why pay rent and high power bills when you can explore building new - you could be living in this sunny and cosy energy efficient home very soon!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



To save air con power in the summer set the thermostat to around 20°C instead of chilly to keep it as steady as possible

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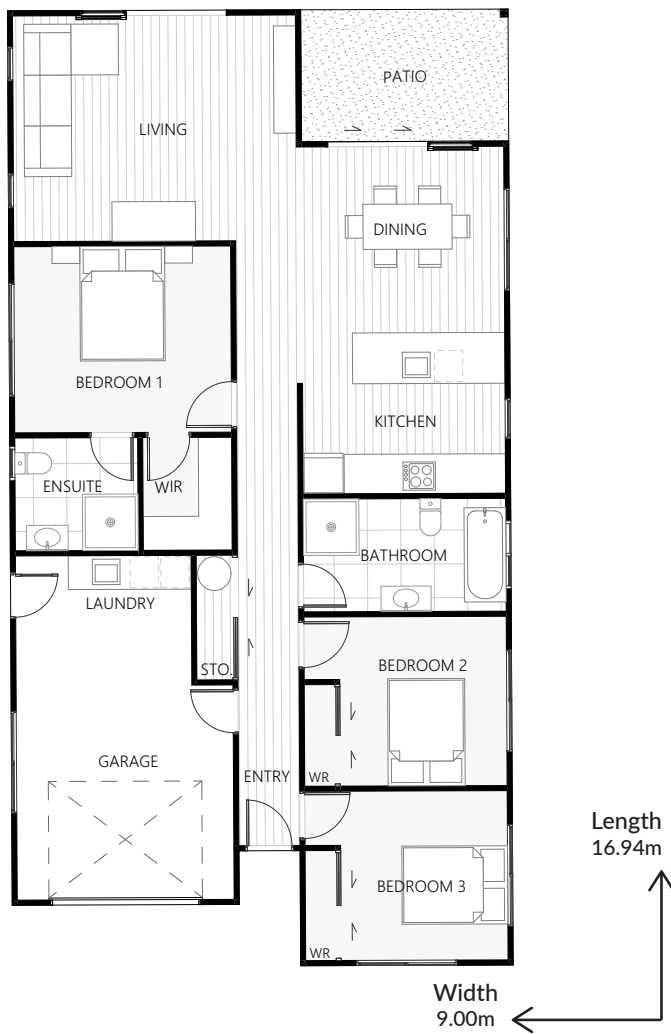
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## WEKA 145

The Weka is an attractive wee pad perfectly suited to narrow sections.

The living space oozes roominess with a sun-filled large kitchen, dining and lounge area. A generous master bedroom and well positioned bathroom offers peace and practicality.

A superb and energy efficient first home or ideal for downsizers still wanting some space - truly a cosy and comfortable place to dwell.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

By having an energy efficient home you could save over \$30,000 off a standard term mortgage!



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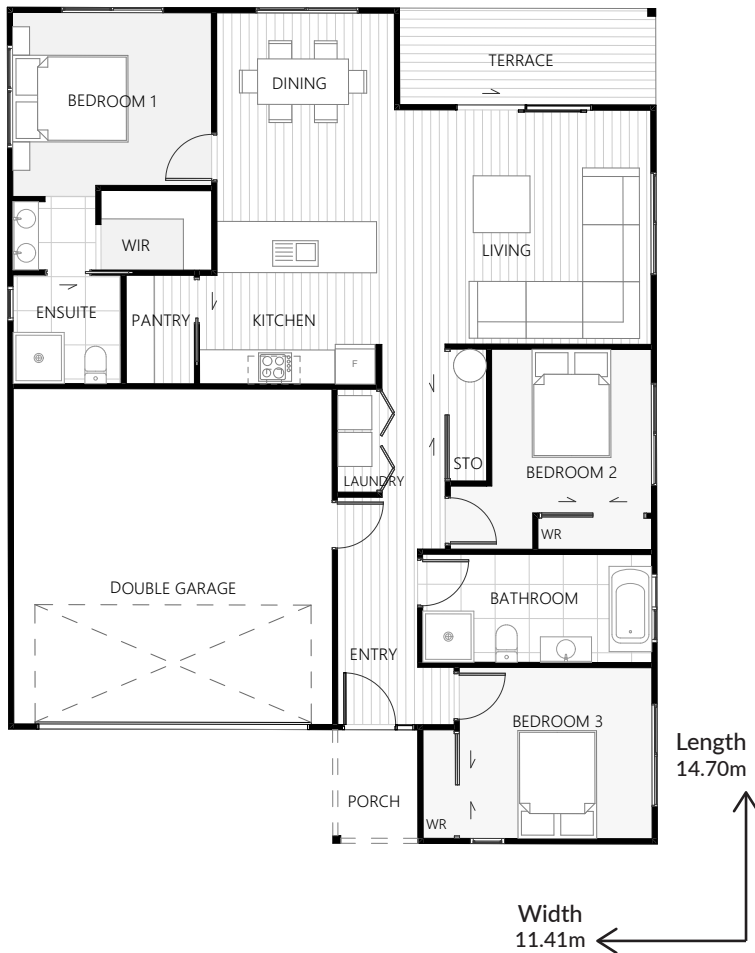
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## SABINE 145

It's hip to be square! This fetching home suits shallow sites and its quadratic plan shape allows for generous outdoor living space.

The kitchen, dining area, lounge and master bedroom all trap in the sun's rays for even more energy efficiency. Bedrooms and main bathroom are well situated, the kitchen features a convenient walk-in pantry and the in-built laundry doesn't encroach on garage or floor space.

So will the serene Sabine be your next sanctuary?

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

A NZ household that uses 80% of its generated solar energy could save approx \$1,600 a year on energy bills with an 8 1/2 year solar system payback period.



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## MORGAN 148

This is one funky pad with a modest site footprint, however nothing is modest about its street appeal! The Morgan is ideal for smaller sections and perfect for 'city slicking'.

All of your immediate needs are catered for downstairs with a flowing kitchen and living zone with master bedroom and ensuite on the first floor. Two sunny and toasty warm bedrooms with a view greet you upstairs, along with a central bathroom.

Level two also boasts a well sized study (or fourth bedroom) for working or upskilling from home, which we all can certainly appreciate more these days.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



By having an energy efficient home you could save over \$30,000 off a standard term mortgage!



### WHY GREEN HOMES?

Green Homes New Zealand are Design and Build experts and the only residential builder in the country who's ISO 50001 compliant for Energy Management.

We specialise in constructing quality pre-designed or custom built, energy efficient, healthy and comfortable homes for all Kiwis. We can also design to Homestar or Lifemark® standards for improved performance and liveability, truly future proofing your home for decades to come.



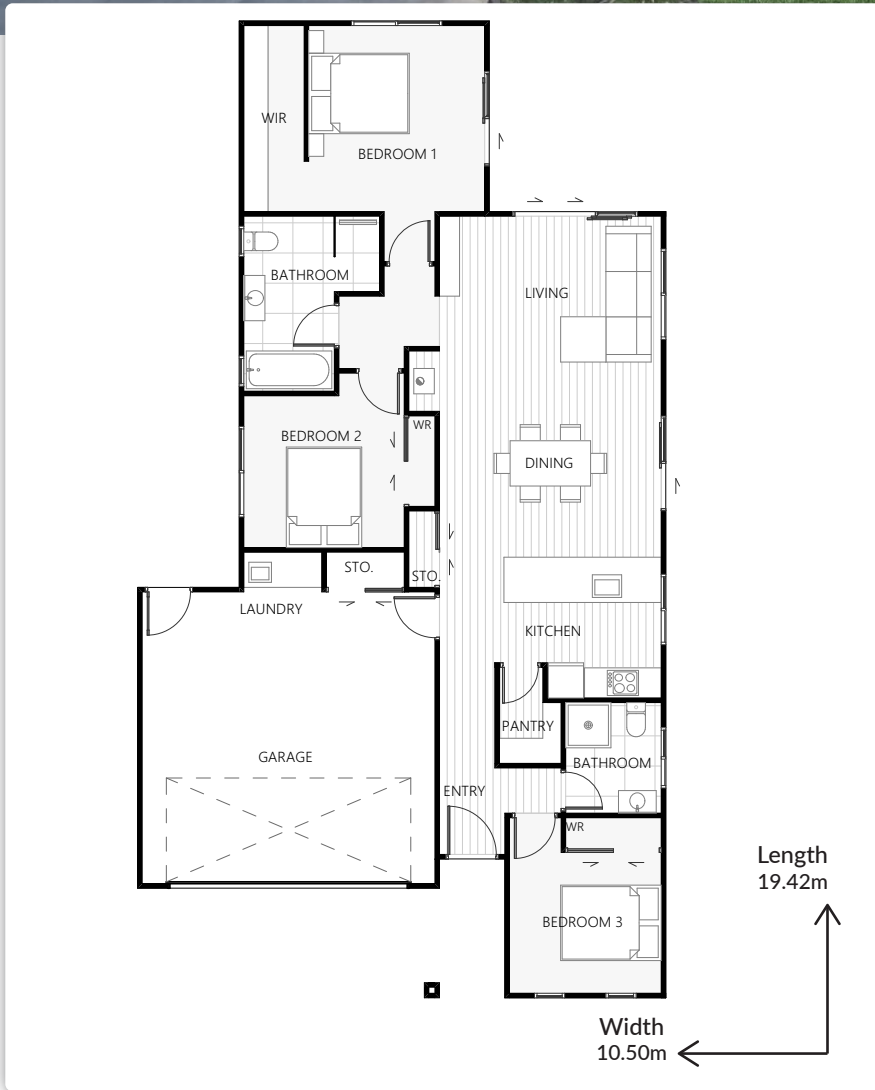
m<sup>2</sup> 151

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## CAVENDISH 151

After something dishy? With a private main bedroom and its ensuite a good distance away from the kids' rooms the Cavendish plan is designed for an uninterrupted sleep!

The living and kitchen zone flows well with the main bathroom - perfectly placed between the other bedrooms and is very accessible for guests.

This plan is ideal for narrower sections despite having garaging for two vehicles.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



Fixed priced contracts are available



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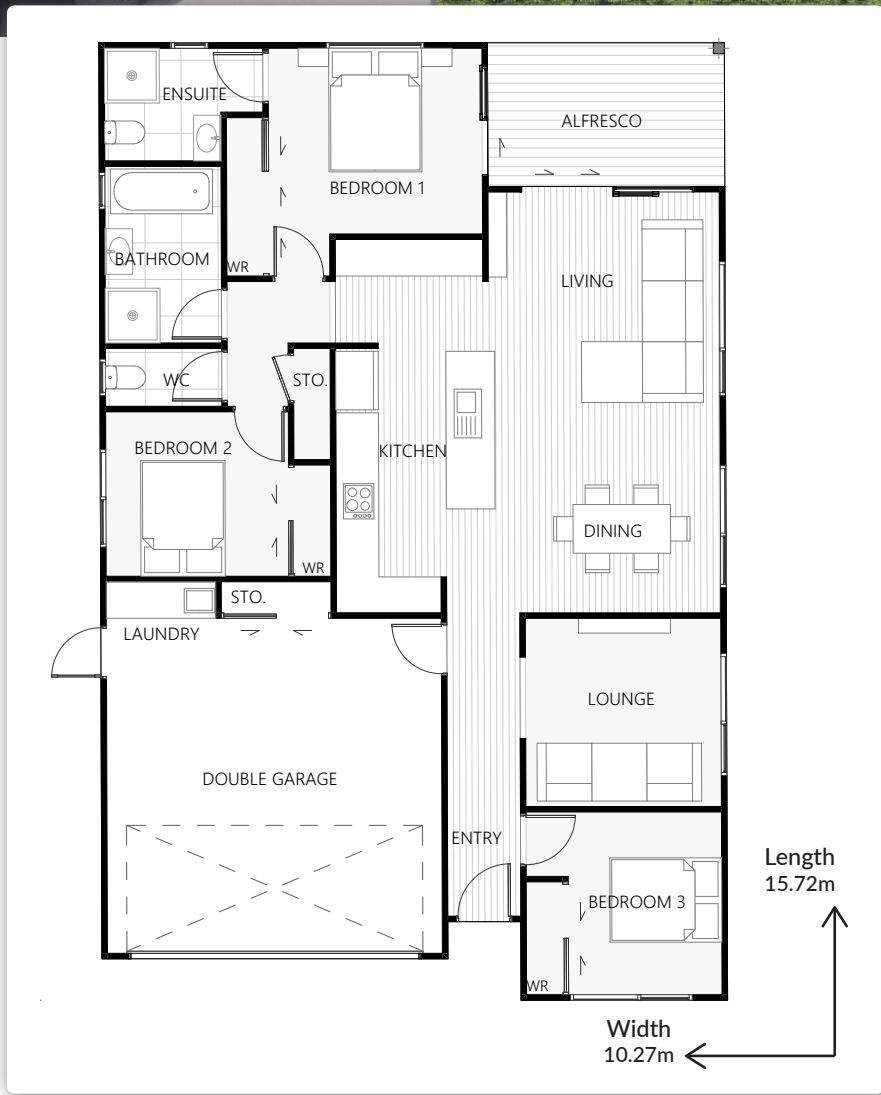
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## SNOWY RIVER 156

The Snowy River is a 'cool' wee plan with a mono gable roofline that's just a bit different.

The kitchen & living area is a central hub for socialising and reviewing the day's events while the bedrooms are nice and separate, this would also be fab for a rental.

Perfect for compact sections, or adding to a subdivided property - the opportunities are endless.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



We also offer bespoke plan designs outside of our standard range



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## BLYTHE 158

The Blythe has everything you need in a two storey energy efficient family home.

With its contemporary style and pitched roof this is a fetching abode making the most of its diminutive footprint.

With the open plan kitchen and living areas, and master bedroom and ensuite all on the lower level you can send the kids upstairs to do their homework (with their own study nook) so you can while the rest of the evening away relishing the peace!

### KEY FEATURES:



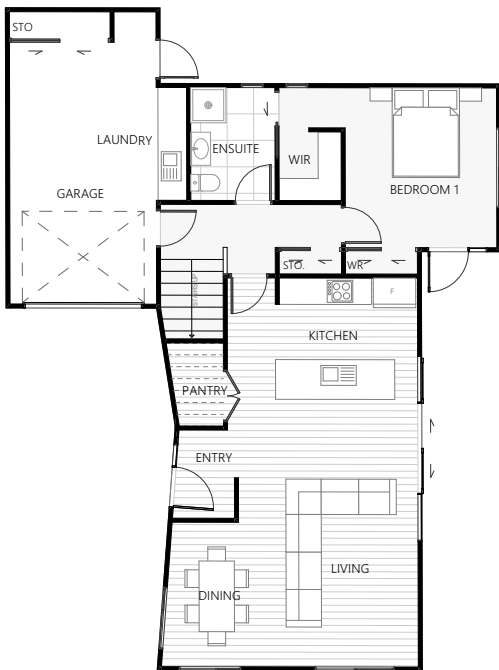
Above Code Insulation



Energy Efficient Appliances

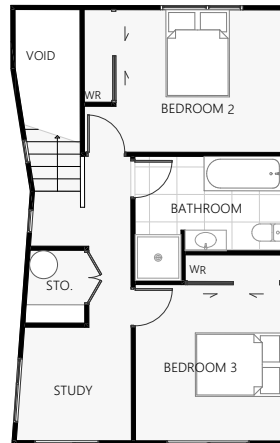


Perimeter Edge Insulation



Length 15.01m

Width 11.21m



Length 9.59m

Width 6.00m

### DID YOU KNOW?



A Lifemark® 3-Star home works for 95% of the population



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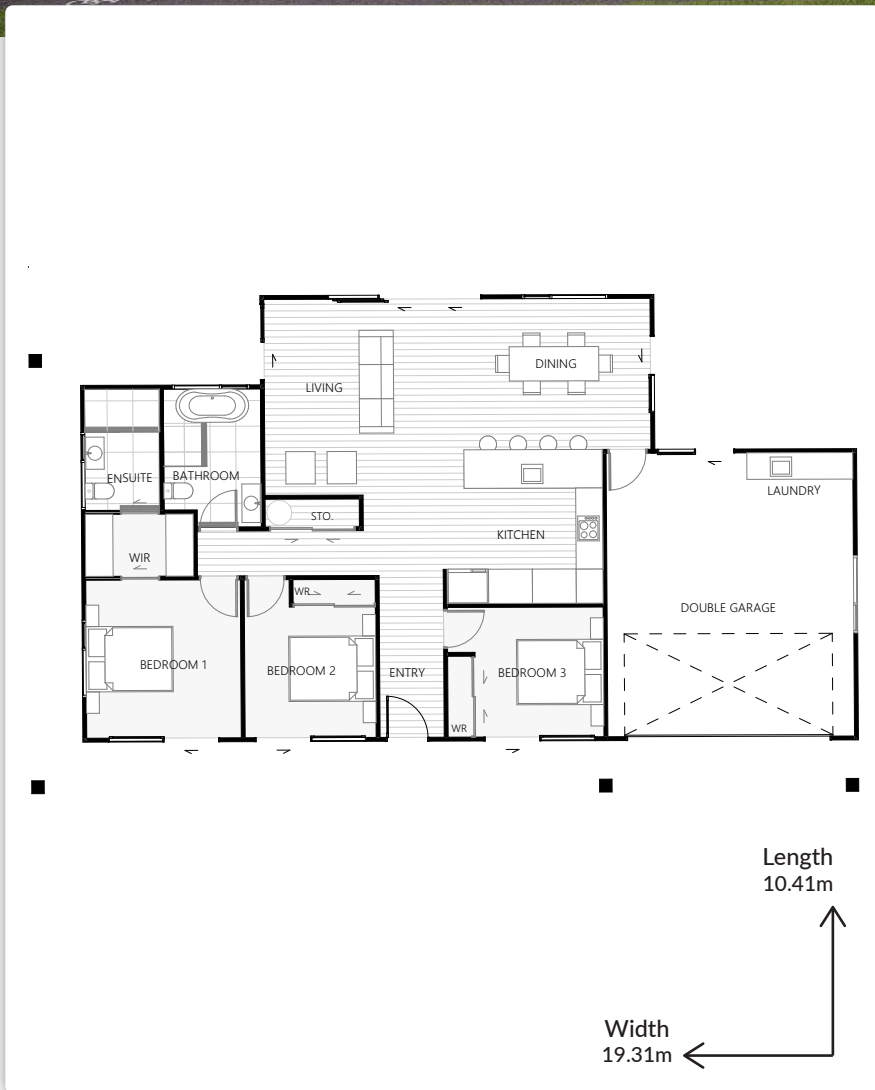


## ATLANTIC 162

This sleek, modern home incorporates savvy passive design principles while providing that strong contemporary look that you know will impress your visitors!

Oriented perfectly on your site it will command more energy from the sun to warm up the living areas and bedrooms even in cold climates. The eaves will block out excessive heat in summer and allow for more solar energy to enter in the winter making this a home for all seasons.

A real perk is that it provides flexibility for additional modifications to optimise thermal performance for all locations and conditions.



### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Homestar 6 rated home can reduce your power bills by around \$800 a year



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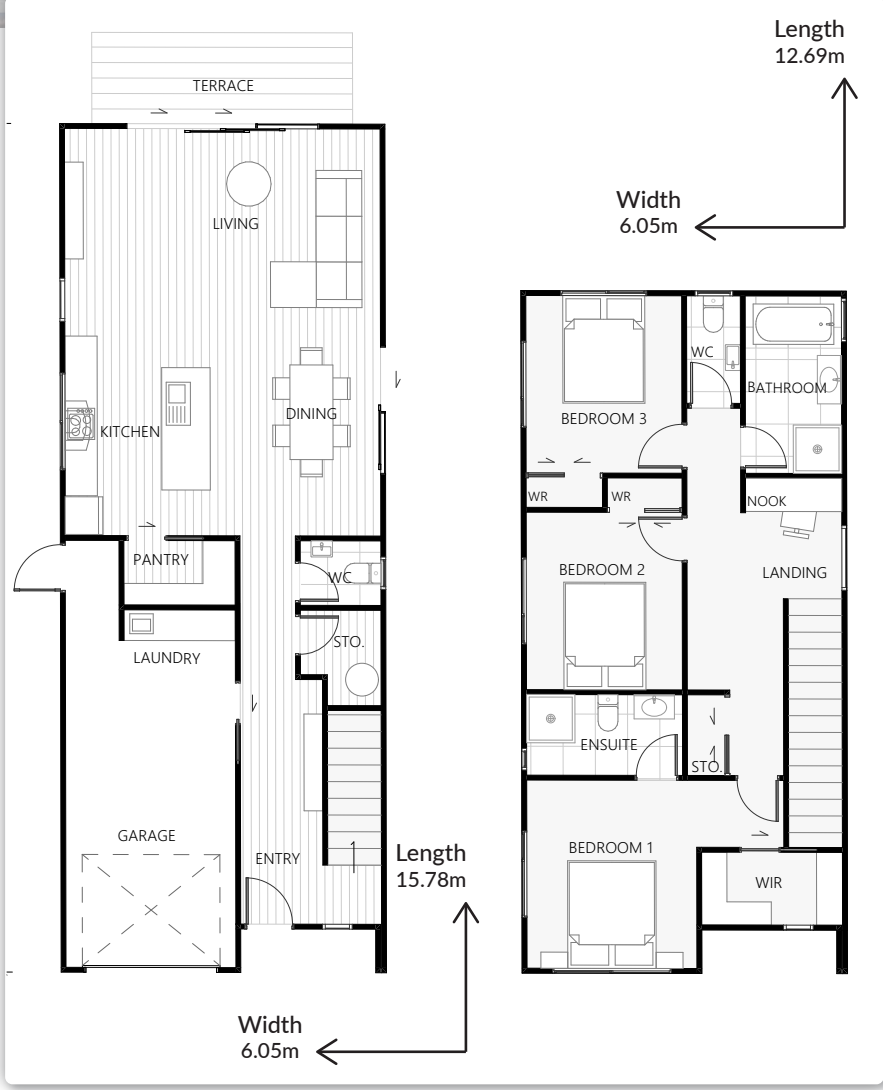
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## WHISTLER 163

Our Whistler plan will leave any house guest on a 'high note'!

Ideal for narrow sites you'll love it's irresistible and magnetic design elements, both inside and out. The first floor encompasses a sunfilled open plan kitchen, a dining and living area that leads onto the terrace - plus it has a convenient butler's pantry and guest toilet.

Three upstairs bedrooms featuring a large master and walk-in robe will further enhance overall energy efficiency in this fabulous home.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



On occasion we have sites available to package with your choice of plan



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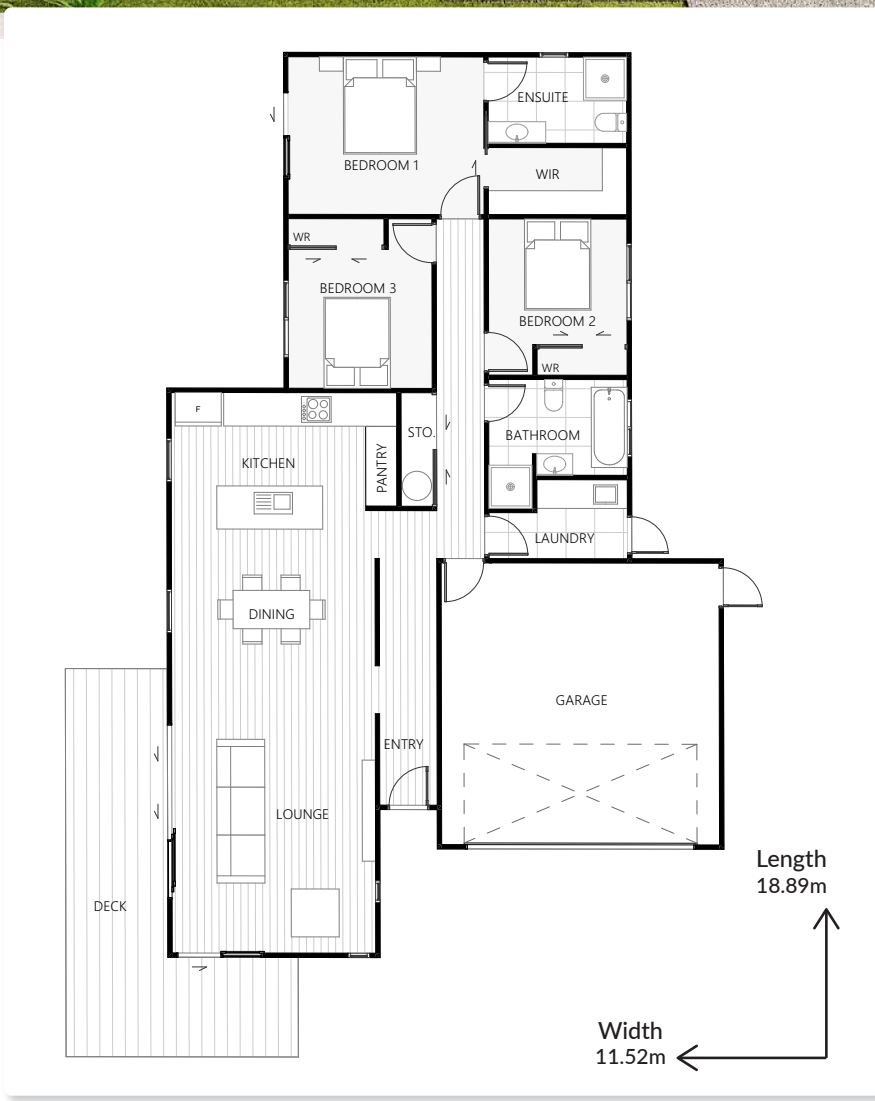
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## PELORUS 164

This bright and breezy three bedroom home features superb open plan living where you can cook up a culinary storm while watching your favourite TV show all at the same time.

The dining and lounge area will harness sun rays all year round for better overall warmth and comfort, opening out to ample decking to get your daily dose of vitamin D!

The secluded master bedroom, sizeable ensuite, and larger garage with this Pelorus design option (2 car), are the icing on the cake with this very desirable plan.

### KEY FEATURES:



Above Code Insulation





Energy Efficient Appliances



Perimeter Edge Insulation

**DID YOU KNOW?**

According to the NZ Green Building Council our R-values, which are a measure of heat loss from our ceilings, walls and floors, are 50% worse than many countries

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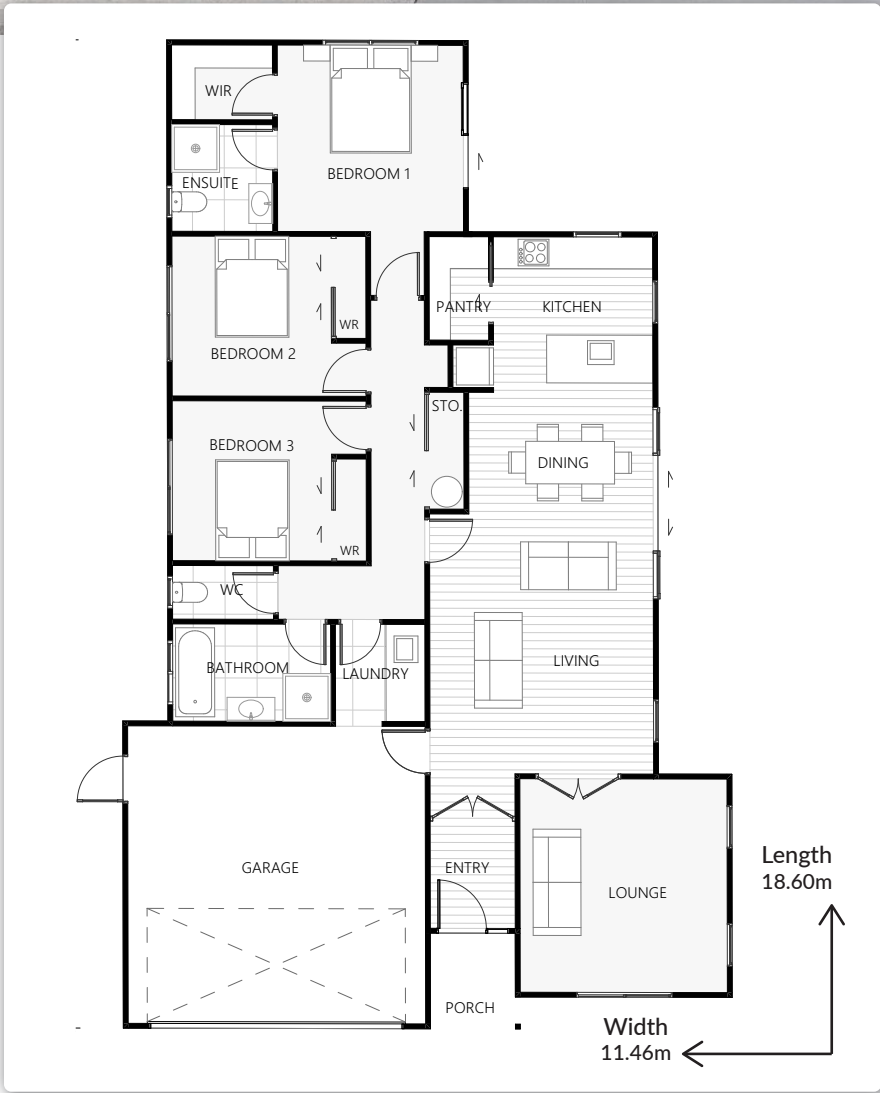
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## SELWYN 165

The Selwyn just beams practicality featuring a long flowing lounge and dining area (with butler's pantry) and an extra living room that will harness all the sunshine you need.

Sensible yet savvy this home is brilliant for boisterous young families who are ready to build timeless memories together.

The master bedroom and ensuite are perfectly positioned for privacy and this plan also has good sized rooms and a separate laundry - that all adds up to make living here an easy 'sell' and a well-deserved 'win'!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Lifemark® 4-Star home works for 98% of the population



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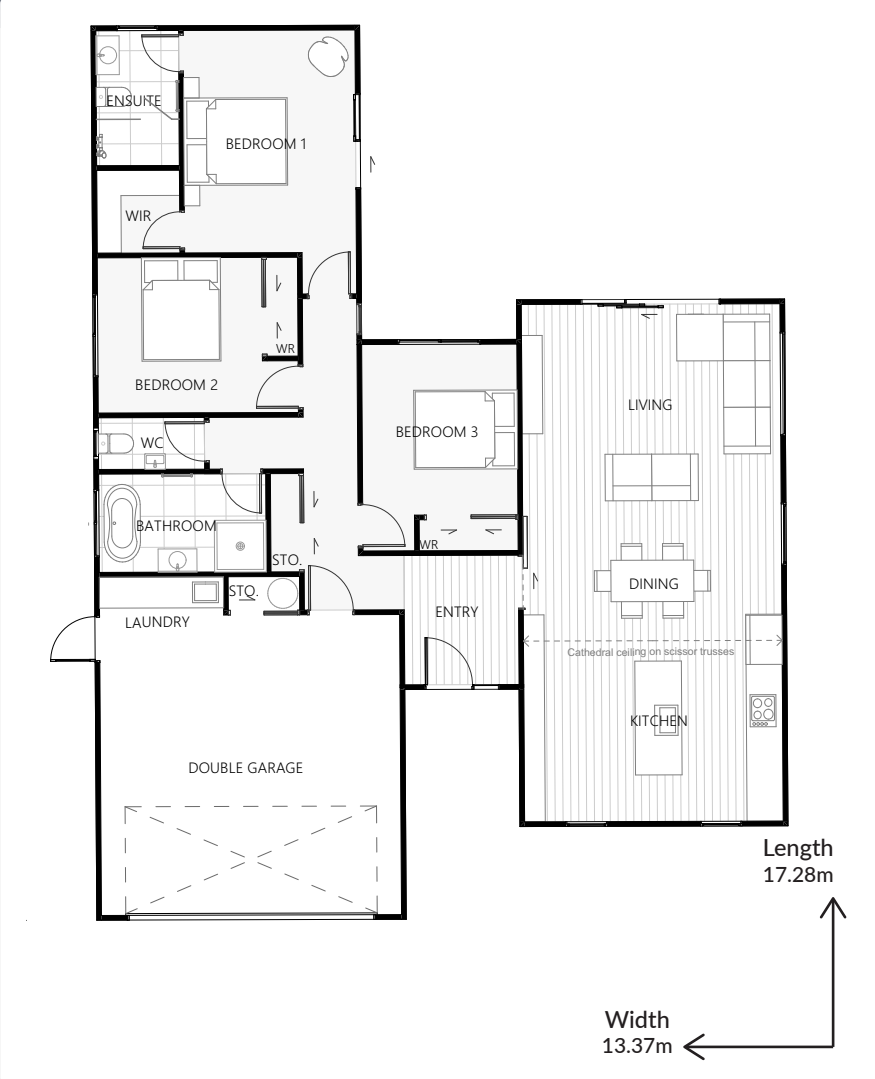
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## MEDWAY 166

**IDEAL FOR SMALL FAMILIES OR COUPLES, THE MEDWAY WILL SEE YOU MAKE HEADWAY!**

The highlight has to be the raking ceiling in the kitchen and the living areas exuding an airy sense of freedom throughout. The third bedroom is well positioned as an optional study for those who want work from home in style.

With sheltered outdoor living and bundles of space above the garage this plan isn't just appealing from the street, it's perfectly practical too.

### KEY FEATURES:



Above Code Insulation




Energy Efficient Appliances



Perimeter Edge Insulation

**DID YOU KNOW?**

 A Lifemark® rated 3 house caters for 95% of the population's accessibility needs?

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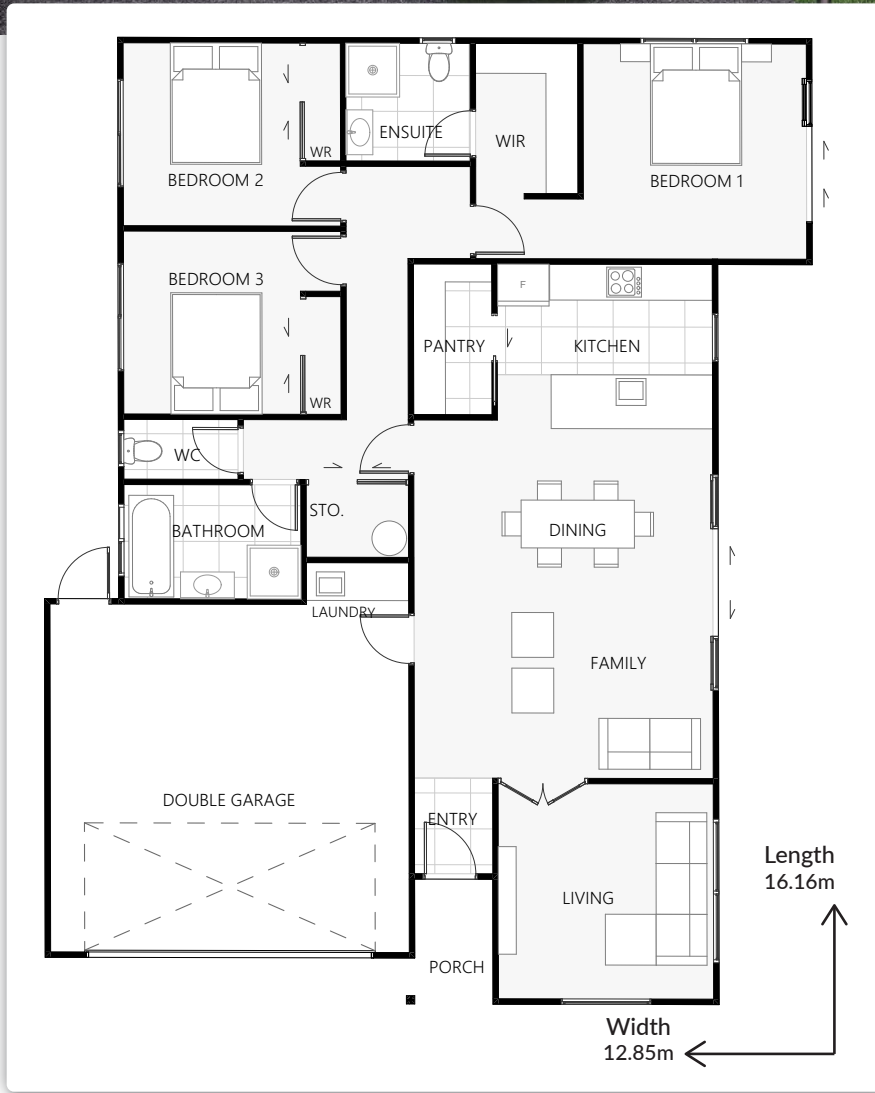
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## CAPLES 168

Along with its dashing demeanor the Caples also flaunts a flowing kitchen with a handy walk-in pantry, and sunny dining and family areas.

An extra lounge will allow you to put your feet up with a book in peace, or watch that thriller Netflix series - your guilty pleasure!

The spacious master bedroom accompanies a secluded ensuite only accessible via the walk-in robe, which adds to the overall appeal of this warm, healthy and energy efficient home.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Lifemark® 5-Star home works for 99.9% of the population



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3 BED

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## ACHERON 172

The Acheron was developed for our original Coromandel showhome and was designed with luxury, location and lifestyle in mind.

Quite the sun magnet, it boasts bright and open flowing kitchen, dining and lounge areas which are surrounded by welcoming patios - ideal for summer soirees!

The raking ceiling adds a refreshing sense of roominess throughout this home with the master bedroom well placed for privacy, also adjoining the main patio for extra warmth and light. Whether it's your permanent residence or a home away from home, you'll be just aching to enjoy its calming ambience.

### KEY FEATURES:



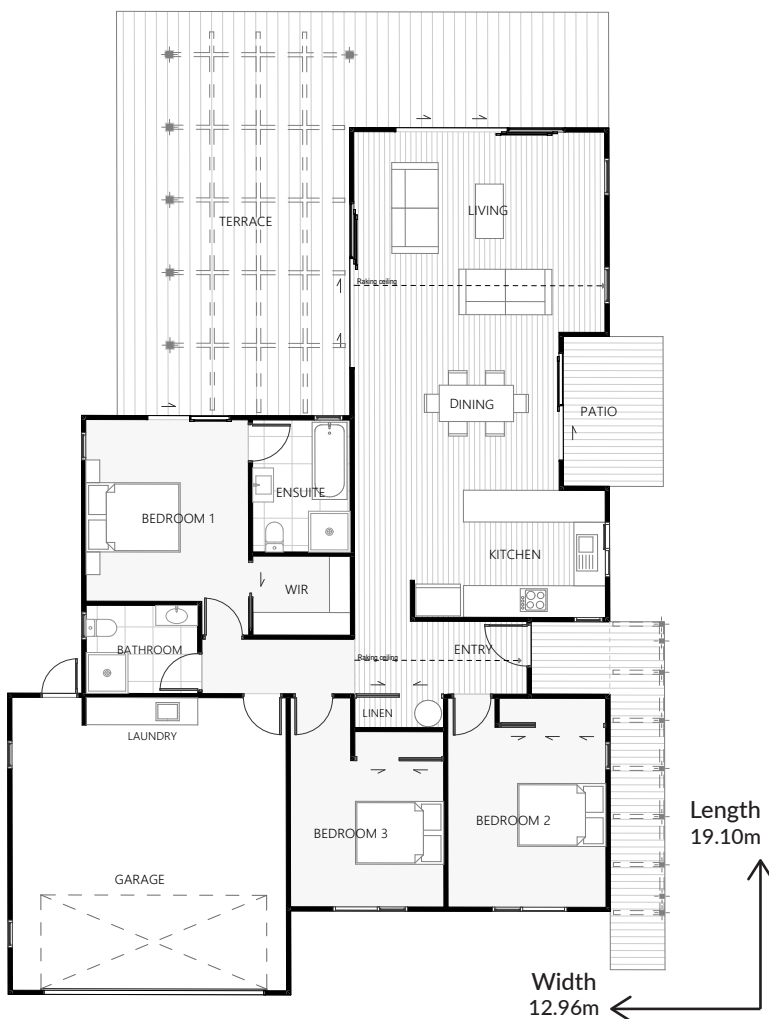
Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



With the right approach, a solar installation could reduce your monthly energy bills by 40-70%



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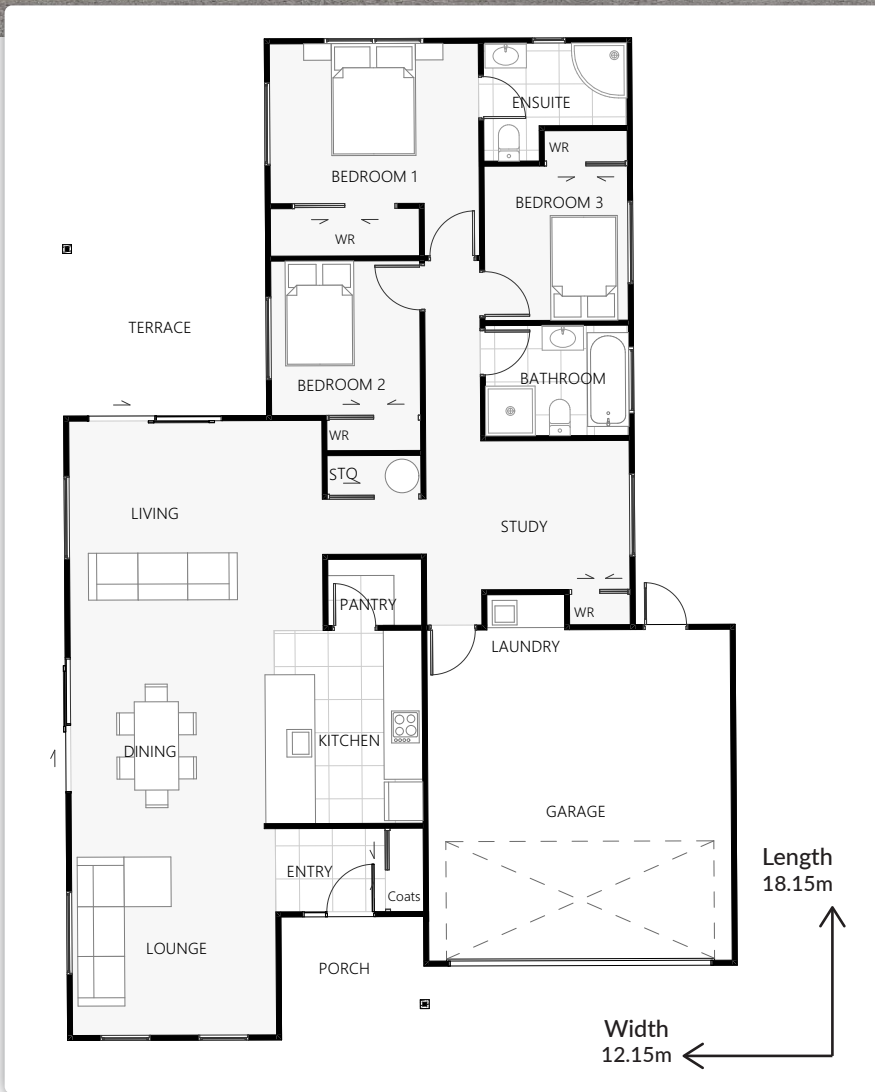
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## FAIRHALL 174

Our Fairhall plan is perfect for families with school-aged children or for those working from home.

Along with generous flowing living, dining and kitchen areas that open out to a large terrace, it also has a dedicated study (or a fourth bedroom). Sleeping areas and bathrooms are all well-placed to the rear of the home for extra peace and privacy.

A dapper home with a lovely layered roofline you'll soon see why this home is the fairest of them all.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A monthly heat pump filter clean can save 5-15% on your energy bill

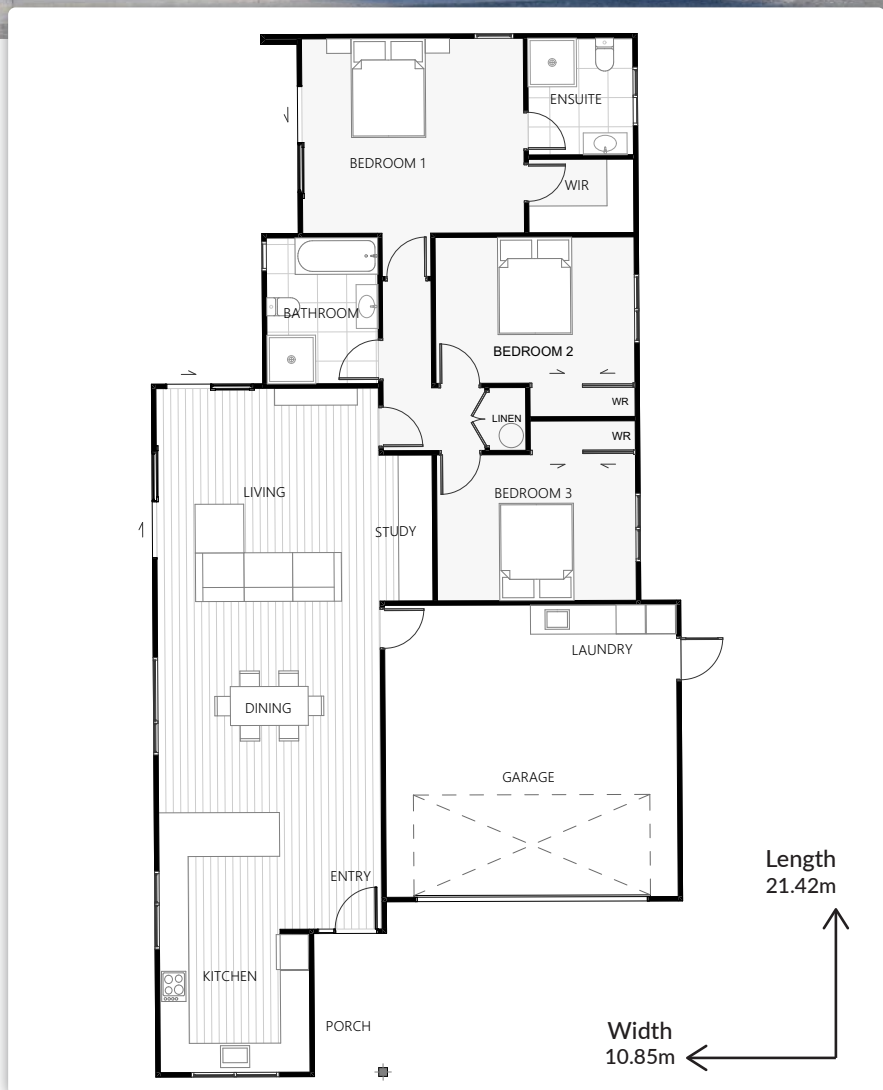


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## SAXON 177

This is one 'saxy' home flaunting a wonderfully welcoming kitchen, living and dining area!

You'll love walking through the entranceway where the mono pitch ceiling greets you with a sense of freedom and spaciousness where you can really get into the flow. The bedrooms and bathrooms are ideally placed and there's even a handy study nook in the lounge.


We will orient this plan perfectly for your section so you can enjoy a warmer winter and a cooler summer in this comfortably cosy, energy efficient green home.

### KEY FEATURES:

-  Above Code Insulation
-  Energy Efficient Appliances
-  Perimeter Edge Insulation

**DID YOU KNOW?**

Recent CoreLogic figures show that this year homeowners paid over 59k less on average for new builds, compared to already existing properties.



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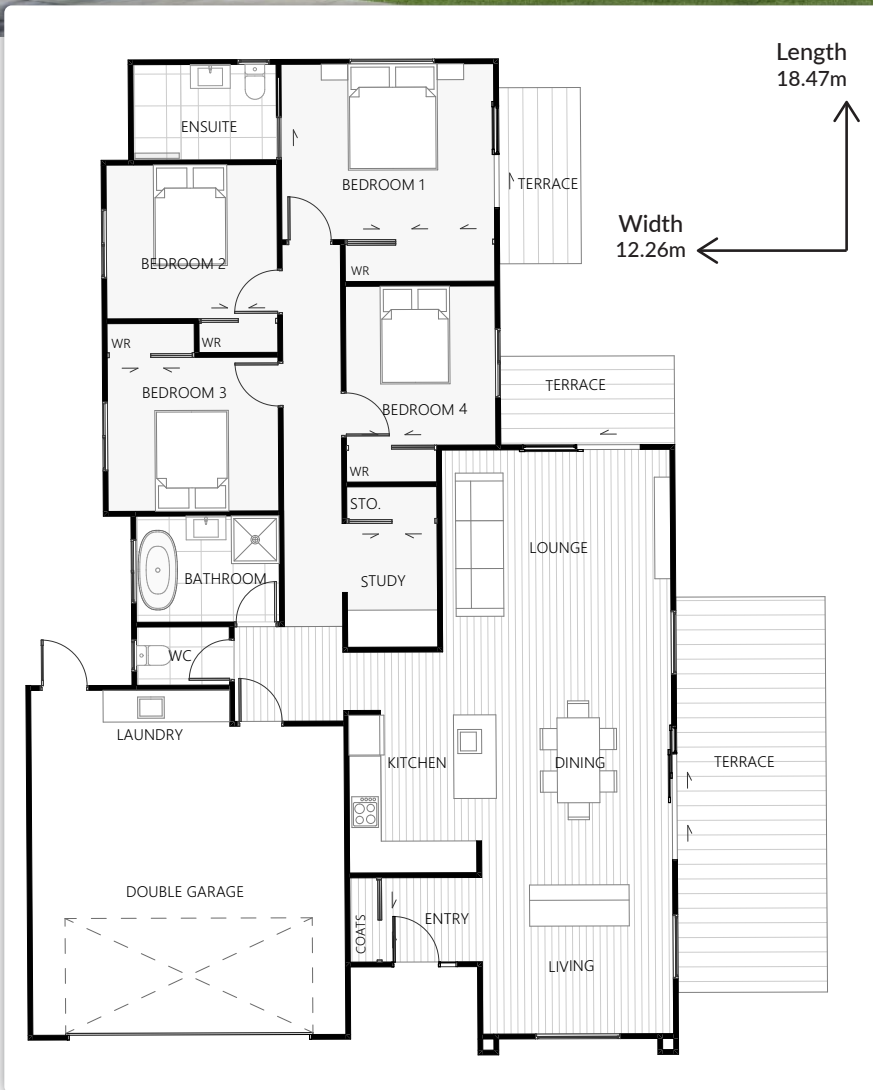
 179

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## MANAIA 179

Why, why, why Manaia?! (Said Tom Jones, well kind of).

Quite the looker this plan is big on space and ambience. It's raking ceiling, kitchen, dining and elongated living areas greet you from the entrance - all bound to 'wow' your dinner guests!

It also offers a second living area and a separate study, with bedrooms privately and sensibly placed towards the rear of this delightful home.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

To save air con power in the summer set the thermostat to around 20C instead of chilly to keep it as steady as possible



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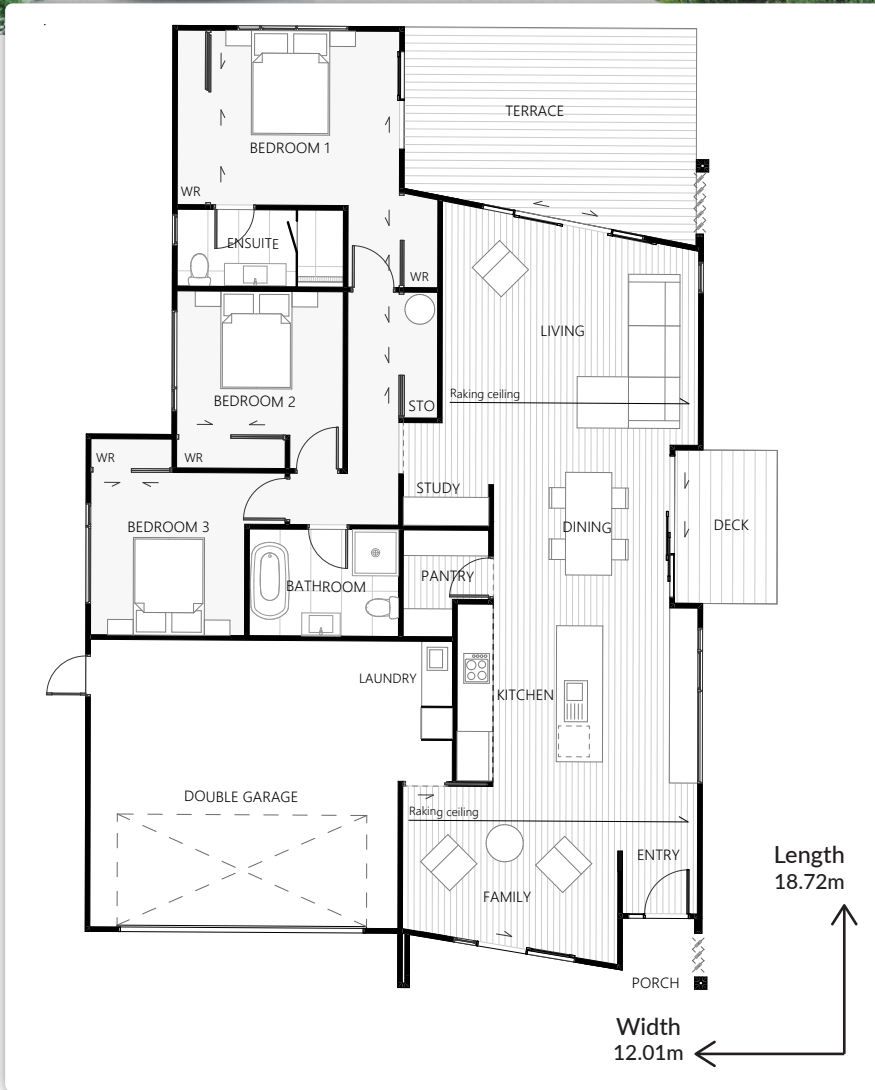
m<sup>2</sup> 181

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## BOWEN 181

This plan has been one of our most loved showhome designs and it's a real street stunner from every aspect!

The key focal point is its magnificent pitched roof - the raking ceiling adds an intriguing use of angles to create more vertical space within the home. With a sunny kitchen and flowing living areas, and perfectly placed bedrooms and bathrooms, it's ideal for a family, young couple or retirees.

There's also a study nook, extra laundry space and a wonderful terrace area for winter mulled wines or summer cocktail coolers. If you desire a modern and 'edgy' home then look no further than the Bowen.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



Depending on their material, thickness, colour and the way they are hung, insulated curtains can reduce energy loss through windows by up to 25 percent.



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m<sup>2</sup> 182

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Length 23.93m

Width 11.64m

## TALBOT 182

Featuring an attractive and interesting exterior the Talbot has also been designed with energy efficiency in mind.

The kitchen, dining, living and master bedroom areas are strategically placed to harness all the radiant heat you'll need.

A butler's pantry provides you extra convenience and storage with a separate laundry that will come in handy. Sleeping areas placed towards the rear of the home provide the perfect amount of privacy for a peaceful slumber in this gorgeous family oasis.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

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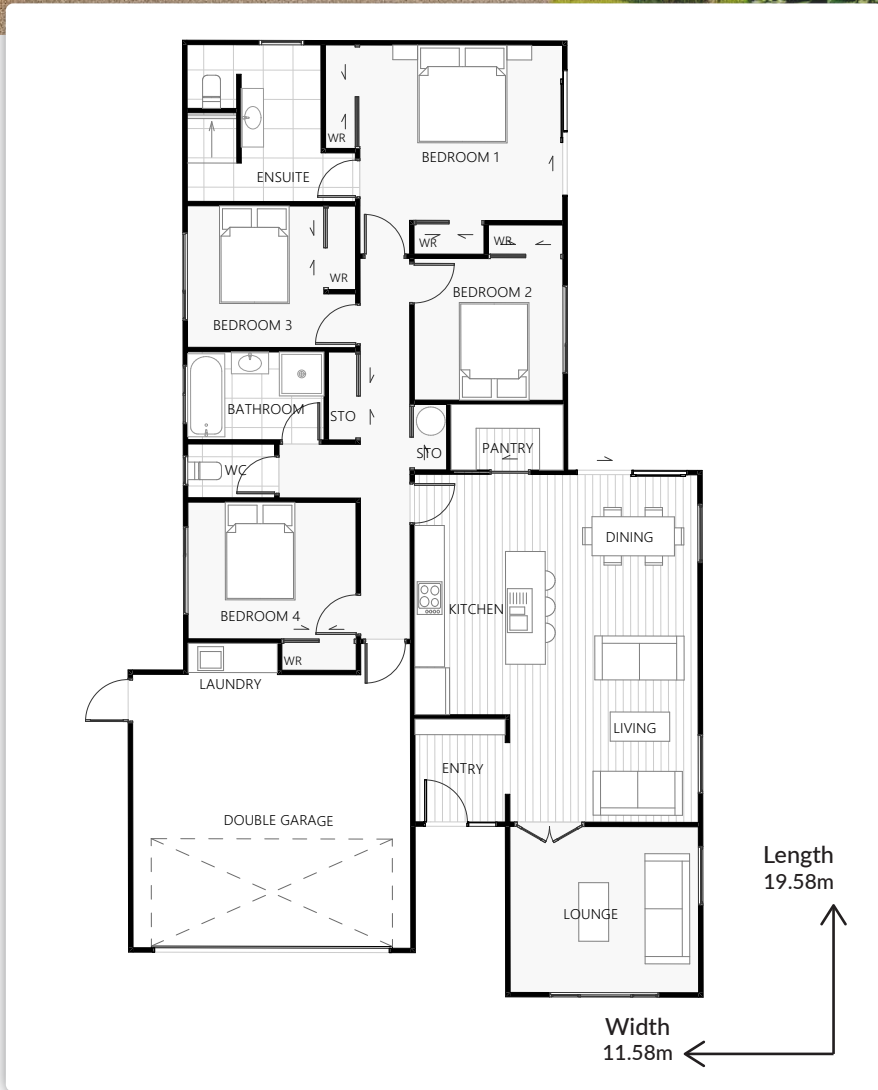
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## HUXLEY 184

COULD THIS BE JUST THE RIGHT FIT FOR YOUR WHĀNAU?

Delightfully deceptive, the Huxley quite surprisingly accommodates four bedrooms and two living areas.

An extra lounge will help dampen your exuberantly audible teens - or you could just retreat to your well-sized master bedroom at the rear end of the home for some calm and tranquility.

Despite it's agreeable and unassuming exterior the economy of space within will impress!

### KEY FEATURES:



Above Code Insulation



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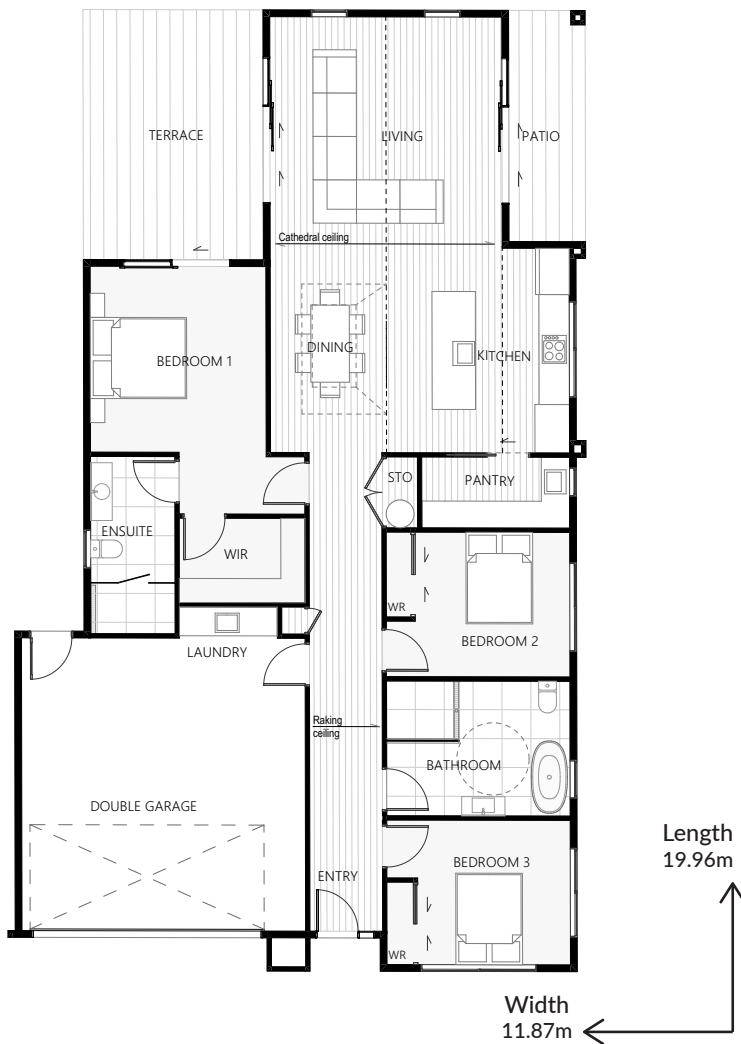
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## WAIKAWA 184

Originally designed for one of our popular display homes it won't surprise you that the Waikawa plan is a real show stopper!

The kitchen, dining and living zones feature a heavenly cathedral ceiling uniting two terraced areas ideal for your mid-summer mingling. Don't let the simple and sleek exterior fool you - inside, a vaulted skylit entranceway entices the eye and leads to the sleeping areas, including a privately positioned master bedroom for extra privacy.

Just add the convenience and practicality of a walk-in pantry and separate laundry, this home has everything you need and so much more.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



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## FLAXBOURNE 186

Was this plan just 'bourne' to accommodate your family?

The highlight has to be the bewitching raking ceiling that spans from the entranceway into a charitable kitchen, dining and living area.

With well-sized bedrooms, including a large walk-in robe off the master, a designated study nook and its own laundry, this energy efficient home is bound to inspire awe!

### KEY FEATURES:



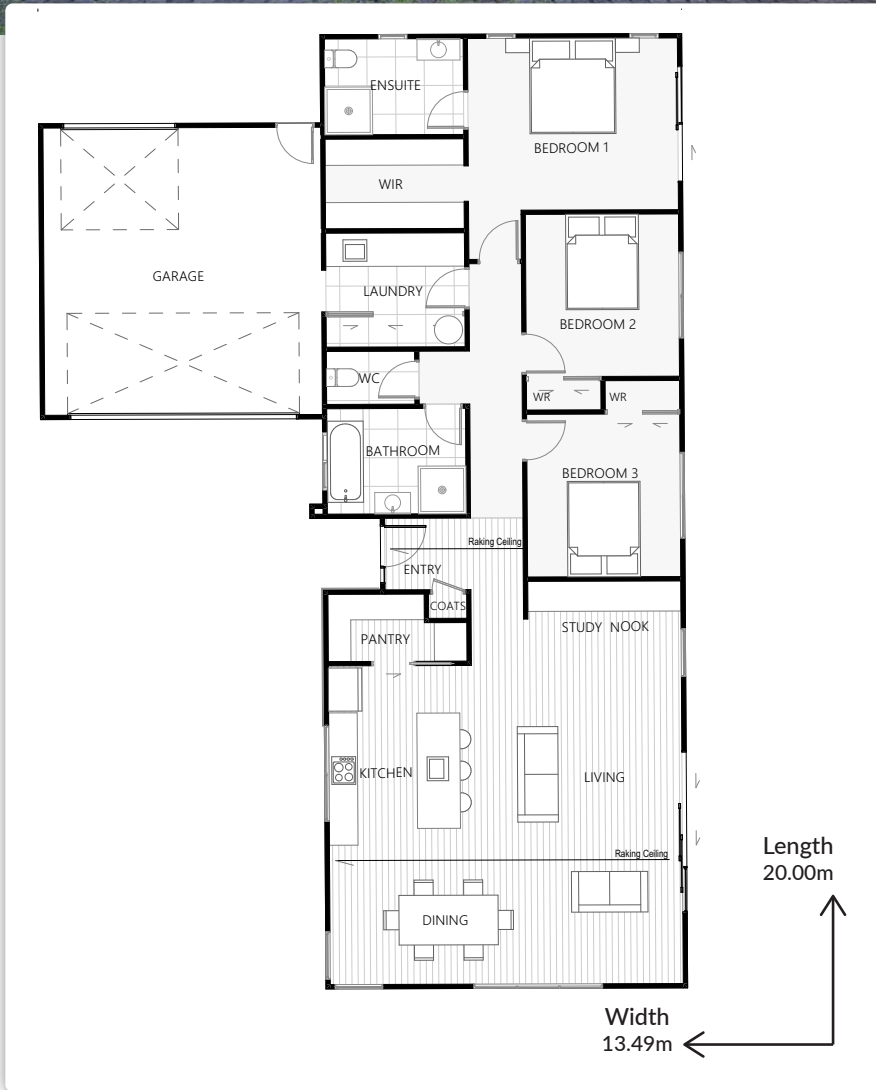
Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



Fixed priced contracts are available



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## TAIRUA 186

The Tairua represents style and sophistication and was specifically designed for our premium Coromandel development - Pauanui Green.

On first impression its 'twin peaks' roofline demands your attention by pulling your focus towards an attractive recessed entranceway in the middle of the home. A roomy and well-proportioned kitchen (with butler's pantry) and living area open out to a large sunlit patio.

This plan is perfectly sized for a family, or for a comfortable retirement, whether it's beachside or in the 'burbs. Practicalities aside, its gorgeous street presence will appease the most discerning of tastes.

### KEY FEATURES:



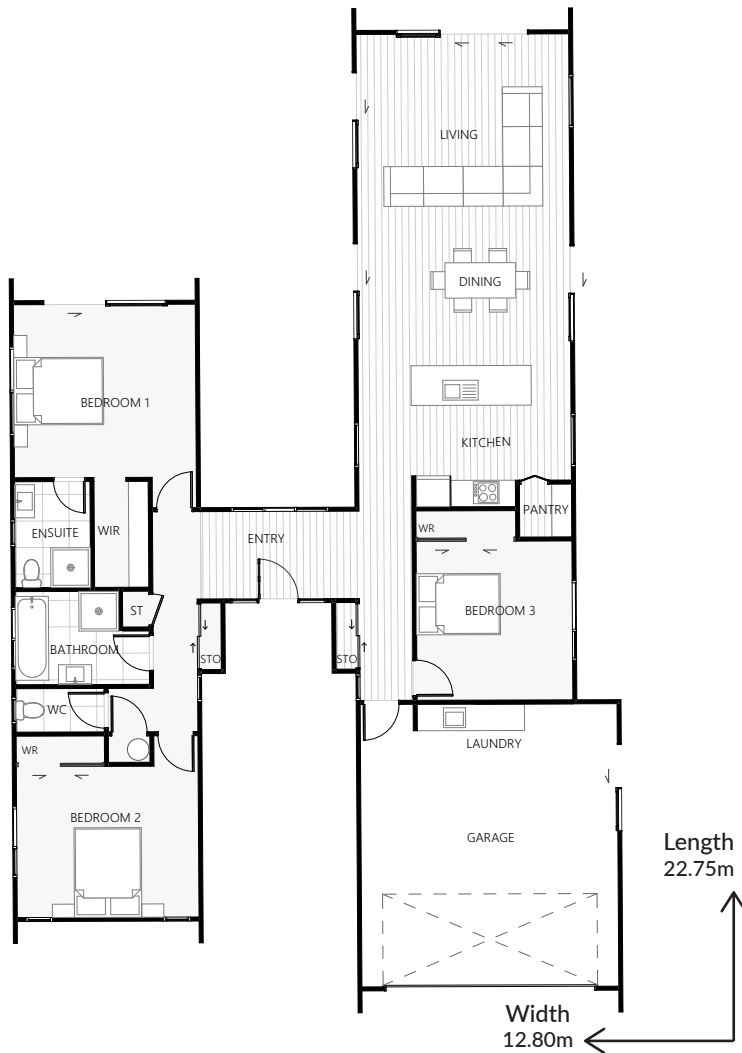
Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



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## AURORA 187

This plan is not only gorgeous but a little bit different! It is extra environmentally friendly - exchanging extra living space for garaging, however there is provision to add a garage to the plan. If you're a real greenie, you work from home, walk, or take public transport to work then this is the abode for you.

There is an extensive and lengthy north facing side of the home which is ideal for passive solar heating, with a generous and sun soaked kitchen and lounge area, with adjoining outdoor living.

Truly a fetching home that embraces passive solar design and optimal thermal mass performance, ideal for narrow and deep sections.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



On occasion we have sites available to package with your choice of plan



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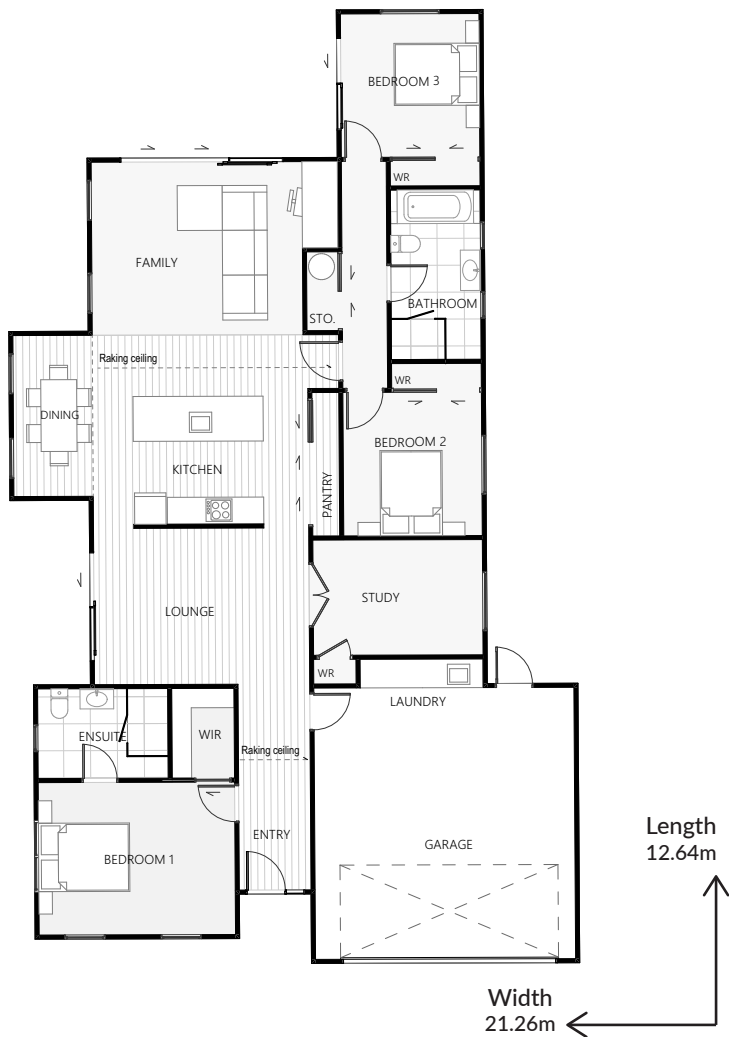
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## MOHAKA 191

The Mohaka is one of our favourite family-oriented plans, in fact one of our Project Managers built it!

If your kids get a bit boisterous you'll love that the extra living area and master bedroom with ensuite affords you the privacy you may crave. If you need to work from home more, the dedicated study will come in super handy, otherwise it could be a fourth bedroom.

A savvy design, its size accommodates an open plan kitchen, dining and lounge, with one extra family room, three bedrooms, two bathrooms and an office rather well - all while suiting narrow sections!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



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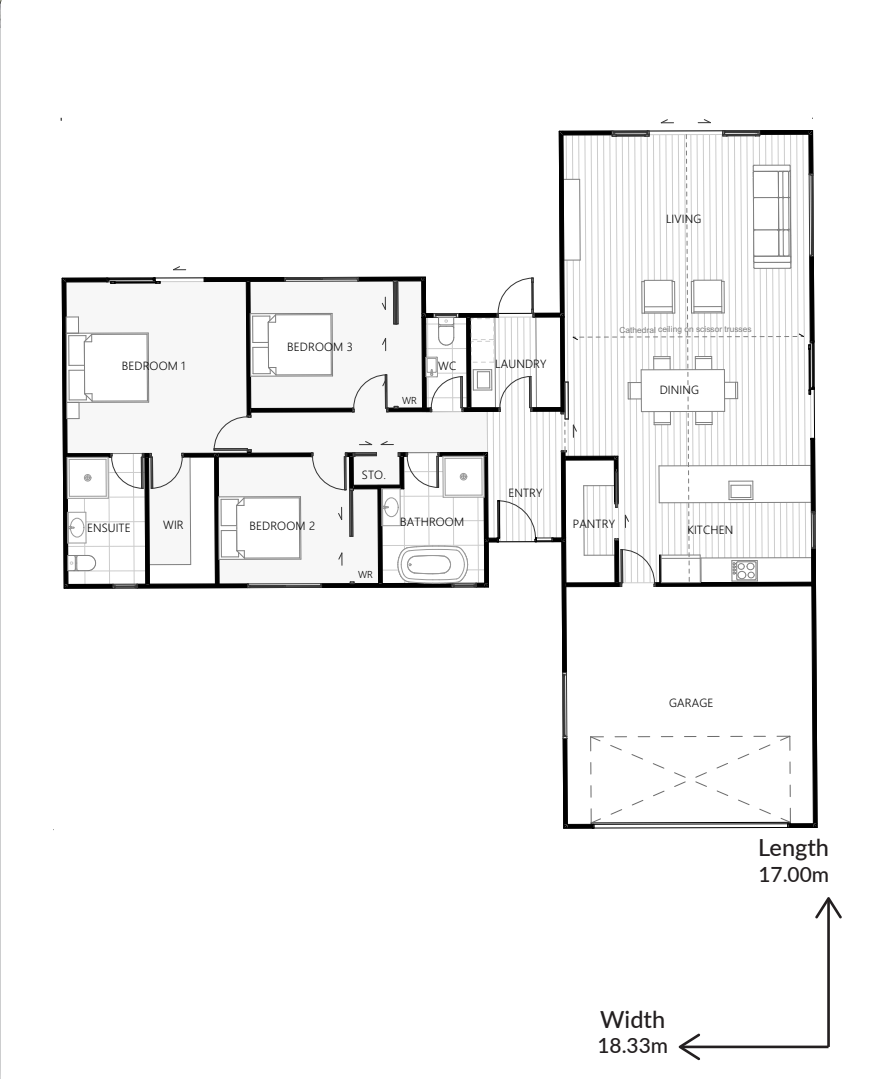
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## RYTON 192

Need a spacious and flowing home without unnecessary extra rooms? If you prefer one large living zone and three generous bedrooms you must check out the Ryton, it might be just right for you.

This plan is perfect for empty nesters who would like some spare room for hobbies, or dedicated exercise from home with another room for guests.

The lounge and kitchen are conveniently placed to one side of the home for sun kissed living and BBQ banter. A charming and stately home with an airy ambience that is bound to impress.

### KEY FEATURES:



Above Code Insulation





Energy Efficient Appliances



Perimeter Edge Insulation

**DID YOU KNOW?**

 A Lifemark® rated 3 house caters for 95% of the population's accessibility needs



## WHY GREEN HOMES?

Green Homes New Zealand are Design and Build experts and the only residential builder in the country who's ISO 50001 compliant for Energy Management. We specialise in constructing quality pre-designed or custom built, energy efficient, healthy and comfortable homes for all Kiwis. We can also design to Homestar or Lifemark® standards for improved performance and liveability, truly future proofing your home for decades to come.



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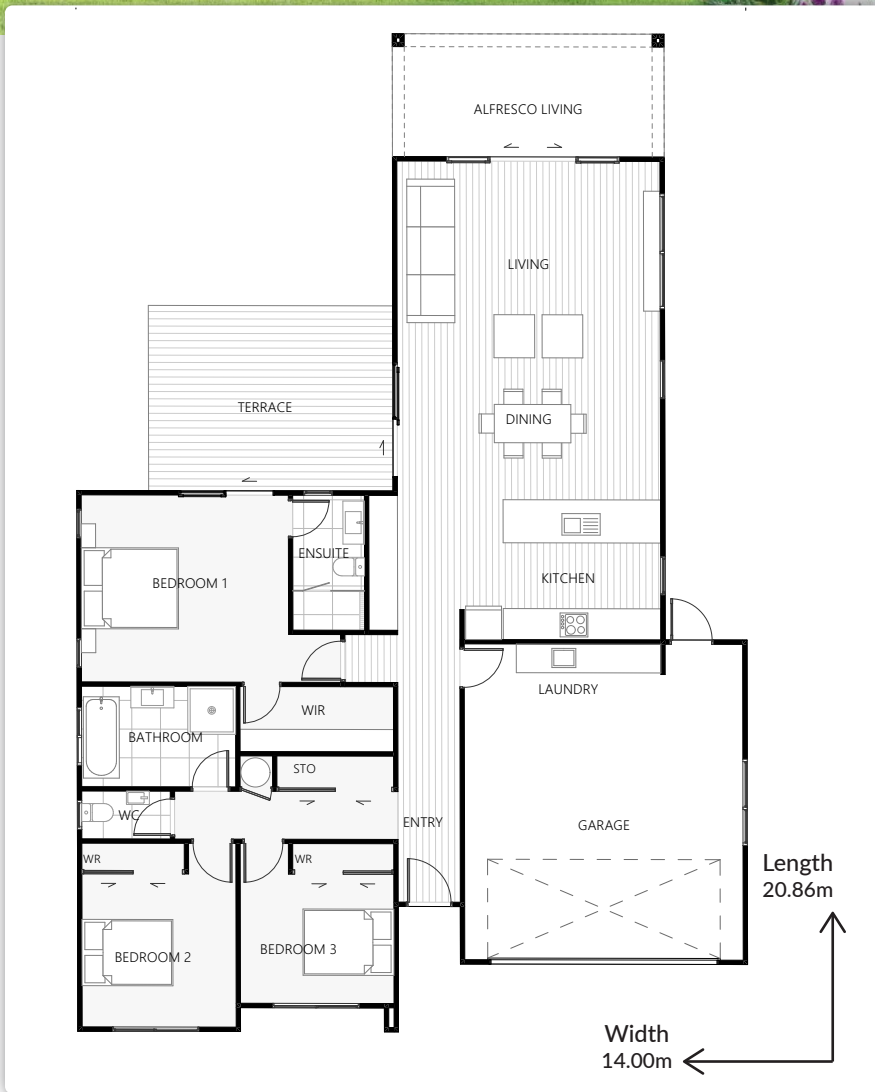


## STAFFORD 193

Our Stafford plan is a real looker and street smart too!

It's been strategically designed for sun soaked socialising with the kitchen, dining and living areas spilling out to delightful alfresco and terraced areas (with the latter also accessible from the master bedroom).

Bedrooms and bathrooms are all conveniently positioned making this a fab family retreat.



### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

According to the NZ Green Building Council our R-values, which are a measure of heat loss from our ceilings, walls and floors, are 50% worse than many countries



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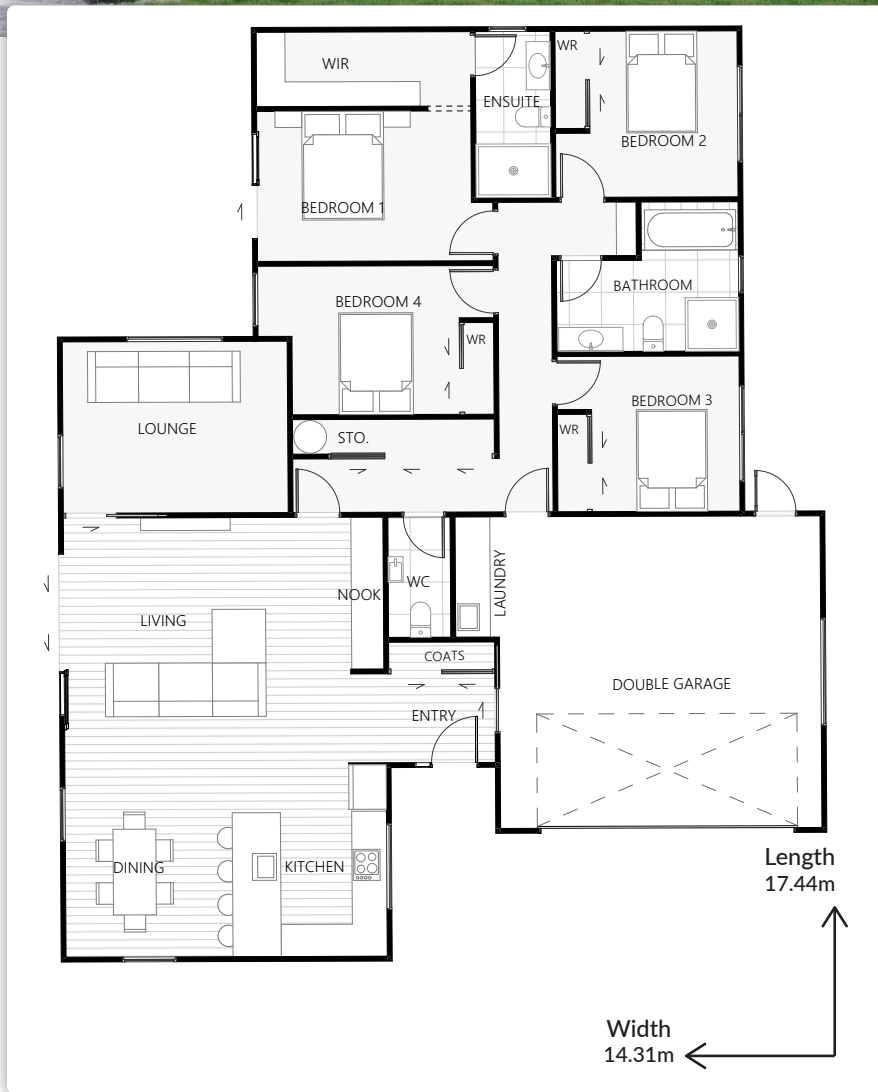
 193

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## MAKARETU 193

This attractive and welcoming home is a fab size for almost any family with well planned layout from go to whoah.

The separate lounge will also come in handy where the kids can watch TV in their own space and leave you in peace! There's a spare toilet with basin by the garage if you tend to do a bit of tinkering at all hours and there's plenty of storage.

This plan also comes in a stunning two storey layout, see the Godley plan.

### KEY FEATURES:



Above Code  
Insulation



Energy Efficient  
Appliances



Perimeter Edge  
Insulation

### DID YOU KNOW?



A Lifemark® 3-Star home works for 95% of the population



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## KAWARAU 217

The Kawarau plan is so sublime we chose this design for a Cromwell showhome!

It boasts a central kitchen area that flows nicely into well lit and spacious living rooms – ideal for some peace away from ‘spirited’ children. The main bedroom is built for tranquility with a large wardrobe and there’s potential for another wing that could be used as an Airbnb. Why not generate some extra income to help pay off your mortgage?

To top it all off this beautiful home is just perfect for entertaining, with two sheltered alfresco areas that capture the sun further optimising energy efficiency, and your social life!

### KEY FEATURES:



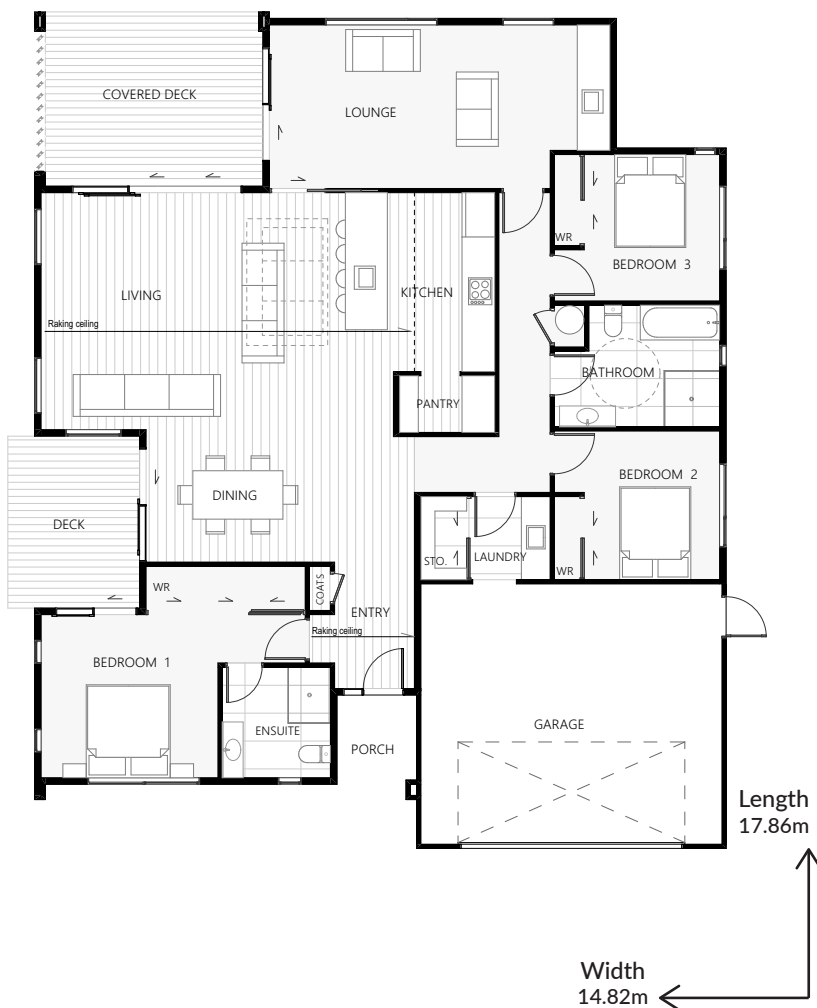
Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



A Lifemark® 4-Star home works for 98% of the population



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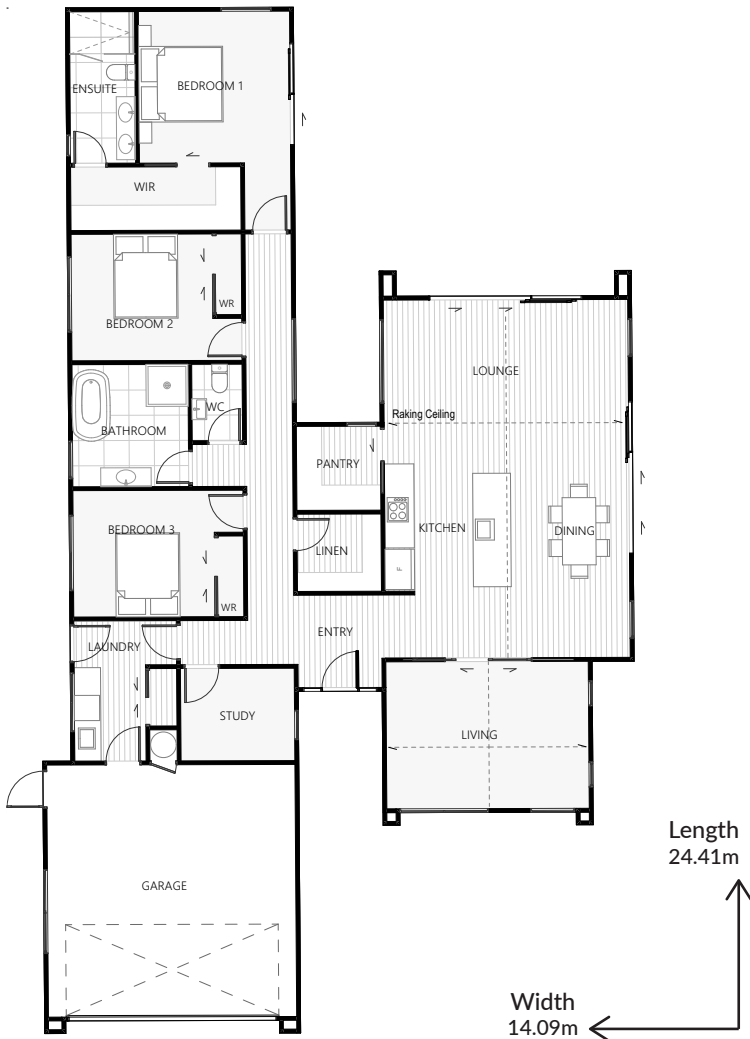
 218

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## TORERE 218

From the roomy entrance way to the sunhaven inside you'll just fall in love with this plan!

This house has been designed to maximise the northerly aspect with a lovely open plan kitchen layout (with butler's pantry) and lounge with another separate living area. A generous walk-in wardrobe leads to a secluded ensuite and all bedrooms are well serviced with a centrally located bathroom. There's plenty of storage, and a study placed near the entry is very practical for those who work from home.

This beautiful home can be zoned to efficiently heat and cool the house in every season.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



A Lifemark® 5-Star home works for 99.9% of the population



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## RANGITAIKI 221

The Rangitaiki was designed for a showhome so this plan really offers some secret sauce!

Two levels accommodate generous kitchen, dining and living areas with a walk-in pantry on the ground floor.

The majority of the warm sleeping areas are located upstairs along with an additional bedroom plus ensuite and a handy study room.

You'll be the envy of your street in this striking, superbly spacious and intuitively designed home.

### KEY FEATURES:



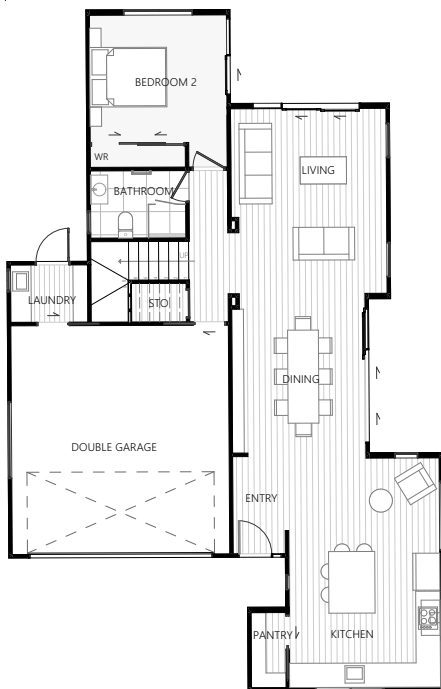
Above Code Insulation



Energy Efficient Appliances

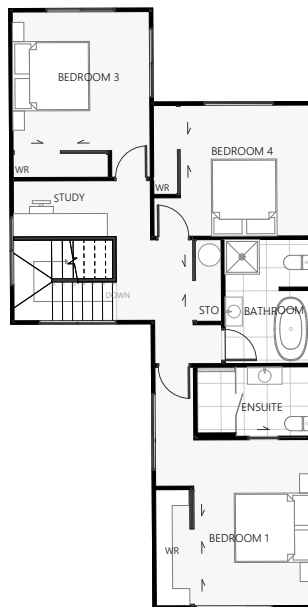


Perimeter Edge Insulation



Length 17.71m

Width 11.28m



Length 15.62m

Width 7.87m

### DID YOU KNOW?



A monthly heat pump filter clean can save 5-15% on your energy bill



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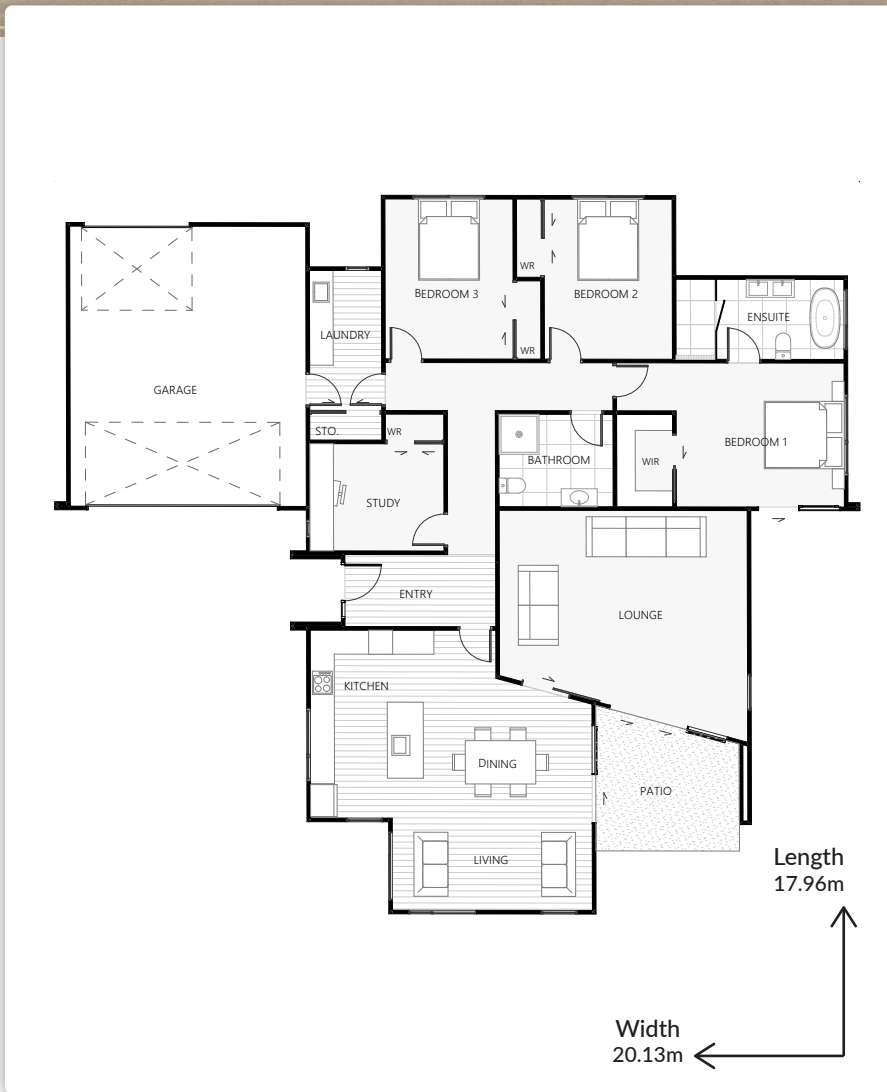
 232

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## NEW BRIGHTON 232

The New Brighton was designed for a previous a showhome, an attractive plan, it boasts an interesting exterior along with ample sized living space that would thrill any residing family.

The light and bright kitchen, dining and two living areas fully utilise the raking ceiling to harness every photon of sunshine!

The master bedroom is well situated for all day warmth with a central and convenient bathroom opposite other bedrooms. A dedicated study and a separate laundry are an added bonus - we know you'll love this special home.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



Recent CoreLogic figures show that 2021 homeowners paid over 59k less on average for new builds, compared to already existing properties.



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## WAIHI 235

This sassy and highly sought-after plan which was designed for our inaugural showhome has dazzled many a visitor.

The radiant living area (with attractive thermal mass feature wall) is open and uncluttered with raking ceilings and a modish kitchen which feels very welcoming and hospitable. A substantial and practical butler's pantry is an added bonus for every host with the most!

The secluded master bedroom along with a fetching ensuite is a sun magnet for continual warmth all season round. If contemporary and congenial living is what your family is after the Waihi will not disappoint.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?

Depending on their material, thickness, colour and the way they are hung, insulated curtains can reduce energy loss through windows by up to 25 percent.



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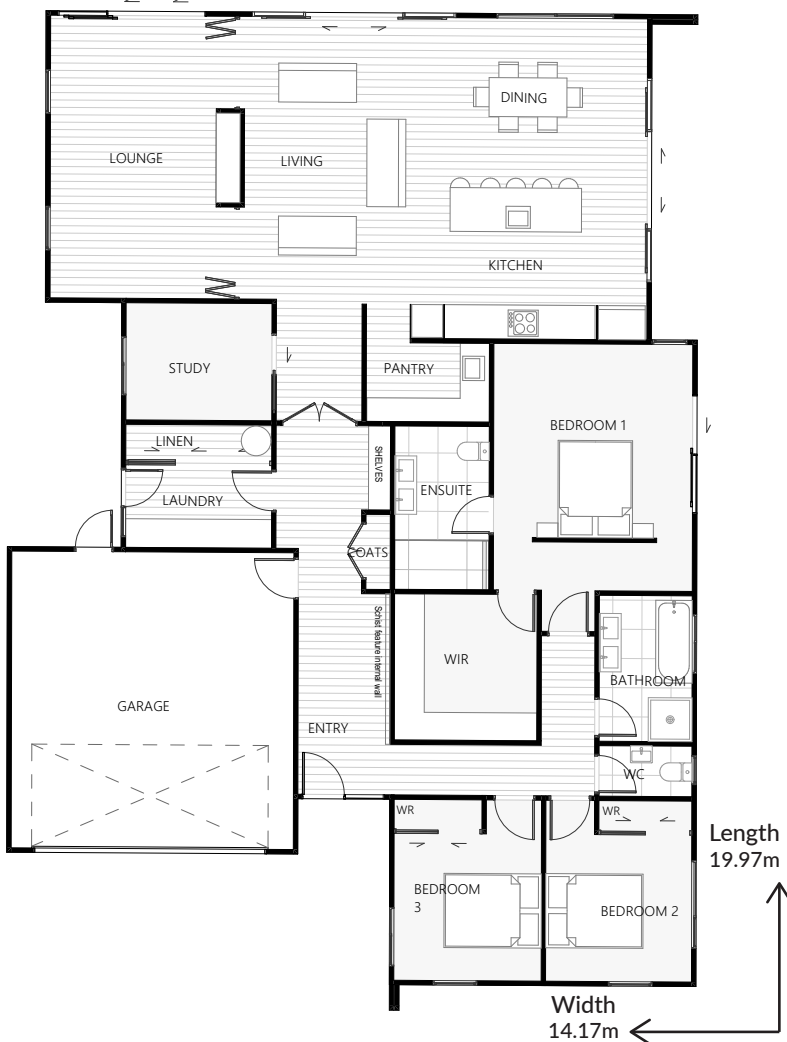
 237

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## EGLINTON 237

The Eglinton is a stunning and sizeable home designed to suit almost any living situation.

The key focal point is the central fireplace which divides the two living areas making it truly an entertainer's paradise. With highly desirable features such as a large butler's pantry, walk-in robe, well-placed bathrooms and study this is a charismatically comfortable and spacious family abode.

To top it all off this home is crowned with a triple peaked roofline which really draws the eye and its interesting exterior feature wall blends it seamlessly into its surrounding environment.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



To save air con power in the summer set the thermostat to around 20C instead of chilly to keep it as steady as possible



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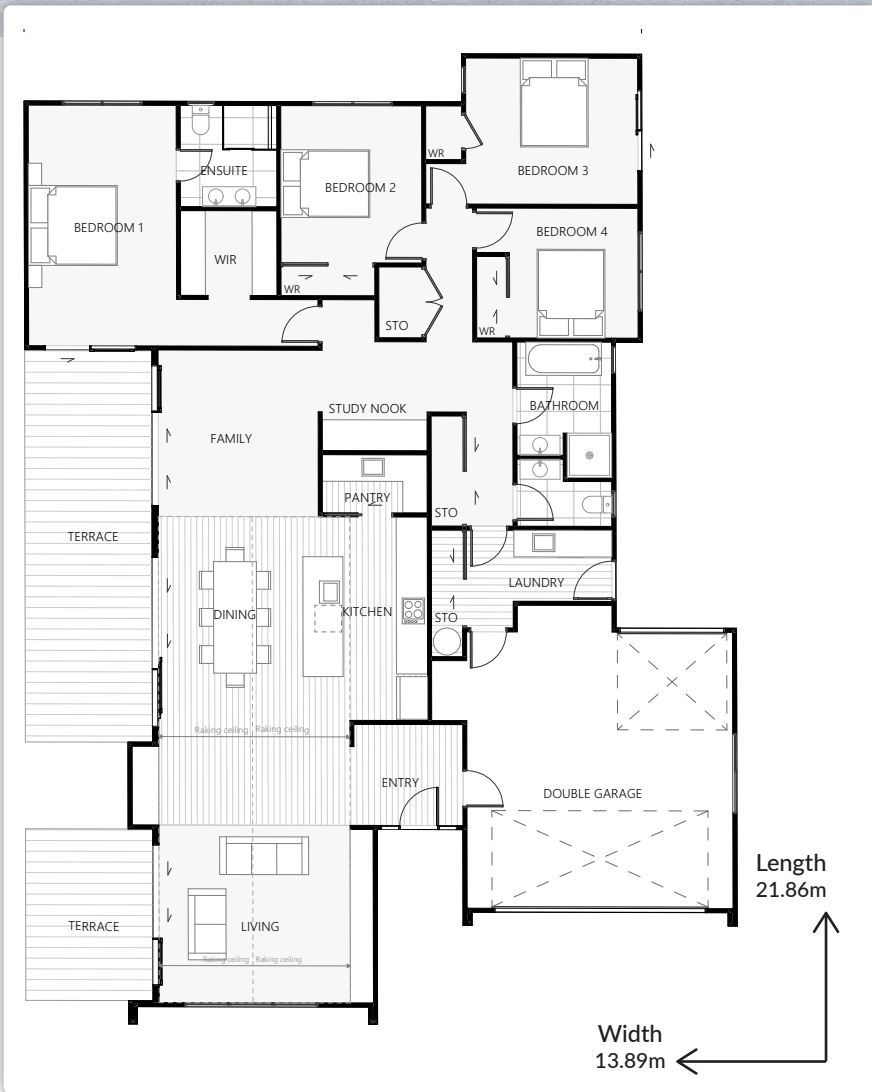
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## GLENRAE 240

With a demure sense of symmetry the Glenrae can accommodate the most zealous of families while also appealing to space seekers with the most refined tastes.

A substantial and striking kitchen (with walk-in pantry) it is just perfect for hosting dinner guests along with bountiful living areas that open up to dual sunlit terraces.

Generous bedrooms with a master to die for, it will really make an impression. A study nook and separate laundry are the icing on the cake - so go on, take a bite!

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



With the right approach, a solar installation could reduce your monthly energy bills by 40-70%.



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m<sup>2</sup> 245

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## WILMOT 245

This stylish and majestic home ticks all the boxes! Well appointed bedrooms and bathrooms downstairs lead onto a roomy kitchen with flowing living and dining, which greet an inviting outdoor alfresco zone.

Be the envy of your friends and family with private and warm second level living - without any disturbance from the kids below. It boasts all the usual conveniences plus has a generous lounge and balcony area.

This is also the perfect home for accommodating out of town guests or for generating a sideline income for Airbnb.

### KEY FEATURES:



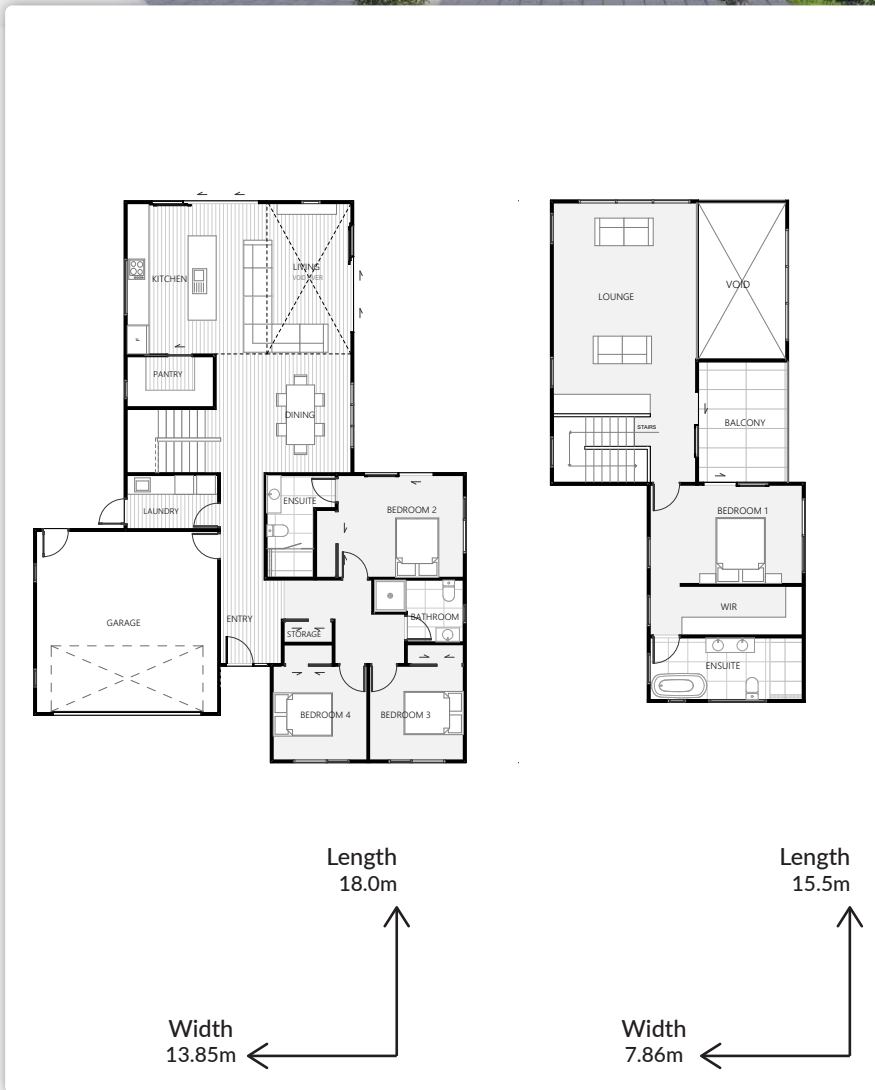
Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation



### DID YOU KNOW?



A NZ household that uses 80% of its generated solar energy could save approx \$1,600 a year on energy bills with an 8 1/2 year solar system payback period.

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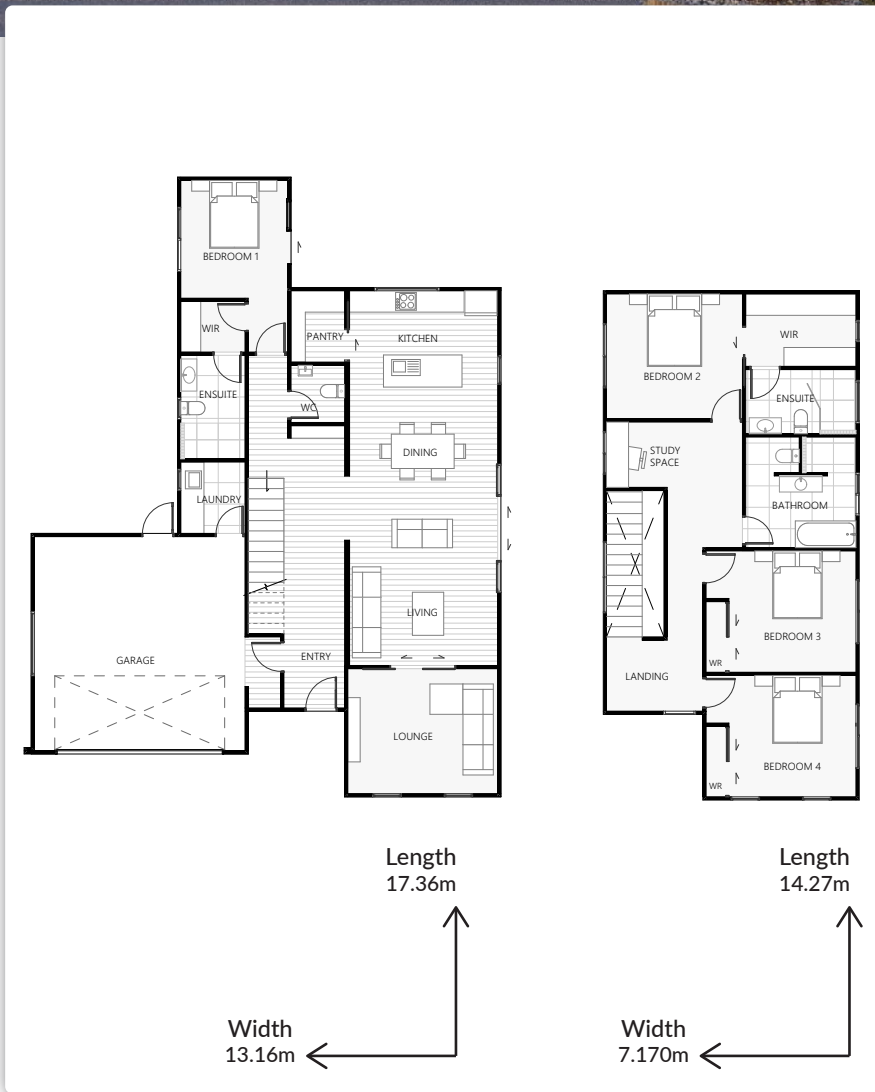
m<sup>2</sup> 244

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## CLARENCE 244

Special, spacious and stately this fabulous home will comfortably accommodate larger families with ease.

A generous elongated kitchen with butler's pantry, and two sunlit living areas, with one opening onto a large terrace will impress at your next soiree! The Clarence is quite unique because it also provides a secluded ground floor sleeping space with private ensuite towards the rear of the home, while still providing accessible amenities for visiting guests. It boasts four sizeable bedrooms, three bathrooms and four toilets with a convenient and quiet upstairs study area - plus a separate laundry.

### KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

### DID YOU KNOW?



We also offer bespoke plan designs outside of our standard range



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m<sup>2</sup> 258

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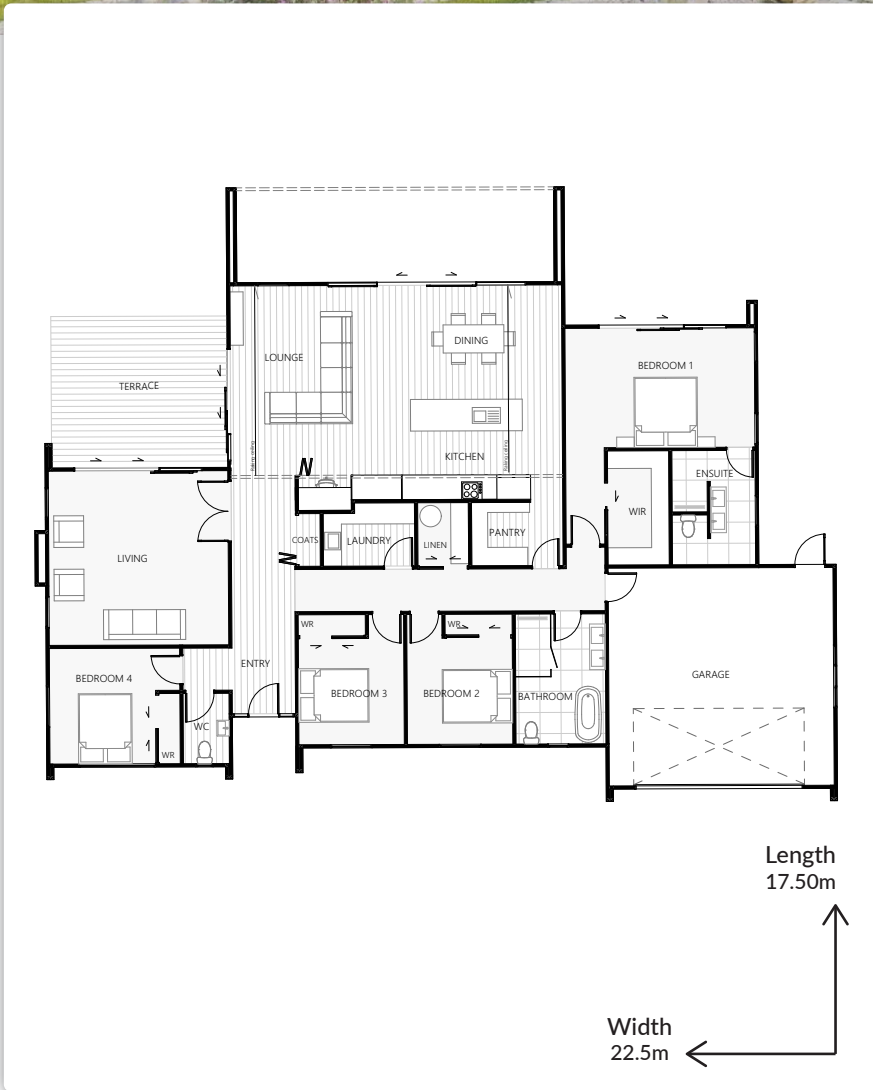


## NOKOMAI 258

This fabulous and generously sized home is all about lifestyle! With a unique layout and interesting design features it really conveys the 'wow' factor.

So spacious, its pitched roof compliments the feeling of freedom throughout. A large private kitchen (with walk-in pantry), and dining and living area leads out to a terrace also shared by a second lounge - so if you love entertaining you had better hit the brakes on this plan and give it some serious thought!

A sizable master bedroom, ensuite and walk-in robe with a separate laundry, linen cupboard and three toilets just add even more to this awesome home's appeal.



### KEY FEATURES:



Above Code Insulation



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### DID YOU KNOW?



By having an energy efficient home you could save over \$30,000 off a standard term mortgage!



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## GODLEY 258

Make a bold statement on your street with this attractive home - perfectly proportioned aesthetically inside and out.

The kitchen and living areas are superbly spacious encompassing two lounges with a private bedroom and ensuite at the end. It's totally self-contained on level one so opportunities abound!

The highlight and focal point of this plan is the fabulous mezzaine lounge upstairs, giving the whole house an airy feel on both floors.



Length 17.83m  
Width 13.85m

Length 14.21m  
Width 7.26m

### KEY FEATURES:



Above Code Insulation



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Perimeter Edge Insulation

### DID YOU KNOW?



Fixed priced contracts are available



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