



Friday Homes Prospectus.

What to Expect When
You Build With Us



Friday.
Homes
CONSTRUCTION

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About Friday Homes.

At Friday Homes, we know that making the decision to build your own home isn't one to be taken lightly. Your home may be your greatest investment. It's your safe space, the place you spend time with your family, celebrate achievements and milestones, and build your most treasured memories. With this in mind, Friday Homes is committed to helping you create your unique masterpiece.

We offer an expansive range of house and land packages, or you can take inspiration from one of our plans to design a home that's tailored to your tastes and needs. You'll receive expert advice from our specialists to help you make informed decisions on what's best for you, your family and the section on which you're building.

Friday Homes uses a unique model in that we have in-house divisions for every area of the building process. We are a one-stop shop for all your building needs, with qualified carpenters, excavation, drainage divisions, electricians, plumbers, interior specialists and the rest of the Friday Homes' team working together with one common goal – building better. This allows us to reduce construction costs, which enables you to include the things you really want in your new home build.

The Friday Five Promises

IDEAS: We streamline and simplify the building process into five easy steps to help your ideas become a reality.

TERMS: Pay an agreed deposit on all turn-key contracts and begin the journey to your new Friday Home.

RESULTS: To help you sleep easy, we offer a 12 month maintenance period for structural defects and weather tightness on new homes.

VISIBILITY: You will have full visibility on the progress of your build. View progress and share up-to-date site developments with friends and family.

PRICE: Friday Homes brings you quality homes at the best possible price, guaranteed. Our fixed price promise can't be beaten thanks to our unique in-house contracting model. This delivers increased efficiency, less waste and more cash in your pocket.

Subdivision & Housing Developments.



Friday Homes offers a full development management service, from green field to completed subdivision. By using our own in-house trades, we can stay competitive within the ever-evolving building industry.

We offer a range of joint venture proposals, so land owners & developers can mutually benefit from a well-managed, successful development. We're happy to talk to you about your project with an initial free, no obligation consultation and can provide a subdivision feasibility report and lot yield analysis. We offer a professional service with expert knowledge & experience of council district plans and by-laws.

First Steps

After assessing your site to establish the most appropriate type of subdivision, we will estimate the time and cost to complete the work. Our team can coordinate the entire subdivision process for you, and we're committed to completing developments within the pre-agreed time and to budget.

FRIDAY HOMES WILL TAKE CARE OF:

- Designing the subdivision layout
- Preparing resource consent applications
- Carrying out all surveying and engineering work as required
- Coordinating the installation of new services
- Designing and building all homes within the development
- Marketing and selling all packages
- Project managing the entire process for you

What are our options?

We welcome the opportunity to work in partnership with you on your development and can offer vast experience to help maximise your investment. So, how does it work? Friday Homes will look to purchase either the green field from you at a development rate, purchase sections within the development, or establish a joint venture to develop the site with you.

Friday Homes will open a showhome for prospective buyers to view our products, and supply full marketing plans ready for the market including 30 renders. Once a contract becomes unconditional with our purchaser, we will proceed with full working drawings and submit the necessary applications to council for building consent purposes. You'll have a dedicated team of licensed builders and tradespeople assigned to your subdivision, and we'll keep you updated throughout the entire process. We anticipate construction to take sixteen weeks from the foundation to settlement with the purchasers.



Qualified, Licenced Building Experts.

Friday Homes Construction has its own team of skilled building contractors ready to put their knowledge and expertise to use in building your new home, with quality and efficiency being our priority.

What sets us apart from similar development companies is the direct relationship we have with our clients, from the initial planning until the house is finished. Our builder, Friday Homes, has an excellent reputation that they value and are committed to building quality homes. You get the advantage of dealing with local people, and the resources and buying benefits of a large, national group.

We take pride in bringing our customers successful building solutions and hold a strong commitment to delivering excellence and expertise. With the scrutiny surrounding the building industry, you can trust that we use only licensed and qualified builders. We are proud to be members of the New Zealand Certified

Builders Association, giving you confidence you are building with the best. We have established ourselves in all facets of the building industry, and have the capacity and resources to construct and manage any given project from a standard sized home to substantial architectural homes.

A significant amount of our work over the years has come from referrals. We are proud to have over 25 years of testimonials, and what's even more rewarding is that we enjoy doing repeat builds for many of our clients. With the guided assistance of our Project Managers we want to deliver you a service that makes your journey an enjoyable one, while building a home that you can be proud of.



Building the Safest, Strongest Home for you.◆

Friday Homes uses a variety of different foundations depending on your site and what is required to build you the safest and strongest home.

RibRaft®

We use the Firth RibRaft® system for our foundations and it is fast becoming one of New Zealand's most popular solutions. Firths RibRaft® is seismically strong and designed to comply with the very latest building codes.

A RibRaft® foundation sits on the ground rather than being in the ground. The system uses polystyrene pods, reinforcing rods, plastic spacers and RaftMix™ concrete. The innovative pod construction, which creates a 'floating floor', also brings with it thermal mass and because it is quick to construct it provides time and cost savings. Furthermore, the system requires less excavation, meaning a far cleaner site and less preparation time.

There are many benefits to using a RibRaft® foundation compared to a traditional concrete slab, but one of the main advantages is the reduced labour time and costs. This allows us to get on with the rest of the construction.

We realise that RibRaft® is not going to be ideal for all sites. Should RibRaft not be ideal for a particular site, our engineers will design a site-specific foundation.



We Do it All.◆

From drainage, earthworks, demolition and landscaping, through to subdivisions – we do it all!

Friday Homes has its own team of skilled earthworks and drainage contractors to undertake new home site preparation, drainage and services, landscaping and driveways – just to name a few. Delivering a quality job, on time and on budget.

Our team is experienced in delivering small and large scale subdivisions and development projects. As specialists of residential site preparation and landscaping, we can carry out a range of services including: site preparation; drainage; sewer, stormwater; water main and water reticulation services; trenching and installation; supply of topsoil, back-fill and gravel; and retaining wall construction.

We use a range of machines, including a number of trucks and excavators, as well as compacting equipment. With a wide range of trucks and machinery at our disposal, we have work done in minimum time with the least inconvenience. Our experienced drivers and earth-moving operators work closely with our builders, ensuring your project is completed on time and efficiently.

The Best Products and the Best Range.

Friday Homes and our trusted suppliers have been working together for many years now to bring you the best products and range possible for your build. Together with quality products and builders, you know you are in the best possible hands.



Framing

We source our frame and truss from local pre-nail plants and this is delivered to site assembled and ready to be put up by our builders. This is a cost-effective and time-saving process that allows our team to get on with the next stage of the build. They use only stress graded, New Zealand grown timber from reputable suppliers. All frames and trusses are supported by producer, design and manufacturer statements as required by Building Standards New Zealand (NZS3604).

Insulation

Insulation is one of the most important components of your home. A wellinsulated home not only creates comfort for you and your family, it saves on energy bills and is an asset to your home. We proudly use Earth Wool®. We use R2.2 Wall Batts and R3.2 Ceiling Batts which are:

- Non combustible
- Will not rot
- Absorbs sound, dampening inside and outside noise
- 50 year plus guarantee.

GIB®

GIB® is our choice of plasterboard and has been by New Zealanders since 1927. GIB® is the largest manufacturer of Gypsum Plasterboard around New Zealand. Standard Friday Homes homes come with 10mm standard wall, 13mm ceiling and Aqualine GIB® in wet areas with the option to upgrade the thickness if wanted. GIB® not only creates a flawless look once plastered and painted, it is a great sound barrier to keep unwanted noise out and comes with a minimum 10 year warranty.



The Icing on the Top.

A roof can be the most distinguishing feature of any home, so it is important to get it right. By using quality products, applied by experienced roofers, we are able to guarantee you get a roof that not only looks good, but keeps your home warm and dry for years to come.

Building a new house can be a very exciting time – but it can bring unwanted stress if you don't get the right advice from the right people. Our local roofing team has the experience required to help you with your new roof decisions. Our team includes various roofing professionals and fixing crews, delivering the high standard of roofing our clients deserve. There is a huge variety of metal roof materials providing many benefits for homeowners including: long life expectancy, energy efficiency, fire resistance, and lightweight. Our range of roofing and products comes with a full warranty and is backed by our roofing suppliers. We stock a range of roof types and colours to suit any home or building.

Metalcraft Roofing

Metalcraft Roofing is New Zealand's largest and most established privately – owned building product rollformer and installer with an extensive range of Longrun Roofing profiles, Lightweight Metal Tiles and Rainwater System solutions. By installing its own product, Metalcraft Roofing offers a unique solution to domestic and commercial clients for any roof or wall cladding project. Metalcraft Roofing's wide selection of roofing and rainwater systems is manufactured from New Zealand Steel BGRallCvsKsteel, Zinalume, Colorsteel Endura and Colorsteel Maxx.





Keeping the Weather Out.

Friday Homes is proud to offer double-glazed, residential window suites across all homes they build.

Most new building sites within the region require joinery designed for extreme conditions, so you can be assured that your windows will be designed and manufactured by a team well versed on our weather conditions.

Windows

Our standard homes include residential window suites from local suppliers. Not only is there a huge range of options available, but they are also great value for money.

Hardware

The Urbo range of door and window hardware is a blend of contemporary design and function. It offers a unified look from window to door. Urbo hardware is made from die-cast zinc and is usually powder coated. Plating in a matte silver or gold is available.

Front Door

Latitude is a sleek, aluminium-faced version of a popular timber door design. It combines flush tongue and groove inserts with adjoining flush stiles. To complete the look, horizontal, double-glazed inserts can be added with flush beads. The number of glass panes can be multiplied according to your preference. Doors are filled with high density styrofoam for thermal efficiency and to sound dampen.

Mix and Match or Keep it Simple.

Cladding choice is a big part of our decision making at planning stage. We combine cladding options to ensure all our homes are attractive, stand out from the crowd, but also compliment one another.



Axon Panel

Axon panel is a vertically grooved panel that looks sharp. A design alternative to traditional features, with the option of brad nailing which minimises visual interruptions. It offers the same great durability and strength as Linea® but with a modern and contemporary look.



Linea®

Durable Linea® Weatherboard is a top-quality alternative to timber cladding that hits the sweet spot between the latest technology and classic design. The deep shadow lines give your home that attractive traditional charm and because Linea Weatherboard won't warp in the sun, you can paint your home any colour you like.



Stria Board

This is relatively new to the market but a great alternative to Axon and Linea®. Stria Board is a wide panel product which creates a classic look of solid masonry and can be used horizontally or vertically. Its a fantastic option as a feature wall or for full cladding.



Brick

Brick or stone veneer is a durable inter-locking weather type system of cladding. It is strong, easy care and thermally efficient. Brick can be used as a full clad option or can be a great feature paired with Linea®.



Cedar

Cedar is fast becoming a well-known and used feature cladding throughout homes in NZ. It is known for its durability and natural beauty. Whether installed vertically or horizontally, you can be assured it will be a real statement on your home.



Rockcote Plaster

Integra Rockcote is a lightweight plaster facade system. It provides great thermal, acoustic and impact resistance qualities, all while looking incredibly sleek and modern.



Security, Style and Function.

From revolutionary Dominator® automatic openers, through to a vast and ever increasing range of garage doors, Dominator® can provide the styling, security and reliable performance that you and every homeowner need.



Sectional Doors

Dominator® is Friday Homes's supplier of all garage doors. Dominator® has been around since 1988, and is proud to be part of one of the largest garage door dealer networks in New Zealand. As strict specialists of garage doors, Dominator® offers a large range with knowledge and experience to ensure you get the garage door system best suited to your needs. Dominator's custom built systems and doors are backed by continual research and development, combining advanced technology with precise engineering. Sectional doors are our preference as they are smooth, quiet, and allow maximum space within your garage.

Futura Sectional Doors

The Dominator® Futura sectional door is standard and is suitable for most homes*. The horizontal ribbed design is sleek and stylish yet cost effective. (Not suitable for homes within 500m of the sea.)

Milano Sectional Doors

The Dominator® Milano sectional door is an upgrade for non-coastal areas or standard for homes within 500 metre of the sea. The modern Dominator® Milano, with its fine pencil-rib design, adds a stylish finish to your home. The smooth finish offers a modern look with all the advantages of high grade Zincbased steel.



The Heart of the Home.♦

The kitchen is often the most important feature of the home and is where most of the entertaining is done. It's important that you deal with a team that is able to make your dream kitchen come to life and you are fully satisfied with the result.

Friday Homes is proud to use Kitchen Creators (KC) who has been in the industry since 1989 and provides the whole package from the design to the manufacturing and installation. Based in Paraparaumu, KC is owned by three locals, Pat Thomson, Craig Wattam and Helen Beckly, who are fully involved in the business to ensure you receive the best kitchen for your money. The rest of the team is made up of knowledgeable staff who have years of experience behind them and pride themselves on being professional and approachable. They use cutting-edge kitchen design software so they can seamlessly design, plan and implement your dream kitchen.

Finding the right look for your home can always be an issue, especially with everything else going on, but KC takes the stress away. Whether you want to stick with the standard Friday Homes design, or upgrade certain features, the choice is yours.

We use Bosch appliances throughout the kitchen, with the option to upgrade to Fisher&Paykel.

Behind Closed Doors.

Friday Homes are proud to offer quality wardrobes with every home. We understand the importance of well-designed storage solutions.

We have partnered with Stash Wardrobes, who have been providing wardrobe solutions for over 25 years. Stash use only the best products, with all laminated board being made here in NZ.

Standard wardrobe fit outs in all homes includes a master wardrobe/ walk-in robe with a custom-made wardrobe system, shelf and rail systems in each of the other bedroom wardrobes and wire shelving for linen cupboards. Every home is site-measured to ensure we fit out the wardrobes as best we can. We also offer the upgrade option of going to Stash and customising your wardrobe fit outs.





Little Things Make a Big Difference.

You can trust Friday Homes to take care of every detail, afterall, we want you to live comfortably and efficiently in a home that works for you.

Electrical

Each of our homes have well thought out electrical designs, which add to the overall ambience of your home.

We use LED downlights throughout our homes—a highly cost-effective solution. Not only do they save you money, they are also extremely long lasting.

We understand that everyones needs are different, which is why we offer a comprehensive range of upgrade options. Looking for a statement pendant? No problems!

Heating

When it comes to a new home, you want assurance you are going to be comfortable and warm. All of our homes come with a Mitsubishi heatpump. Mitsubishi heatpumps feature next-generation, high efficiency technology, engineered specifically to use less power than ever before. Whether you require heating or cooling, you will be comfortable all year around.

Additionally, we know that everyone has different requirements. That is why we have an extensive upgrade offering.





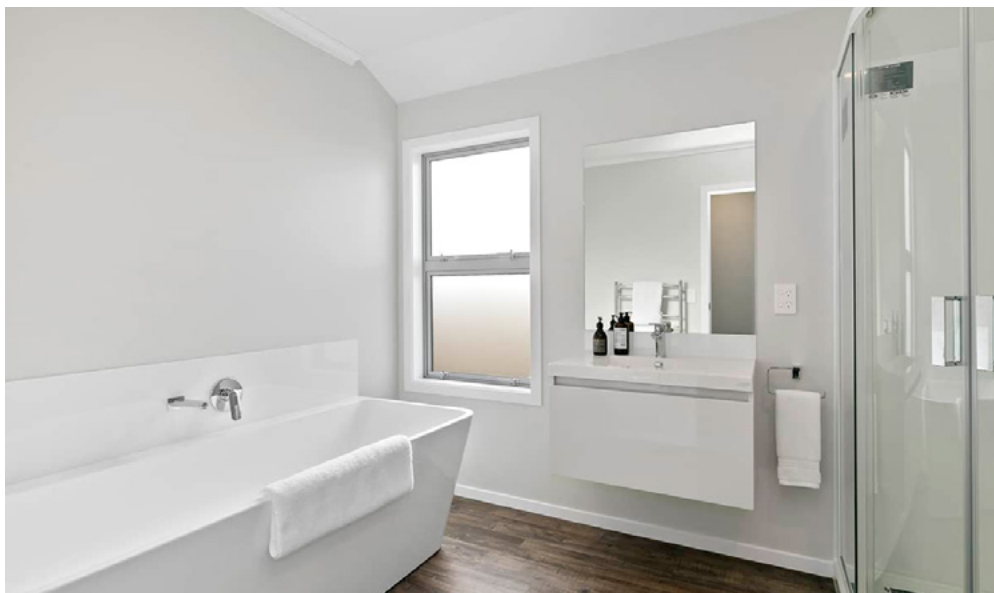
The Most Important Room of the House.♦

Do you like your bathroom to be a sanctuary where you can be alone, relax, and completely unwind? We have carefully chosen quality modern fittings to enhance your bathroom experience.

All bathroom fittings are supplied by Zip Plumbing Supplies. The team at Zip is committed to supplying quality products.

We use a select few manufacturers for our plumbing fittings: Englefield, Plumline, and Waterware. Each are well recognised and established, giving you confidence we are using the best brands we can.

And to best meet your personal needs, there is also the opportunity to upgrade certain features.





Comfort and Quality for Years to Come.

Creating an inviting living environment is easily achievable by choosing the right floor coverings. Flooring is one of the major aspects that needs close specification – it has to be beautiful and add a sense of personality to the space. Practicality is important, so it can meet the demands of the customer.

After a long day it is important to come home to a comfortable living space that is going to stay that way for years to come.

Devon and Patterson has been supplying Friday Homess with carpet and vinyl for a number of years, and the results have always been fantastic. Devon and Patterson has been in the industry for 25 years, is a family run business that prides itself on its product and skilled team. Devon and Patterson has flooring specialists all over the region, and an installation team second to none.

When we choose floor coverings, we always consider colour, use, and wearability. We understand foot-traffic flow, wear patterns, the impact of lighting and sunlight and other environmental issues that can influence how the carpet looks, wears, and performs, in the various locations of your home.

Modern vinyl wears well, is easy to maintain, and is extremely cost-effective. It is standard for vinyl planks to be used in entry ways, kitchens and bathrooms. If you are looking for that something extra, we offer tile upgrades for these areas also.





Make a Great First Impression.

The outside living for your new home can be just as important as any interior room, not to mention making a great first impression with amazing street appeal.

You can be assured that your home will be well landscaped. All homes have a custom-designed landscape by local landscape architects. Need we say more?

Our driveways and paving are provided by Firth, offering a range of classic and contemporary options to create unique living spaces that reflect your style and taste.

We offer two options of solid timber fencing, with either vertical or horizontal planking to best complement your home, while offering added privacy and security.



Checklist.

Standard Product Specifications

Here is the list of standard specifications included in your turn-key contract when building with FH Group. We understand that some of these options may conflict with your vision, so our service allows the option to upgrade in many instances. Contact us today to make further inquiries.

Optional Upgrades

Here are the upgrades we have on offer in order for you to further customise your home. The following items will be dependent on house sizing, layouts and pricing is subject to change. Any additional amounts will be invoiced separately. Additional requests are not guaranteed. If we cannot supply any products or services, we reserve the right to issue a full refund on settlement of the property.

(Upgrade Available **UA ▲**)

Design & Planning	1	Electrical	5
Site Costs	1	Bathroom	6
Construction Materials	1	Laundry	6
Windows & Doors	2	Plumbing & Gas	7
Garage	2	Heating & Ventilation	7
Kitchen	3-4	Flooring	8
Wardrobes	4	Landscaping	8



Standard Product Specifications	UA	Optional Upgrades	Cost
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DESIGN & PLANNING

		A Halo 10-Year Residential Guarantee • Regardless of what happens in the future, your Halo Guarantee will be there to help you for the next full 10 years following completion – it's peace of mind, guaranteed. halo.nz/about-us/	\$2,500.00
Comprehensive house plans			
Building consent			
Engineers ground report			
Full builders risk insurance while under construction			
Exterior colours preselected by Wendy Elers from Stage Three Design			
Interior colours selected from one of our eight FH Group Colour Boards	▲	2hr consultation with Stage Three Design (Parparaumu) to optimise your interior colours	\$1,500.00

SITE COSTS

Power	Temporary power box.
Earthworks	Site levelled ready for foundation.
Safety	Safety fencing for the front of section during construction.
Foundation	Firth Ribraft® insulated concrete foundation based on a 3604 design or engineered foundation if required.
Drainage	Drainage services to lateral connections at the boundary – water, stormwater, sewer, including two drainage sumps.
Power	Power mains cable ready for connection with your power provider.
Telcommuincations	Telco ducting ready for connection with your Telco provider.

CONSTRUCTION MATERIALS

Wall Frames	All exterior and interior structural H.1 treated pre-cut and pre-nailed frames.
Roof Framing	Gang nailed engineer-designed trusses H1.2 treated.
Fascia	155mm Coloursteel®
Insulation	R2.2 wall and R3.2 Earth Wool® Insulation. Insulation not required to external garage walls and ceilings.
Interior Lining	Standard 10mm GIB® Plasterboard for walls, with 13mm GIB® Plasterboard on Rondo. GIB Aqualine® plasterboard for wet areas i.e. bathroom and laundry.
Ceiling Battens	35mm Rondo Batten for straight ceilings
Scotia	55mm GIB-Cove® and No.8 mould where applicable to cupboards
Skirting & Architraves	60mm beveled No.20 mould
Exterior Cladding	James Hardie®: Linea Weatherboard (180mm), Axon Panel or Stria Board, Brick, Rockcote, and/or Cedar as per plans.
Roofing	Coloursteel Endura® corrugated or ribbed profile, or Coloursteel Chateau® tile with barrel or angle trim as per plan. Provided and installed by Metalcraft Roofing.
Soffits	James Hardie® paint finish.
Spouting & Downpipes	Coloursteel. PVC downpipes for homes requiring a retention tank.



Standard Product Specifications		UA	Optional Upgrades	Cost																							
WINDOWS & DOORS																											
Interior Doors	MDF flush panel doors	▲	All doors	<table border="1"> <tr> <td>Avon</td> <td>\$2,000</td> </tr> <tr> <td>Panel</td> <td>\$2,000</td> </tr> <tr> <td>Horizon</td> <td>\$2,000</td> </tr> </table>	Avon	\$2,000	Panel	\$2,000	Horizon	\$2,000																	
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Interior Door Hardware	Windsor® Corbel	▲	<table border="1"> <tr> <td>Black finish (includes hinges)</td> <td>Windsor®</td> <td>Black Corbel</td> <td>\$1,000</td> </tr> <tr> <td></td> <td></td> <td>Black Talon</td> <td>\$1,000</td> </tr> <tr> <td></td> <td></td> <td>Black Helix</td> <td>\$1,000</td> </tr> </table>	Black finish (includes hinges)	Windsor®	Black Corbel	\$1,000			Black Talon	\$1,000			Black Helix	\$1,000												
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Windows	Aluminum double-glazed windows (excluding garage), standard colour range, URBO hardware.	▲	Grey tint to all window joinery	\$2,900																							
Front Door	Latitude: aluminum double-glazed, standard colour range, URBO hardware.	▲	<table border="1"> <tr> <td>Wood-look finish</td> <td>Light Cedar</td> <td>\$950</td> </tr> <tr> <td></td> <td>Dark Cedar</td> <td>\$950</td> </tr> <tr> <td colspan="2">Glazed vision panel to front door</td> <td>\$1,500</td> </tr> <tr> <td colspan="3">Hardware</td> </tr> <tr> <td rowspan="2">Windsor pull handle & touchpad electronic deadbolt</td> <td>Brushed Nickel (A)</td> <td>\$1,700</td> </tr> <tr> <td>Matt Black (B)</td> <td>\$1,700</td> </tr> <tr> <td rowspan="3">Windsor Wireless Smart Entry Lever</td> <td>Stainless Steel (C)</td> <td>\$600</td> </tr> <tr> <td>Graphite Nickel (D)</td> <td>\$600</td> </tr> <tr> <td>Matt Black (E)</td> <td>\$600</td> </tr> </table>	Wood-look finish	Light Cedar	\$950		Dark Cedar	\$950	Glazed vision panel to front door		\$1,500	Hardware			Windsor pull handle & touchpad electronic deadbolt	Brushed Nickel (A)	\$1,700	Matt Black (B)	\$1,700	Windsor Wireless Smart Entry Lever	Stainless Steel (C)	\$600	Graphite Nickel (D)	\$600	Matt Black (E)	\$600
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Windsor Wireless Smart Entry Lever	Stainless Steel (C)	\$600																									
	Graphite Nickel (D)	\$600																									
	Matt Black (E)	\$600																									
Cat Door	Not provided (upgrade only)	▲	Pet-Corp Versatile cat door in white (installed)	\$800																							
GARAGE																											
Garage Door	Dominator Futura, Milano or Montana: standard colour range, includes remotes.	▲	Dominator Valero flat panel	\$1,400																							
			<table border="1"> <tr> <td>Insulation</td> <td rowspan="2">Includes insulated garage door, and insulation to external garage walls, and ceiling.</td> <td rowspan="2">\$3,000</td> </tr> <tr> <td></td> </tr> </table>	Insulation	Includes insulated garage door, and insulation to external garage walls, and ceiling.	\$3,000																					
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Standard Product Specifications	UA	Optional Upgrades	Cost
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KITCHEN

Standard kitchen plan designed by Kitchen Creators		▲	1.5hr consultation with Kitchen Creators (Paraparaumu) to customise your kitchen selection as per FH Group Standard Colour and Material Specifications . Any upgrades payable direct to Kitchen Creators . <i>Appointments available Mon-Fri 8am-3pm only.</i>		\$1,000	
Joinery/cabinetry						
Internal Carcass	16mm moisture resistant white particle board with 1mm PVC edges					
Adjustable Shelving	Provision made for adjustable shelving unless otherwise requested					
Hinges	Hettich hinges (lifetime guarantee)					
Drawer Mechanism	Hettich Innotech soft-closing drawers (lifetime guarantee)					
Sink Insert	Sergio Urbane single bowl					
Handles (<i>Select one type</i>) see Handles Standard & Upgrades	<i>Style</i>	<i>Colour</i>				
	Bar Handle (default)	Brushed Nickel (A)	Upgrade Options		\$350	
	Viola	Brushed Nickel, Matte (B)	Satin Black (H)	Gold (N)		
	Hilton	Brushed Nickel, Matte (C)	Satin Black (I)	Brushed Gold (O)		
	Kara Slim Square	Brushed Nickel (D)	Satin Black (J)	Gold (P)		
	Moleto	Satin Nickel (E)	Cobalt Black (K)	Brushed Gold (Q)		
	Nicolette	Brushed Nickel, Matte (F)	Satin Black (L)	Brushed Gold (R)		
	Luna Half Moon	Brushed Nickel, Matte (G)	Satin Black (M)	Brushed Gold (S)		
Toe Kicks	Colour to match selected doors and panels					
			3 x 2 door overheads with fitting strips, inbuilt hood, unit height to 2300 with 100mm negative detail to the ceiling	\$4,500		
			2 x Doors on overhead fridge box	\$400		
			Enko slide-out single white in-sink bin (cutlery draws reduced to fit)	\$500		
Bench Top						
Formica Laminate	38mm high pressure laminate; rolled- or square-edge profile; standard colour range		▲	20mm Stone	with undermounted bowl	\$4,800
Sink Mixer						
Studio Kitchen Mixer		▲	Upgrade Options (All Waterware Pioneer range)			
			Brushed Stainless Steel	See Bathroom Package		
			Brushed Gold			
			Gunmetal			
			Black			
Splashback						
Toughened glass	From Colourit ; 750 x 900mm; painted; standard colour; fitted		▲	Full length to cover back kitchen wall		\$1,500



Standard Product Specifications		UA	Optional Upgrades	Cost
KITCHEN Continued				
Appliances (all items subject to availability)				
Standard Package (all stainless steel) ▲		Fisher&Paykel Package		
Oven	60cm Bosch 5-function wall oven (features: triple glazed door, electronic clock, eco-clean liner-back with automatic rapid heat)	Electric	90cm Oven (DB9059MEPX3)	\$8,000
Cook Top	Ceramic Bosch cook top with stainless steel trim (features: 4 high-speed cooking zones with 9 power levels, surface-mounted controls, 4 residual heat indicator)		90cm electric ceramic cooktop (CE905CBX2)	
Dishwasher			Dishwasher (DW60UC6X)	
	Freestanding Bosch stainless steel (features: 14 place setting, 5 wash programmes, 5 spray levels with advanced filter system, 4 star water rating and 3 star energy rating)	Gas	90cm rangehood (HC900CXB3)	\$8,000
			90cm Oven (DB9059MEPX3)	
		90cm gas cooktop (CG905DX1)	Plus cost of Gas Fitting Upgrade	
		Dishwasher (DW60UC6X)		
Rangehood	90cm Robinhood stainless steel canopy rangehood with LED lights, ducted to exterior	Induction	90cm rangehood (HC90DCXB3)	\$9,200
			90cm Oven (DB9059MEPX3)	
			90cm induction cooktop (C1905DTB4)	
			Dishwasher (DW60UC6X)	
			90cm rangehood (HC90DCXB3)	
		Other		
			Model 666 Insinkerator waste disposal (with built-in air switch)	\$700
			Fridge water feed	\$500
WARDROBES				
Master bedroom wardrobe/walk-in robe fitted with a custom-made wardrobe system. Shelf and rail per bedroom wardrobe. CPD 500mm deep 4-wire shelves for linen cupboard.		▲	1.5hr consultation with Stash Wardrobes (Upper Hutt) to customise your wardrobe design. Any upgrades payable direct to Stash.	\$1,000



Standard Product Specifications	UA	Optional Upgrades	Cost
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ELECTRICAL

Standard Electrical Package (as per plan and/or contract allowance)	▲	Electrical Upgrade Package	\$2,500
LED recessed lights throughout as per lighting plan		Additional LED recessed lights (1 per bedroom, excl. master bed)	
House alarm with one key pad		Extra alarm keypad installed to front door area	
Double powerpoints as per plan		Additional double power points (1 per room, excl. master bed)	
3 x exterior LED lights		Additional 2 x soffit lights	
		Kitchen pendants (<i>Select one type</i>)	
		Husk Matte metal shade with Ash finishing	White (A) Black (B)
		Marcel Spherical	Brass/Clear (C) Black/Clear (D) Black/Smoke (E)
		Alobrase Smoked mirror glass	Smoke (F)
		Climene LED bar	Black (G) White (H)
		Ledlux Avenue LED bar	Brass (I) Black (J)
		Clooney Statement	Black/Smoke (K) Black/Clear (L) Brass/Clear (M)
		Compatible electric vehicle powerpoint (does not include charger)	
		Internal garage (5amp/32amp capacity) powerpoint	\$450
		External garage/house (15amp/32amp capacity) powerpoint	\$500
		Pedestal and powerpoint (Delta 7kW/5amp/32amp)	\$2,000



Standard Product Specifications		UA	Optional Upgrades	Cost
BATHROOM				
Fixtures				
Standard (All Englefield Valencia unless stated otherwise)		▲	Bathroom Upgrade Package (All Englefield unless stated otherwise)	\$5,000
Shower	2 x flat-wall square or round in white (1000mm in main bathroom and 900mm in ensuite)		2 x Evora Frameless showers (1000mm in main bathroom and 900mm in ensuite)	
Bath	Freestanding back-to-wall with center waste		Studio II Freestanding	
Toilets	2 x back-to-wall		2 x Evora with low profile seat	
Vanities	Valencia Single-drawer wall-hung in White, Oak or Salty Elm (900mm in main bathroom and 750mm in ensuite)		Valencia, double-drawer wall-hung in White, Oak or Salty Elm (900mm in main bathroom and 750mm in ensuite)	
Mirror	Polished edge to suit vanity size		Broadway round LED mirrors with demister to both bathrooms (800mm and 600mm diameter)	\$2,000
Tap Ware & Accessories				
Standard (All Englefield Sorrento range, unless stated otherwise)		▲	Upgrade Options (All Waterware Pioneer range, including kitchen mixer, matching heated towel rail, toilet and hand towel holders. Excludes laundry mixer)	
Vanity basin tap, shower mixer, Englefield Studio Slide shower slider rose, bath spout, toilet roll holder (includes Englefield Studio kitchen mixer)			Brushed Stainless Steel	\$4,200
			Black	\$4,200
			Brushed Gold	\$5,500
			Gun Metal	\$5,500
Splashback				
Bath	Toughened glass from Colourit ; plain	1700mm x 300mm		
Vanity	paint finish in standard colour range; fitted	900mm x 100mm		
LAUNDRY				
Tub	Rotec Supertub 3101		Upgrade Options	
		Option 1	Small sink cupboard, benchtop, UBSH-450 bowl, Englefield Sorrento mixer, space for top-loading washing machine, 2x overhead cupboards + fitting panels & installation	\$3,650
		Option 2	Small sink cupboard, benchtop with cavity for front-loading washing machine, UBSH-450 bowl, Englefield Sorrento mixer, 2x overhead cupboards + fitting panels & installation	\$3,950
		Option 3	Small sink cupboard, benchtop with cavity for washing machine and dryer, UBSH-450 bowl, Englefield Sorrento mixer, 3x overhead cupboards + fitting panels & installation	\$4,350



Standard Product Specifications	UA	Optional Upgrades	Cost
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PLUMBING & GAS

Hot water cylinder	HJ Cooper® 180L mains pressure (electric)	▲	Gas Fitting Upgrade	
			Includes up to two fixtures only, Bosch 60cm Gas Hob and Upgrade cost to 26L Infinity (LPG or Mains connection subject to availability)	\$4,500
			Gas Fireplace	
			Rinnai Gas Fire including install. Rear flue out of external wall (only available for plans showing chimney areas, requires Gas Fitting Upgrade)	\$9,700
Exterior Taps	2 x exterior taps, fitted			

HEATING & VENTILATION

Heatpump

Mitsubishi® GL50 for homes under 150m ² and Mitsubishi® GL60 for homes over 151m ²	▲	Mitsubishi 5kw heat pump	\$3,900
		Mitsubishi 6kw heatpump	\$4,800
		Wifi Upgrade (per heating unit)	\$600
		Central Heating	
		Mitsubishi PEAD Ducted Unit - 2 bedroom house	\$11,200
		Mitsubishi PEAD Ducted Unit - 3 bedroom house	\$15,700
		Mitsubishi PEAD Ducted Unit - 4 bedroom house	\$17,200
		Ventilation System	
		Mitsubishi Lossnay System (pricing based on 3-4 bedroom homes)	\$6,800



Standard Product Specifications	UA	Optional Upgrades	Cost
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FLOORING

Vinyl Planks

To the entrance way, kitchen and bathrooms; Robert Malcolm Moduleo® vinyl planks (limited colour range and subject to availability).

Carpet

To other areas including living room, bedrooms and hallways (excludes garage); Feltex Cable Bay® 36oz, extra heavy duty, 100% solution-dyed Nylon; includes 10mm foam chip underlay

▲	11mm foam chip underlay		\$1,500
	Garage Carpet	Single	\$2,500
		Double	\$3,500

Tiling

Not provided (upgrade only)

Bathroom and Ensuite floors only (includes underfloor heating)	\$7,200
Kitchen, entry and laundry	\$3,000

LANDSCAPING

As per landscaping plan

Driveway & Paths	Broom-finished, 100mm ground preparation as per plan
Clothesline	Standard pull-up, wall-mounted
Letterbox	Concrete, paint finish with steel insert
Lawn	50mm premium topsoil, hydro seeded and fertilized
Planting	Selection of native shrubs and trees as per planting plan
Gardens	Timber edging and mulch as per plan
Fencing	Boundary fencing as per plan
Gates	Colour steel gates at property entrance as per plan

MOOD BOARD SELECTION

Mood board 1	Mood board 2	Mood board 3	Mood board 4	Mood board 5	Mood board 6	Mood board 7	Mood board 8
<i>Eastbourne Beach</i>	<i>Makara Beach</i>	<i>Ocean Beach</i>	<i>Oriental Bay Beach</i>	<i>Petone Beach</i>	<i>Plimmerton Beach</i>	<i>Raumati Beach</i>	<i>Red Rocks Beach</i>

TOTAL UPGRADES PRICE \$

Total price will auto-calculate based on your selections when using Adobe Reader or Google Chrome



Visual Guide.

It's time to start personalising your home

This Visual Guide will help you to identify standard specifications and upgrade options so you can choose with confidence what you'd like to keep and what you'd like to change.

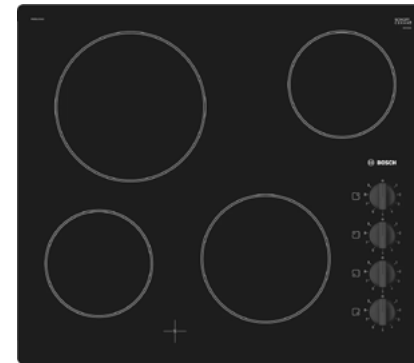
Standard Kitchen Specs	9
Handles Standard & Upgrades	10
Kitchen Upgrades	11
Electrical Upgrade Pendants	12-13
Standard Bathroom Specs	14
Bathroom Upgrades	15-16
Laundry Upgrades	17
Interior Doors Options	18
Exterior Door Options	19
Garage Door Upgrade	20





APPLIANCES ♦ Standard package

We are proud to use appliances made by Bosch and Robinhood. This package features mid-range stainless steel appliances.



APPLIANCES ♦ Fisher&Paykel package

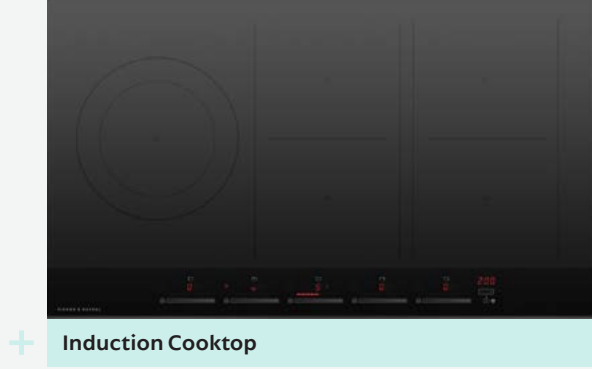
This selection of Fisher&Paykel appliances offers a sophisticated upgrade option.



OR



OR



Insinkerator

Slide-out bin

Stone benchtop with undermount bowl



HANDLES ♦ Standard



6030

A

Default selection



6702

B



4600

C



6888

D



6956

E



2430

F



4739

G

UPGRADES



6706

H



6725

N



4604

I



4608

O



6942

J



6911

P



6954

K



6960

Q



2431

L



2432

R



4741

M



4740

S





Husk ♦ Matte metal shade with Ash finishing (set of 3 matching)

Marcel ♦ Spherical (set of 3 matching)

Alobrase ♦ Smoked Mirror Glass (set of 3 matching)

WHITE

BLACK

BRASS/CLEAR

BLACK/CLEAR

BLACK/SMOKE

SMOKE





Climene ♦ LED Bar

Ledlux Avenue ♦ Dimmable Bar

Clooney ♦ Statement

BLACK

WHITE

BRASS

BLACK

BLACK/SMOKE

BLACK/CLEAR

BRASS/CLEAR



FIXTURES ♦ Englefield package



TAPWARE ♦ Englefield package



FIXTURES ♦ Upgrade package



MIRROR ♦ LED



TAPWARE & ACCESSORIES ♦ Pioneer Range in 4 colours



Option 1



Option 2



Option 3



DOORS ♦ Style and hardware



Corbel in Stainless Steel

Default selection

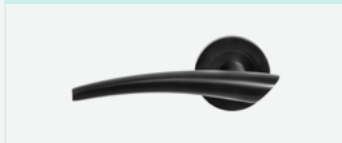
UPGRADE



Corbel in Matt Black



Talon in Matt Black



Helix in Matt Black

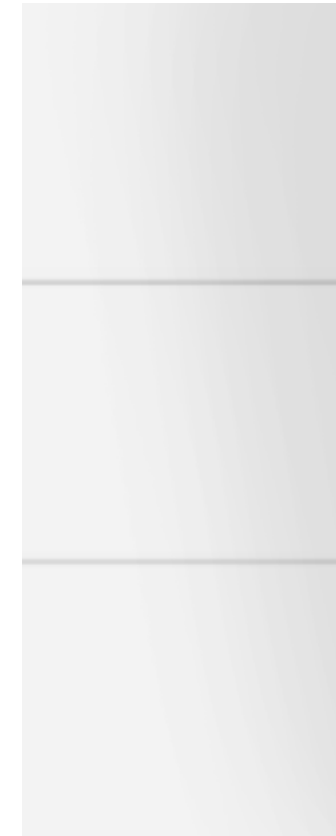
UPGRADE



Avon



Panel



Horizon



UPGRADES



Standard colour range

Default selection



Light cedar



Dark cedar



Glazed panel

Windsor pull handle & touchpad

Windsor Smart Entry

BRUSHED NICKEL

MATT BLACK

STAINLESS STEEL

GRAPHITE NICKEL

MATT BLACK



Cat door



GARAGE DOOR

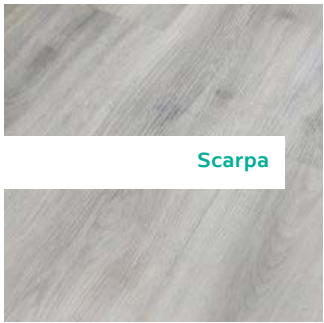


Dominator 'Valero'



Eastbourne Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Scarpa



Erie



Terraz Classic

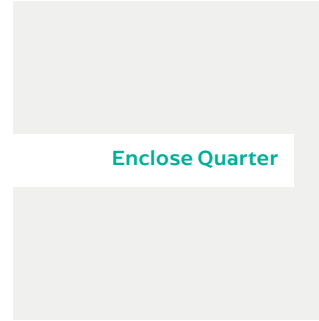
Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

UPGRADE* ♦ Tiles

INTERIOR ♦ Colour scheme



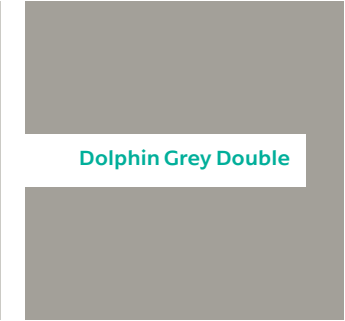
Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Moon Dust Quarter

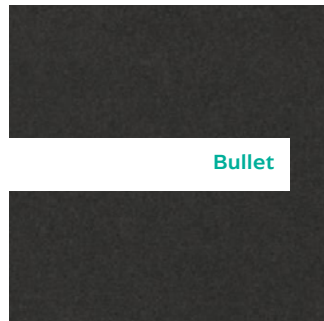
Interior walls (excl. bathroom/
WCs)



Dolphin Grey Double

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



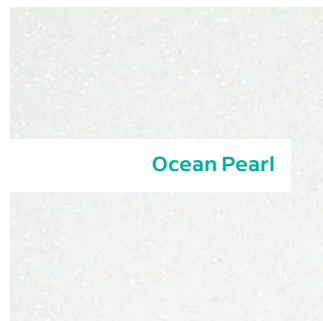
Bullet

Melteca Laminate



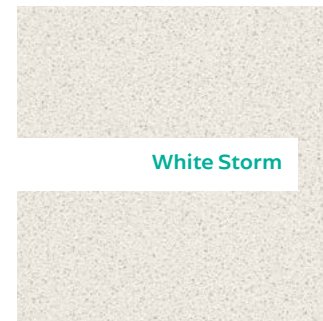
Carrara Delicata

Formica Laminate



Ocean Pearl

Painted glass



White Storm

Silystone Engineered Stone

UPGRADE* ♦ Benchtop

BATHROOM ♦ Vanities



White

Main bathroom ♦ Ensuite
WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Makara Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Baltic

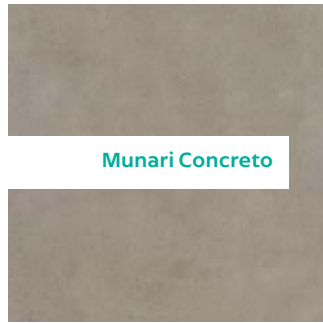


Moana

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

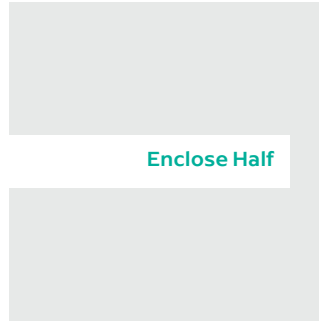
UPGRADE* ♦ Tiles



Munari Concrete

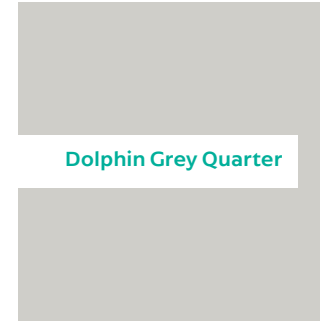
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Half

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Dolphin Grey Quarter

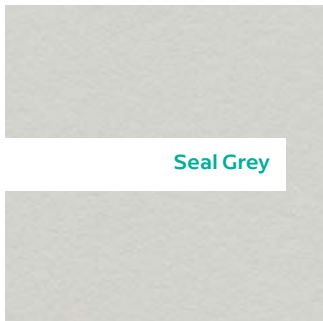
Interior walls (excl. bathroom/
WCs)



Wattyl Kasbah Half

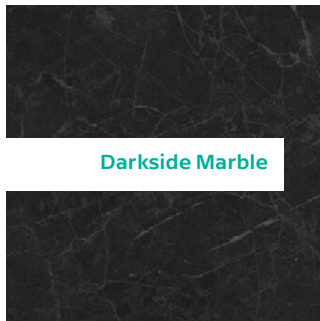
Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Seal Grey

Melteca Laminate



Darkside Marble

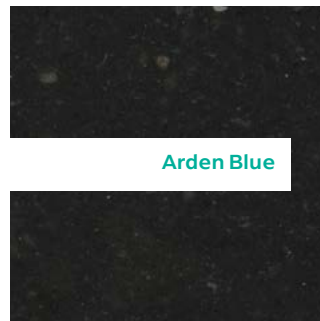
Formica Laminate



Ferrari

Painted glass

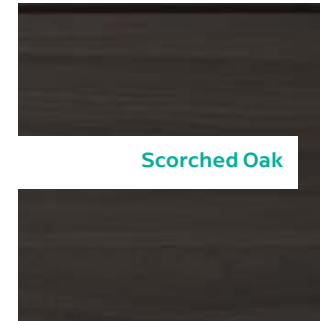
UPGRADE* ♦ Benchtop



Arden Blue

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



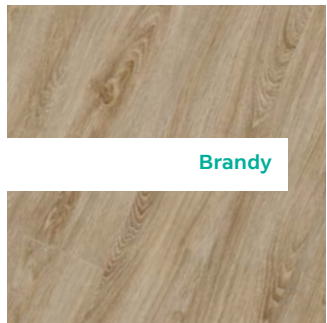
White

WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Ocean Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Brandy

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Cockle

Feltex Cable Bay
Rest of house

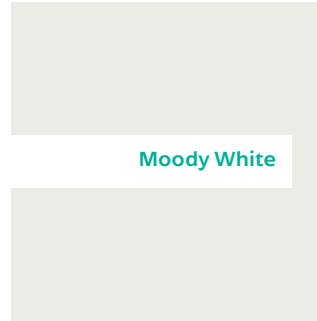
UPGRADE* ♦ Tiles



Spark Light Grey

Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



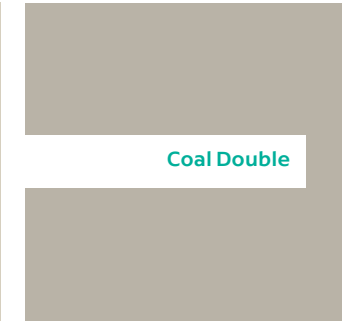
Moody White

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Mantra

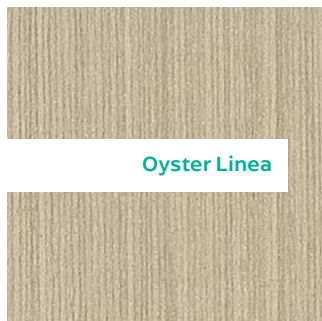
Interior walls (excl. bathroom/
WCs)



Coal Double

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



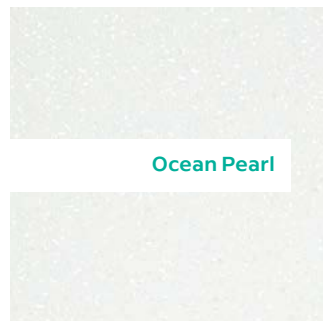
Oyster Linea

Melteca Laminate



Pure Mineralstone II

Formica Laminate



Ocean Pearl

Painted glass

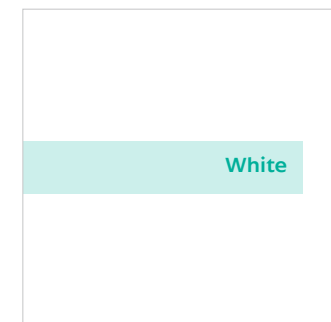
UPGRADE* ♦ Benchtop



Blanco Maple

Silestone Engineered Stone

BATHROOM ♦ Vanities



White

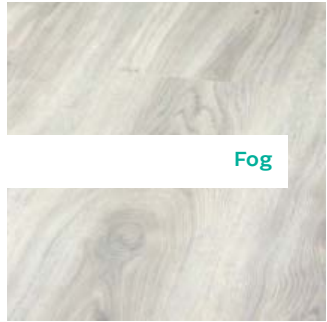
Main bathroom ♦ Ensuite
WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



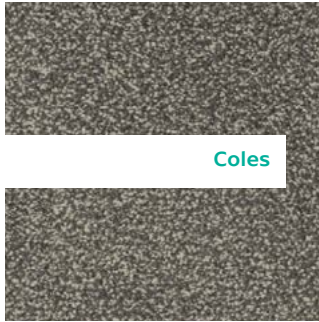
Oriental Bay Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Fog

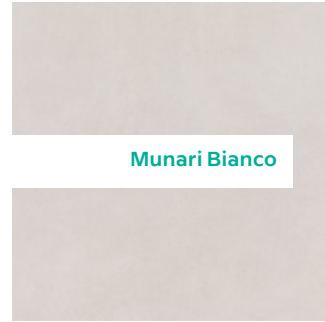
Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Coles

Feltex Cable Bay
Rest of house

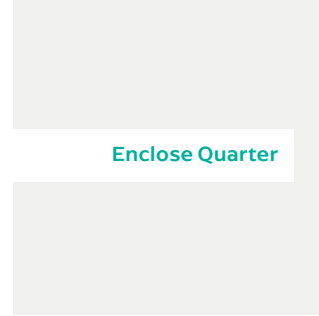
UPGRADE* ♦ Tiles



Munari Bianco

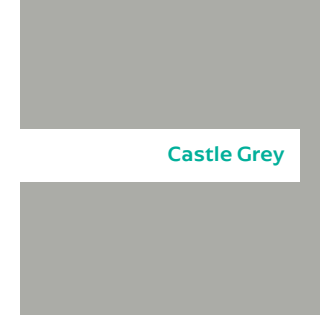
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

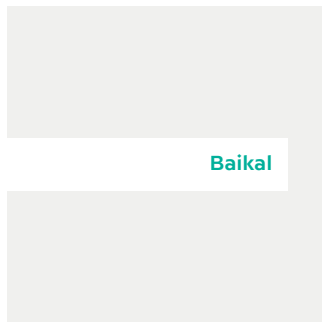
Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Castle Grey

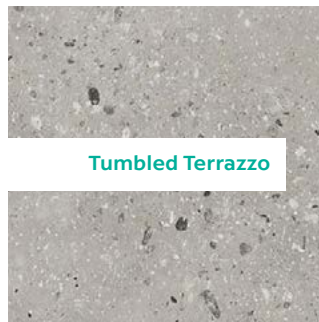
All interior walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Baikal

Melteca Laminate



Tumbled Terrazzo

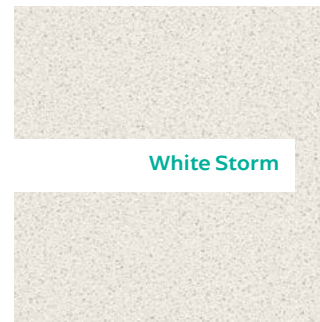
Formica Laminate



White

Painted glass

UPGRADE* ♦ Benchtop



White Storm

Silestone Engineered Stone

BATHROOM ♦ Vanities



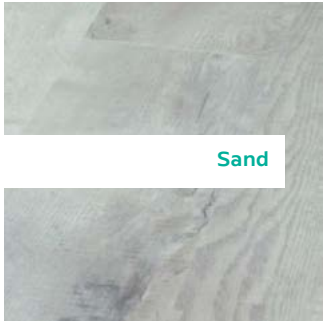
White

Main bathroom ♦ Ensuite
WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Petone Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Sand

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Dartmoor

Feltex Cable Bay
Rest of house

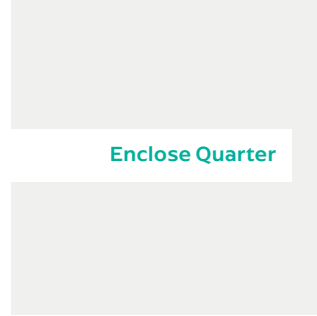
UPGRADE* ♦ Tiles



Oslo Bianco

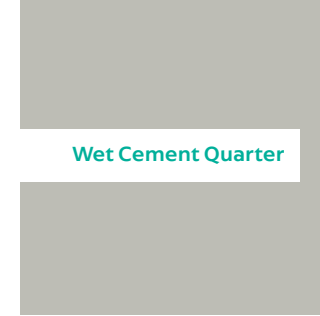
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



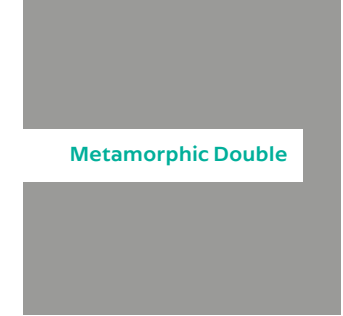
Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Wet Cement Quarter

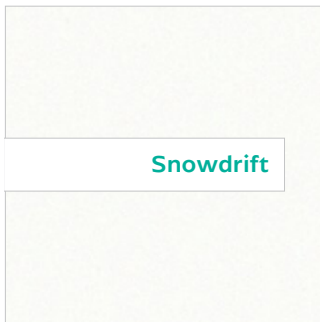
Interior walls (excl. bathroom/
WCs)



Metamorphic Double

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Snowdrift

Melteca Laminate



Basalt

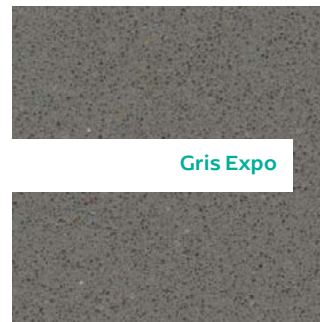
Formica Laminate



Bitumen

Painted glass

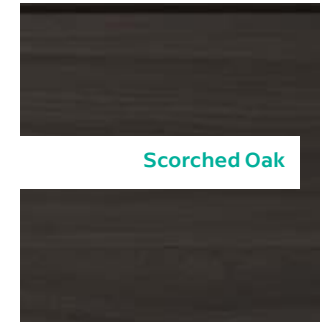
UPGRADE* ♦ Benchtop



Gris Expo

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



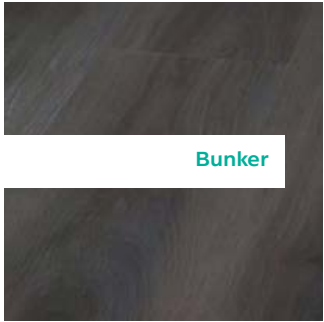
White

WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Plimmerton Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Bunker

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Pelorus

Feltex Cable Bay
Rest of house

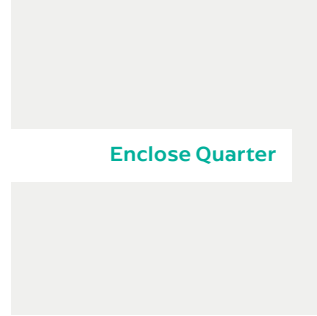
UPGRADE* ♦ Tiles



Esmal Charcoal

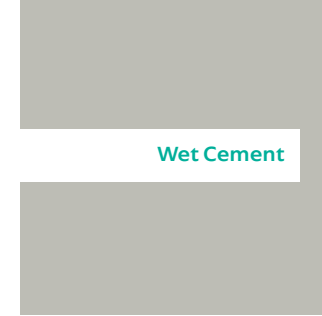
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Wet Cement

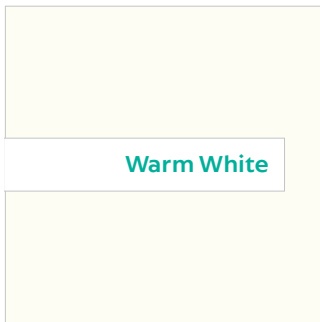
Interior walls (excl. bathroom/
WCs)



Dawn Rain

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



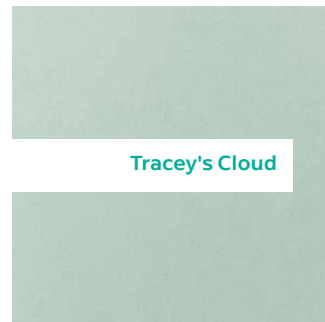
Warm White

Melteca Laminate



Terrace Grey

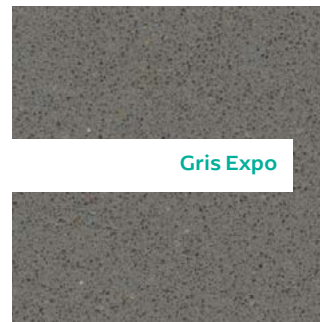
Formica Laminate



Tracey's Cloud

Painted glass

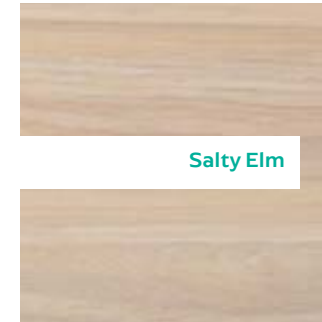
UPGRADE* ♦ Benchtop



Gris Expo

Silestone Engineered Stone

BATHROOM ♦ Vanities



Salty Elm

Main bathroom ♦ Ensuite



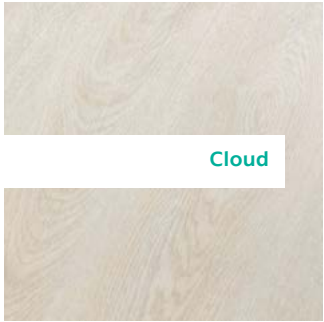
White

WC (if applicable)

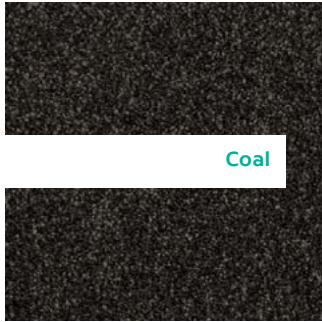
* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Raumati Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Cloud



Coal

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

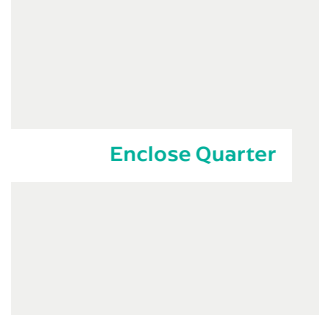
UPGRADE* ♦ Tiles



Terraz Original

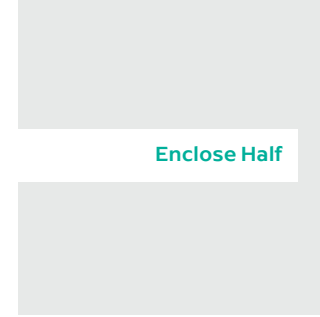
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

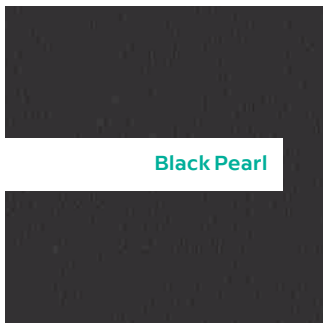
Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Enclose Half

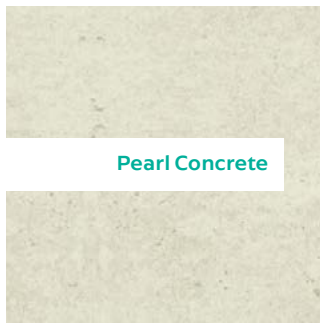
Interior walls (excl. bathroom/
WCs)

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Black Pearl

Melteca Laminate



Pearl Concrete

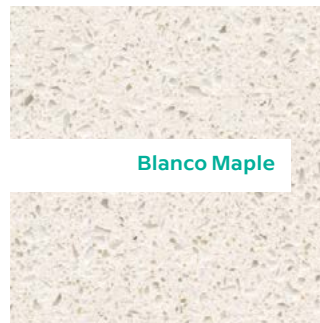
Formica Laminate



Bitumen

Painted glass

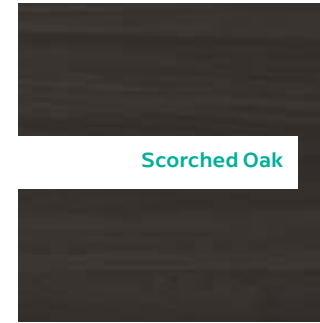
UPGRADE* ♦ Benchtop



Blanco Maple

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



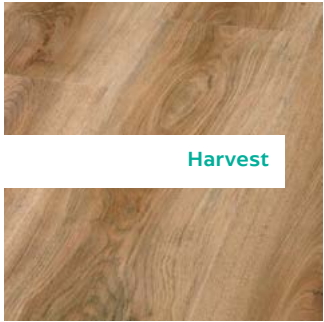
White

WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

Red Rocks Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Harvest



Dartmoor



Trafalgar Silver

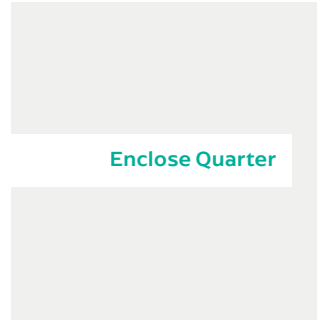
Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

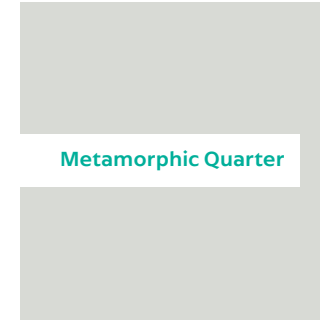
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

UPGRADE* ♦ Tiles

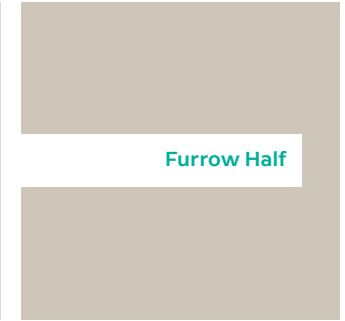
INTERIOR ♦ Colour scheme



Enclose Quarter



Metamorphic Quarter



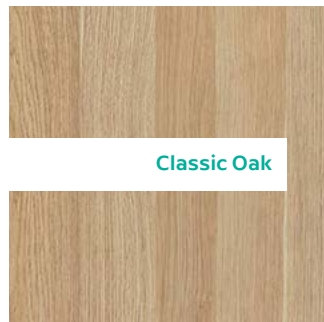
Furrow Half

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors

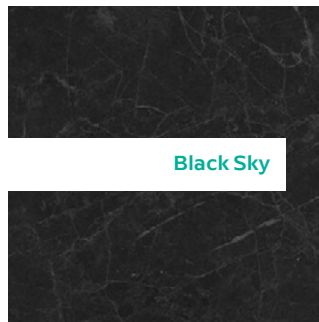
Interior walls (excl. bathroom/
WCs)

Bathroom, Ensuite & WC walls

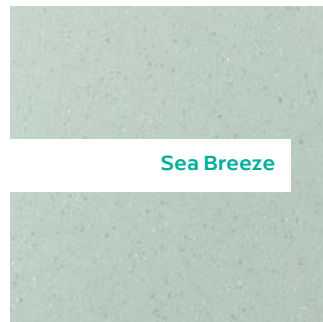
KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Classic Oak



Black Sky



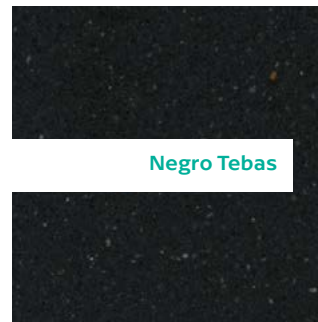
Sea Breeze

Melteca Laminate

Formica Laminate

Painted glass

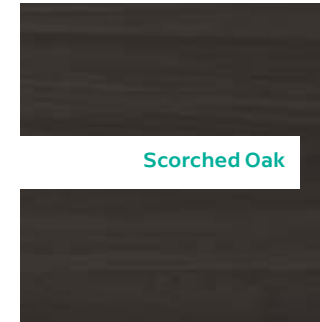
UPGRADE* ♦ Benchtop



Negro Tebas

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



White

WC (if applicable)

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

House Plans.

Building a new home is a journey, with the end product reflecting your own style. A home is a strong building block for your future, and at Friday Homes we have many designs to help secure that future.

Once you have chosen your land, you can choose to design your new home to complement and enrich your lifestyle. Whether that be with the inclusion of a scullery, extra garage space or an entertainment room for your kids, Friday Homes has a wide range of plans that can be adapted to fit your needs and tastes. Our extensive range of homes ensures we have something to suit everyone. Your future home lies within the following pages.





Takapuna Beach.

🛏️ 2 | 🏠 1 | 🚗 1 | 🏠 1 | 🏠 91 sqm | 📏 10.2 x 10.3 m

Symmetrically pleasing from the street, this home uses metal powder-coated louvres for privacy and contemporary styling. The layout includes two bedrooms, open living and dining with a separate kitchen. While the size of this home is small, this home has plenty of upside from both a cost and styling perspective!



Anchor Island.

🛏️ 2 | 🏠 1.5 | 🚗 1 | 🏠 1 | 🏠 109 sqm | 📏 8.1 x 11 m

The Anchor Island 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.

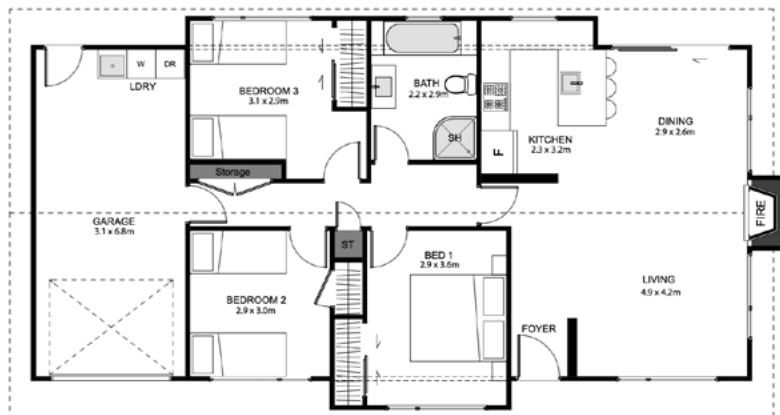




Clifford Bay.

3 | 1 | 1 | 1 | 112 sqm | 15.7 x 8.2 m

The Clifford Bay 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.



Ohope Beach.

3 | 1 | 1 | 1 | 115 sqm | 17.5 x 8.4 m

This modern three bedroom home is narrow in width and is best suited to a section with a southern entry point. Inside, the main living is open plan with a layout designed to make the most of the sun where and when it really matters. The kitchen and dining capture the morning sun and the living enjoy midday to evening sun. An outdoor patio positioned around the living will take full advantage of the morning to evening sun also. If you're looking for a small home with style and comfort, look no further!

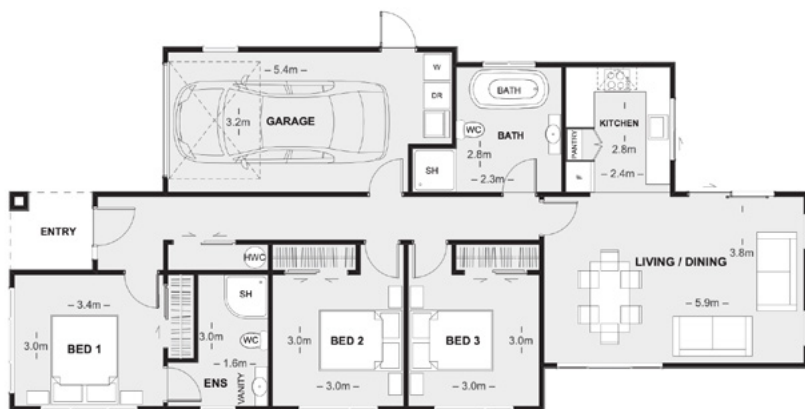




Whangamata Beach.

🛏️ 3 | 🏠 2 | 🚗 1 | 🏠 1 | 🏠 117 sqm | 📏 18.2 x 8.2 m

This narrow home will suit a narrow lot where space is tight. Three Bedrooms, two bathrooms and an open plan living with a one-eighty degree outlook make this home very universal. Whether it's a first home, an investment property or a home you're wishing to downsize to, this home is a great option!



Scotts Beach.

🛏️ 3 | 🏠 1 | 🚗 1 | 🏠 1 | 🏠 119 sqm | 📏 15.6 x 8.5 m

Scotts Beach is a small home with great street appeal. The living space and master bedroom, best positioned to the north will see the morning light spread throughout the bedrooms and light up the living space from late morning till sundown. This type of design makes living in a small home so much more enjoyable!





Island Bay.

3 | 2 | 1 | 1 | 119 sqm | 11.9 x 12.7 m

The Island Bay is great for any section with a southern entry point. This gives the home real privacy to its opposite facing outdoor living space, preferably facing north for best sun cover. The kitchen is smartly inset central with a good view out towards the private outdoor living. Another feature is how the foyer is separate from the living space. With the layout well balance and nearly symmetrical, this home is sure pleasing to the eye.



Lyall Bay.

3 | 1.5 | 1 | 1 | 122 sqm | 16.2 x 9.6 m

Lyall Bay is a timeless traditional home displayed in a dark brick veneer, although other cladding options are available. The kitchen maximises bench space with its "U" shaped layout while maintaining a great connected flow out to the living and dining. Two of the three bedrooms make use of northern side of the home while bedroom, three will capture morning sun, especially during summer. This home is one that will not date anytime in the near future.





Tunnel Beach.

3 | 2 | 1 | 1 | 124 sqm | 16.9 x 8.2 m

The Tunnel Beach is a great choice for a narrow section with a northern facing driveway. The layout of this home is cleverly designed to give maximum sun throughout the living space. The master bedroom even comes with a good sized walk-in wardrobe, ensuite and even its own private outdoor living space. This home has got all the markings of a great, small footprint home!



Medlands Beach.

3 | 2 | 1 | 1 | 126 sqm | 17.1 x 8.5 m

This urban style home is designed for maximising narrow sections. Two main modules inside; the living with garage and bedrooms with bathrooms help define its narrow shape. All bedrooms are positioned for good morning light and the lounge for morning to evening living. As a bonus, the closeness between the garage and kitchen is great for quick grocery transfers! If you have a narrow section and like small architecture with great privacy in mind, this is you!





Snells Beach.

🛏 3 | 🚿 2 | 🚪 1 | 🏠 1 | 🏠 129 sqm | 📏 18.4 x 8.4 m

The Snells Beach is great for narrow sections and comes with a small footprint. This three bedroom, two bathroom home has a fantastic open plan layout which makes great use of the natural sun path, allowing for good passive heating. This home, while small in size, does allow for a great living experience!



Pakiri Beach.

🛏 3 | 🚿 2 | 🚪 1 | 🏠 1 | 🏠 135 sqm | 📏 21.5 x 7.4 m

Stuck on design with your narrow lot? This home may just have you covered! Some nice features include high gable ceilings throughout the living area, bench height sliding windows in the kitchen for a seamless, modern look and a covered outdoor living with optional glazing overhead. The covered outdoor living can also be transformed into a second living space if you so wish. This home and your tough, narrow section may just be a match!

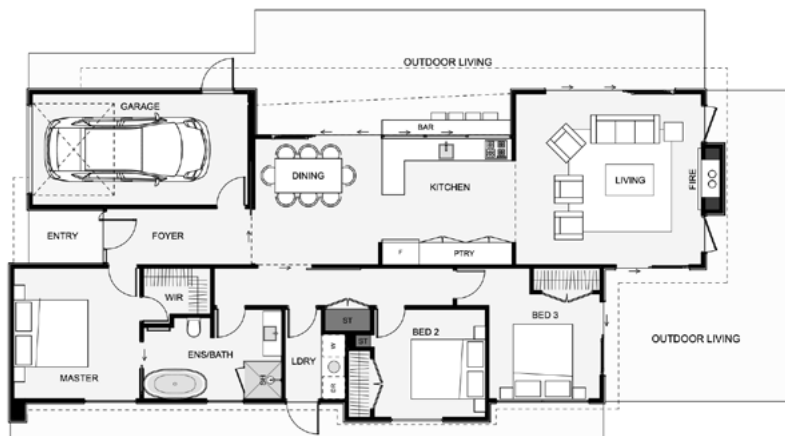




Titahi Bay.

3 | 1 | 1 | 1 | 136 sqm | 18.2 x 8.9 m

A flying mono pitch roofline gives this home super street appeal. Inside, the dining, kitchen and living are all open plan, but separate in part, thanks to a change in ceiling height and smartly positioned walls. The living space enjoys a high sloping ceiling, the kitchen seamlessly joins to an integrated outdoor bar and the dining flows nicely outside with partial overhead cover. The bedroom wing can be shut off from the rest of the house and the garage can be pushed out to a double. You'll really have it all with this home!



Oreti Beach.

3 | 1 | 1 | 2 | 138 sqm | 28.5 x 11.2 m

The Oreti Beach is a modern home with open plan living, plenty of storage, an offset kitchen, a private entry and a well balanced visual appeal. The main layout of this home can clearly be separated into three parts; living, bedrooms and garage. These distinctive spaces give the home a really good flow and feel.





Taupo Bay.

3 | 2 | 1 | 1 | 149 sqm | 15.5 x 11.8 m

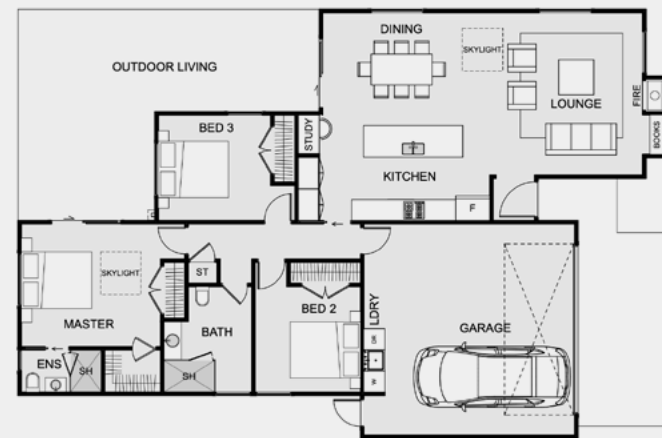
This beautiful board and batten home has all the traditional exterior detailing to give off that timeless homely feel. Inside, the main living is open plan with a high sloping ceiling and an amazing alfresco flow to an outdoor kitchen bar. The bedroom wing can be closed off from the rest of the house for privacy and the garage can extend to a double if needed. If you want a home with a style that will remain relevant for a long time, this will do it!



Petre Bay.

3 | 2 | 1 | 2 | 154 sqm | 17.8 x 12.2 m

The Petre Bay is designed as a compact home with a small footprint and narrow in width. The home includes everything one needs in a modern home and can be suited to a large number of sections. The change in exterior shapes allows for two cladding types to be used and look great while doing so. The hallway of this home can also be extended to add another room or brought in to make it a two bedroom home. Your money is well spent on a cost effective, yet architectural home with this new home design.





Jervis Bay.

3 + STUDY | 2 | 1 | 2 | 154 sqm | 22 x 9 m

The Jervis Bay is a small footprint home with a surprising amount of great usable layout and spaces. Three good sized bedrooms plus a study located just off the foyer makes working from home a real option. Additional features include open lounge, dining and kitchen, living, a master with an ensuite and walk-in wardrobe. If that wasn't enough, this home really looks sharp from the street too!



Ocean Beach.

3 + STUDY | 2 | 1 | 2 | 156 sqm | 16.3 x 17.3 m

This three bedroom home is designed with a layout that takes advantage of both morning and evening sun with its dual outdoor living. Some nice features of this home are the back to back bathrooms, which keeps plumbing simplified, the bedrooms being positioned in their own wing and an additional study giving you the option of working from home! If you're looking for a three bedroom home with a styled traditional look and a layout that you'll be happy living in, years from now, look no further!





Mission Bay.

🛏️ 3 | 🍷 1 | 🚗 1 | 🏠 2 | 🏠 157 sqm | 📏 16.1 x 14.1 m

Want a home with minimal hallways and smartly designed spaces? From its quick garage to kitchen access via the scullery - great when bringing the groceries home! The main bathroom doubles as an ensuite. the inset laundry, located, straight off the scullery and the great alfresco flow to both covered and open outdoor living spaces. If three bedrooms are enough for you and you want a feature packed house, this may just be the one!



Oriental Bay.

🛏️ 3 | 🍷 2 | 🚗 2 | 🏠 2 | 🏠 161 sqm | 📏 17.9 x 13.8 m

If you're after a family home with dual living and garaging, this three bedroom home has you covered. Finished in traditional weatherboard, vertical shiplap cladding and a metal tiled roof, this design is a safe bet. Inside, enjoy the added benefit of a scullery and a large master bedroom with an ensuite and walk-in wardrobe. Adding an extra bedroom is also achievable with this home!





Petone Beach.

🛏️ 3 | 🍷 2 | 🪑 1 | 🏠 2 | 🏠 163 sqm | 📏 22 x 9.4 m

The Petone Beach is a great compact design which has everything needed in a modern three bedroom home. This home will help you take advantage of shallow sections due to its narrow, smart design layout. The open plan living has the dining slightly skewed from the living giving the room a spacious designer feel. The Petone Beach also has the option for flat or sloped ceilings throughout the dining and living space. This home can truly be dressed up or down, depending on your budget and style.



Himatangi Beach.

🛏️ 3 | 🍷 2 | 🪑 1 | 🏠 2 | 🏠 167 sqm | 📏 17.9 x 13.3 m

Designed with two main wings around dual outdoor living spaces, this home's design is well thought out. All bedrooms are positioned for morning sun. The master also enjoys a shared outdoor space. The open plan living room has the option of a pitched ceiling and this space flows out to both morning and evening outdoor living areas. Classic and functional are the two main elements that make this a great choice!





Bark Bay.

🛏 3 | 🏠 2 | 🚗 2 | 🏠 2 | 🏠 175 sqm | 📏 18 x 13.7 m

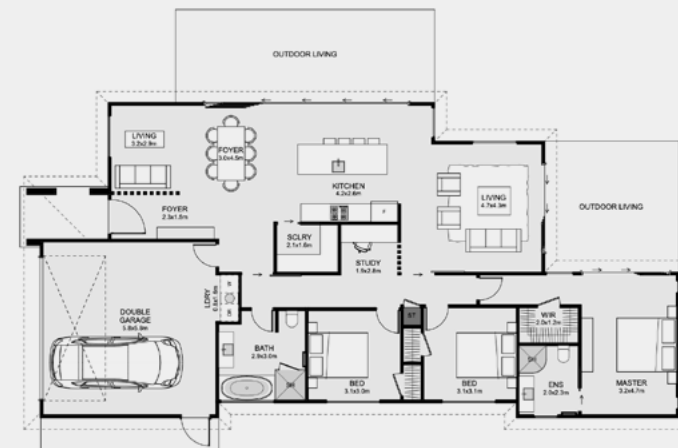
Low maintenance brick with modern styling and street appeal make this home a great choice! Inside, are three bedrooms, dual living, a large master bedroom, two bathrooms all designed with minimal hallway space used! The main living is open plan with an extra media room that can be closed off for minimum noise transfer. If you're after a family home with dual living, low maintenance and modern styling, this is it!



Gillespies Beach.

🛏 3 | 🏠 2 | 🚗 2 | 🏠 2 | 🏠 180 sqm | 📏 21.9 x 10.6 m

Timeless street appeal in classic weatherboard, this three bedroom home packs a lot of features! Ever wanted a nice entry? You got it! Scullery? Tick! Dual living? No problem! Study? Sure! With this home, you can be sure you're getting a nice build with all the extras!





Waimarama Beach.

🛏️ 3 | 🍷 2 | 🚗 2 | 🏠 2 | 🏠 183 sqm | 📏 20.1 x 12.3 m

This home has real street appeal with its white accents against its black weatherboard and stone cladding. The optionally fixed metal louvres will give you full street privacy and added exterior styling! All outdoor living is north facing which is enjoyed by the dining, kitchen and the master. Some features include dual living, a scullery, a large master with a northern outlook, a dedicated laundry space and exterior chimney. This is a home that's both timeless and stylish!



Okains Bay.

🛏️ 3 | 🍷 2 | 🚗 1 | 🏠 2 | 🏠 186 sqm | 📏 20 x 15.5 m

Two main wings provide the basic layout of this home. The bedroom wing is longer and provides the perfect shelter and privacy to the outdoor living and lawn space. By having the living wing set at an angle the kitchen and dining are positioned in the morning sun. The angle also gives a very sheltered outdoor living space between wings and a view angle from the lounge which reaches out into the property. This home could give your section the edge you're looking to create.





Halfmoon Bay.

🛏️ 3 | 🏠 2.5 | 🚗 1 | 🚗 2 | 🏠 190 sqm | 📏 17.1 x 15.3 m

The Halfmoon Bay is a standout architectural home, especially with its use of cladding. The timber is positioned in the voids just like the flesh of a fruit when cut, while the metal wraps around the exterior like an organic skin. The shape of the home however, is very abstract. The layout is comprised of two wings with bedrooms on each end, this is to give the bedrooms great morning sun coverage. The lounge and living are positioned to make the most of sunlight right throughout the day.



Red Beach.

🛏️ 3 | 🏠 2.5 | 🚗 2 | 🚗 2 | 🏠 192 sqm | 📏 13.6 x 11.2 m

The Red Beach is a solid looking home, perfect for a southern entry property, making use of the private outdoor living which best suits north facing sections. Two lounges are positioned downstairs with all bedrooms upstairs. A separate toilet downstairs is great for ease of use and guests. This home includes plenty of storage, a master with an ensuite and walk-in wardrobe plus the street appeal of a grand family home you can be proud of.





Fairy Bay.

🛏️ 3 | 🏠 2 | 🚿 2 | 🚿 2 | 🏠 193 sqm | 📏 24.3 x 10.3 m

The Fairy Bay is a home designed for narrow sections, however wider sections will just enlarge the outdoor living space which is a great bonus. This home has a number of things going for it, such as the grand covered entry, the dual lounges and the high ceilings in both lounges and the dining. Fixed sun shades provide not only practical uses, but an architectural, aesthetic finish to the home. A variation of claddings can be used to give you the desired look or the materials you love.



Papatea Bay.

🛏️ 3 + STUDY | 🏠 2 | 🚿 1 | 🚿 1 | 🏠 246 sqm | 📏 19.7 x 19.8 m

When you first step into the private foyer of this three bedroom home it will instantly become a favourite. There is a private study perfectly located off the foyer right by the entrance. The bedrooms are all neatly arranged on one side of this home with living on the other. The Papatea Bay's open plan kitchen is complete with a scullery and a walk in pantry. The kitchen, dining and lounge flow through to the outdoor alfresco living space and the master bedroom comes complete with a large ensuite and the must have walk-in wardrobe. The Papatea Bay has everything you could ever need.





Okiwi Bay.

🛏️ 4 | 🍷 2 | 🚿 1 | 🚿 1 | 🏠 153 sqm | 📏 18.6 x 10.7 m

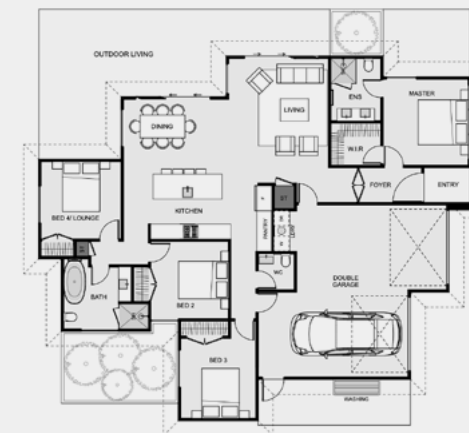
Need your outdoor living on the same side as your driveway? This home is designed specifically for this! Four bedrooms, two bathrooms and an open plan living with a wide layout. This home is designed around the sun's path, from morning right through to evening sundown. A lot of different looks can be achieved with this home just by changing the exterior colours. If your section is wide and shallow with the garage facing north, this may just work for you!



Wainui Beach.

🛏️ 4/3 | 🍷 2.5 | 🚿 1/2 | 🚿 2 | 🏠 157 sqm | 📏 17.3 x 14.6 m

Adaptable in design, this home lets you go from four bedrooms to three with dual living. This is simply done by swapping out the fourth bedroom. Other features include a separate guest toilet, an extra pantry space, good size bathrooms and great outdoor living with an option for overhead cover. Wanting a four bedroom home now, but want the option for an extra lounge later, this could be your answer!





Moreton Bay.

🏠 4/3 | 🌳 2.5 | 🚗 1/2 | 🏠 2 | 🏠 164 sqm | 📏 8.7 x 12.4 m

A traditional homely shape makes this townhouse appealing. An extra room gives you the option to add a second living or fourth bedroom! While the front looks like a single garage, this garage has your second car covered with its tandem layout! The main living in this home is downstairs with bedrooms up, a private guest toilet down and two bathrooms up. This townhouse is flexible and surprising in the best way possible!



Whale Bay.

🏠 4/3 | 🌳 2.5 | 🚗 1/2 | 🏠 2 | 🏠 206 sqm | 📏 13.9 x 13.1 m

This ultra modern, three bedroom design looks like a large home from the outside thanks to the architectural styling, however, its just 206 square meters. The large extruding entry makes a real statement with fixed louvres giving the overhead study space some privacy from the street. Some features include a scullery, a large powder room for guests, a kitchen, an outdoor bar and plenty of storage throughout the home. If you like modern, this may fulfil your wish list!





Anawhata Beach.

🛏️ 4 | 🏠 2.5 | 🚗 2 | 🏠 1 | 🏠 158 sqm | 📏 8.5 x 11 m

The Anawhata Beach is a classic kiwi townhouse with exterior timber styling for better street appeal. Inside, the layout is highly functional, including dual lounges, four good sized bedrooms with good storage capacity and two bathrooms. If you're looking for that townhouse that will maximise your return, whether it's profits or happiness, this is a great start!



Ngarunui Beach.

🛏️ 4 | 🏠 2 | 🚗 2 | 🏠 2 | 🏠 157 sqm | 📏 8.7 x 11 m

The Ngarunui Beach is a modern styled townhouse with low maintenance claddings, a mono pitched roof and great street appeal. Inside, the layout is highly functional including dual lounges, four good sized bedrooms with good storage capacity and two bathrooms. If you're after a townhouse that doesn't feel small and packs a lot of features, this is the one!





Papamoa Beach.

🛏️ 4 | 🍷 2 | 🚿 1 | 🚿 2 | 🏠 171 sqm | 📏 20.4 x 10.9 m

This home includes everything a family could need with four bedrooms, a double garage and two bathrooms. The layout is perfectly designed for passive heating. Imagine this, your morning would start with the sun warming three bedrooms, the ensuite, kitchen and dining and living, as the day progresses, the correct spaces are heated. This home is one you would always enjoy living in!



Foxtton Beach.

🛏️ 4 | 🍷 2 | 🚿 1 | 🚿 2 | 🏠 170 sqm | 📏 16 x 17.6 m

Traditional yet modern, this home has a style that won't date fast. This design is best suited for those sections with driveways which come in from the north or east. Inside, the main living has the option for a flat or pitched ceiling, depending on your preferences and budget. Bedrooms are grouped together with a good size bathroom, ensuite and walk-in wardrobe. With four bedrooms, style and a great layout, a lot of pros come with this home!





Torrent Bay.

🛏️ 4 | 🏠 2.5 | 🚿 1 | 🚪 2 | 🏠 184 sqm | 📏 19.2 x 12.1 m

This home includes a lot and with everything, you'll need for your new home. Four good sized bedrooms, two bathrooms plus a separate toilet for guests, double garaging and an expansive open plan living space. The kitchen and dining are perfectly aligned to the morning sun. The main living layout makes for a wide northern outlook, perfect for an large outdoor living space if required! If you're that good sized family home, you may have just found it here!



Mahina Bay.

🛏️ 4 | 🏠 2 | 🚿 1 | 🚪 2 | 🏠 184 sqm | 📏 17.8 x 14.7 m

If you're after a modern home with a real street appeal, this home is for you. A staggered layout across the living and bedrooms gives excellent sun and light exposure, great for passive heating! The bedrooms are designed as separate pairs, allowing grown children to be positioned on one side of the home, while a young child or office can be within close proximity from the master. This home also includes a covered outdoor area. What else could you want in a new home?





Surat Bay.

🚗 4 | 🏠 2 | 🚿 2 | 🚿 2 | 🏠 199 sqm | 📏 21.1 x 14.7 m

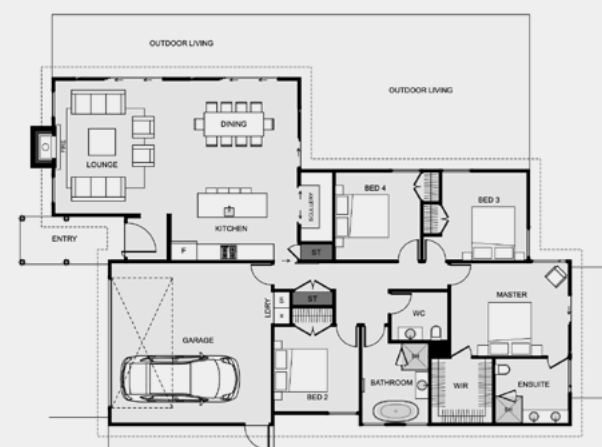
If a side access garage best suits you and your section, this four bedroom home does it well! Inside, there's one good sized living and a separate media room directly off the foyer. The kitchen includes a scullery, there's potential for an outdoor kitchen bar and pulling the roof over for a full covered outdoor living space!



Worser Bay.

🚗 4 | 🏠 2 | 🚿 1 | 🚿 2 | 🏠 195 sqm | 📏 20.1 x 13 m

The Worser Bay oozes with timeless street appeal and character, the kind of home that doesn't date. The home is also surprisingly small in size with no downsides. The home includes a good size scullery, four bedrooms, a decent master with a large walk-in wardrobe and ensuite with a dual vanity, plus some fine exterior styling that will last a lifetime!





Sandy Bay.

4 + STUDY NOOK |
 2.5 |
 2 |
 2 |
 233 sqm |
 11.6 x 16.5 m

Divided by a stairwell and foyer, This home is made up of two main wings to give an architectural, pavilion flair. The exterior makes use of three main claddings to give definition and visual appeal. Inside this home includes dual living, an additional chill zone, a study, two balconies an outdoor kitchen bar, a powder room for guests and a large separate laundry. Modern architectural styling and practically designed spaces make this home a real contender!



Waipati Beach.

4 |
 2 |
 2 |
 2 |
 199 sqm |
 20.9 x 11.9 m

If your section has a southern entry point, read on! The main living, dining and kitchen are positioned for a great northern outlook with the optional outdoor kitchen bar for evenings with family and friends. Some other great features include the dual living, the master's large walk-in wardrobe, one extra wide bedroom which could easily fit a desk and an optional study close to the front door if you plan on working from home!





Karekare Beach.

🛏️ 4/5 | 🏠 2.5 | 🚗 2/1 | 🏠 2 | 🏠 248 sqm | 📏 25 x 9.4 m

If you're after a modern two storey home, you must check out this design. This home is a good sized four bedroom home with the master positioned upstairs with its very own lounge. Downstairs are three bedrooms including the main living, dining and kitchen. The double garage has some extra space to one side which could serve as a workbench or as extra space for that jet ski or motorbike. Either way, this family home provides lots of space and fun to be had.



Paraparaumu Beach.

🛏️ 4/5 | 🏠 2 | 🚗 2/1 | 🏠 2 | 🏠 199 sqm | 📏 21.6 x 12.4 m

Super modern and street smart, this four bedroom home pack a punch with both style and layout. A great shaped kitchen with scullery sits at the core of this home just off the open plan dining and family room. An extra lounge is included with this home, making family life that little bit more flexible. A cool feature of this home is the fourth bedroom which is located off the foyer, great for an office or a guest room. With so many rooms and layout choices, this is one nice home!

