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DRAMATIC VIEWS FROM A NEW HILLTOP SHOWHOME IN SUNNY NELSON

WORDS **CHARLOTTE LANE** PHOTOGRAPHY **TIM**

IT'S ALMOST SAD THAT THIS BEAUTIFUL HOUSE IS A show home. While people arrive most days to see the home, no one has the benefit of living here, and waking up each morning to such a spectacular view.

Designed and built by **David Reid Homes (Tasman) Ltd**, the showhome is elevated high on the hill, with a view looking out to the ocean and popular holiday spot Mapua in the distance. Because of its elevation, sun floods the house in the morning, and endows the home with a particularly restful quality.

According to David Reid Homes representative Marie Scoones, the view and the sun give the home that extra attribute to really make it special. "This place really has the 'wow' factor," she says. "It is spacious, has wide doorways and high ceilings, and everything is finished to absolute perfection." Marie feels that the house is a true example of what David Reid Homes does best. "Because it has been beautifully finished, with quality fittings and materials."

The house is very spacious and has a real family feel, particularly inside. The main living area comprises of a large open-plan space, and the separate lounge would be ideal for family life. The bedrooms are also separated, with family living once again in mind. Upon arrival through the front door, the master bedroom and ensuite flow to the left, with the additional three bedrooms to the right. The home is effectively divided into three wings; master suite, guest rooms and living.

Visitors to the home are, as expected, drawn to the setting and size of the dwelling. But Marie says that it is something unexpected that often garners the most attention. "So many people comment on the carpet, which is a mini-shag pile style. It's so nice to walk on barefoot, and when we tell customers that it's actually made from recycled plastic bottle tops, no one can believe it!"

The exterior of the showhome is very fitting with the environment. With a combination of plaster and stone,

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it has a very grounded visual appeal. The stone portion is Waitaha Schist, and was supplied by **WestStone**. The schist is very modern in appearance, and is sourced in relatively chunky pieces. The stone is more symmetrical than schist found in a quarry.

Waitaha Schist is formed deep down in the Alpine fault that runs right through the Southern Alps. Each layer is compressed together, as it is thrust upward and out into the raging rivers of the West Coast. The result is a stone that is incredibly hard and dense; long lasting and durable, yet easy for stonemasons to work with. Its versatility was proven here, with stonemasons pre-casting the entranceway pillars off site. An immediate impression was taken, so as not to disturb other subcontractors working on the house.

Also making a significant visual impact on the home's exterior are the numerous windows and doors. **Eurovision** supplied all of the exterior joinery, which includes a

selection of Eurovision tilt and turn windows. As a real point of difference, the Eurovision frames selected for use throughout the house comprise an external aluminium finish which was powdercoated to colour Silver Pearl, with a unique American Cherry timber internal finish. Not only does the timber create a real sense of warmth inside, it adds to the overall décor. And because of the aluminium exterior, maintenance is not an issue. The incorporation of timber in fact creates greater home insulation due to the thermally broken frame, which is designed for double glazed glass. There is also reduced heat loss, and no risk of condensation forming.

Another energy efficient inclusion, in addition to the double glazed joinery, was the installation of two Mitsubishi Air to Air heatpumps. The heatpumps were supplied by **Righthouse**, to help provide a healthy, efficient and comfortable home environment. To further promote energy efficiency, Righthouse recommended and supplied a Rinnai flat plate solar system, and Pink Batts insulation for the walls, ceiling and internal walls (for acoustic benefit). Double layered insulation for the ceiling was chosen, to prevent thermal bridging and reduce heat loss.

Righthouse is a New Zealand first. They are a comfort and energy efficiency 'partner', and use a customised approach for every house they work on, to create integrated solutions. All homes are analysed, to deliver a complete package that optimises comfort and efficiency levels.

Part of having an energy efficient house is about being future proofed, and this was taken into consideration when the electrical plan was completed. **Nelson Marlborough Electrical** was the electrical company of choice for the showhome, and they worked from the extensive lighting and electric plan. Although the wiring itself was fairly





The interior is fairly neutral, with vibrant splashes of colour introduced through small features.





Throughout the home hanging modern lights are fresh and fun.



standard, the electricians worked hard to ensure they were using the products best suited to the job once it came to the fitting choices. The PDL Modena series of switches was selected by David Reid Homes for use within the house, and it was a decision that Nelson Marlborough Electrical were pleased to execute. They work on a large volume of residential projects, and have a high level of product knowledge when it comes to sourcing the correct fittings for a home.

The showhome is largely about comfort and quality inside, and the interior décor was planned to reflect this. An important choice that has a significant impact on the feel of the home are the tiles. **Tile House** liaised closely with the team at David Reid Homes to source the most suitable tiles, and a glazed porcelain style was eventually chosen. The mud room, laundry, bathrooms and entrance area all feature Eko Logic Grigio 450x450 tiles, with the same tile, only in a 'Grip' finish, used for the exterior entrance area. The tiles effortlessly coexist with the carpet.

In the main bathroom, Habitania Natural tiles were chosen, for the rear wall and the apron of the bath. Opal Bianco tiles feature on the side walls of the bath, as well as on the shower walls of the ensuite.

All in all, this house represents a visually appealing, commanding dwelling that continues to inspire home builders all over the Nelson region. ■

