



Designed For Living

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Total Area 212 sqm

SHOWHOME

1 Kanuka Close, Ferndale, Waikanae
Open Monday to Friday 1.00pm - 3.00pm
Sunday 1.00pm - 3.00pm or by appointment

Set within the acclaimed eco-subdivision of Ferndale, this single level pavilion style home fits harmoniously into its natural surroundings. Clad in Linea Oblique weatherboard and cedar, the feel good factor of eco credentials is cleverly combined with modern design and quality fittings. Built with relaxed entertaining in mind, it features living areas that flow outside to an extensive hardwood deck and generous outdoor living – the ultimate in relaxed kiwi living.

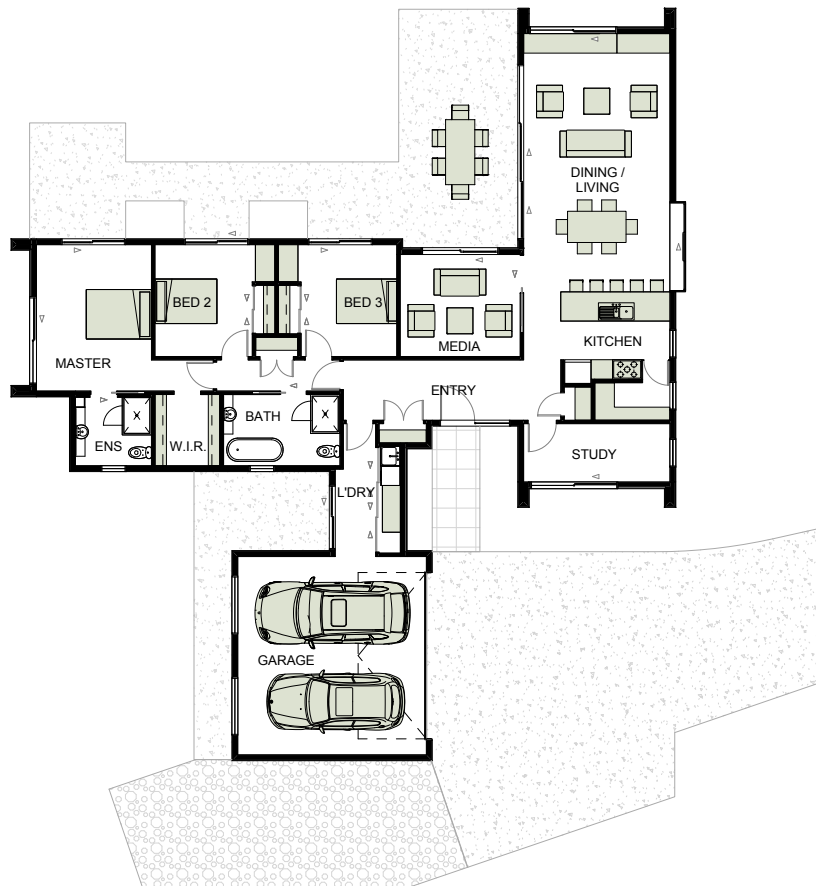


David Reid Homes Wellington Region
David Reid Homes (Kapiti) Ltd

P. 04 904 5959 A. 1 Kanuka Close, Ferndale, Waikanae
E. wellington@davidreidhomes.co.nz

0800 000 007 | davidreidhomes.co.nz





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Architecturally designed, this 3 bedroom + study home comprises of three wings. To the right of the spacious entry foyer, past a striking band-sawn cedar feature wall, is the open plan living/dining area and peninsula style kitchen with fully integrated fridge and cleverly hidden butler's pantry. Large double-glazed stacking slider doors open up to the landscaped outdoors, taking in the natural surrounding, as well as plenty of sun for optimum thermal efficiency.

The master bedroom impresses with a large walk-in wardrobe and ensuite bathroom. The additional generously sized bedrooms have double-wardrobes, built-in desks, and sliding doors providing private access to the outdoor living.

Beyond looks, the Homestar 7 rated property includes a hydronic in-slab heating system, photovoltaic panels, high-spec wall, floor and ceiling insulation, gas fired combi boiler and LED lighting throughout.

| | |
|--------|-------|
| Length | 23.1m |
| Width | 20.4m |

Living

| | |
|--------------|---------|
| Kitchen | 4.0x3.2 |
| Dining | 3.0x4.6 |
| Living | 5.0x4.6 |
| Family/Media | 3.6x3.2 |
| Laundry | 3.0x1.8 |

Bedrooms

| | |
|--------------|---------|
| Master Suite | 4.6x3.6 |
| Bed 2 | 3.5x3.0 |
| Bed 3 | 3.5x3.0 |
| Study/Office | 4.6x1.8 |

Garage

| | |
|--|---------|
| | 6.2x5.8 |
|--|---------|

| | |
|---------------|--------------------|
| Total Area | 212 m ² |
| Attic Storage | 18 m ² |

If you love the design of the house but want to change some aspects of the layout of specifications we are happy to customise it to your requirements. Floor plans can also be tailored to suit your building site to optimise views, sun and protection from the elements. All plans are copyrighted and no part may be reproduced or copied without prior written consent from David Reid Homes.



HOW TO FIND US

Specifications

Structural Integrity

- MAXRaft Fully Insulated Foundation System
- 140mm External Framing

Exterior Cladding & Roof

- Long run Coloursteel Roof
- James Hardie Linea Oblique (200mm & 300mm boards)
- JSC Cedar Shiplap

Joinery / Doors

- Polycore V-Groove Interior Doors
- Custom window seats to living and master bedroom
- Double-Glazed, Low-E, Argon-Filled, Thermally Broken exterior joinery
- Colour-matched urbo handles to all exterior joinery
- Axis Panel front door

Level Entry/Exit

- Ground floor joinery rebated to floor level for seamless entry and exit

Stud Height

- 2.4 stud height throughout house
- Raking ceilings to dining and living

Bathrooms

- Tiles to shower and walls of ensuite and bathroom
- Polished concrete to floor of ensuite and bathroom
- Soul showers to ensuite and bathroom by Athena
- Alumnio Cara vanities by Athena
- AIO tapware by Methven
- Urbane toilet suites by Caroma
- Hot water from gas fired combi boiler with dual core HWC

Kitchen

- Custom-designed kitchen and walk-in pantry by Kitchen Elements
- Soft-closing doors and drawers
- Dekton benchtop
- Fisher + Paykel appliances, including double ovens, integrated 900mm dish drawer and integrated French door refrigerator

Flooring

- Smart Strand silk 'Delicate Charm' carpet
- Polished concrete 'Hiper Floor' in entry, living, dining, kitchen and laundry

Electrical

- PDL 800 series power points and switch plates
- Bo Concept 'Lotus' pendants
- Low energy LED lights
- Citta 'Ambient' pendant lights in living
- Ecconex home automation system

Heating

- Gas fired combi boiler system with hydronic heating throughout the home

Insulation

- MAXRaft perimeter and foundation system R2.4
- External walls R4.0
- Sound proof internal walls R2.4
- Ceiling R5.0

Energy Generation

- 3.8 kilowatt photovoltaic grid tied solar system



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