






Pavilion Perfection

 2  3  2 Total Area 182 sqm

SHOWHOME

11 Ben Lomond Drive, Mosgiel, Dunedin
Ph. 03 552 2750

Open daily: 1pm - 4pm or by appointment

Designed for all day sun, the living area faces north and has morning and afternoon patios for alfresco dining and entertaining. The living area features vaulted ceiling and a bank of skylights.

The master suite is separated from the spare bedrooms giving separation and privacy when hosting guests.

The contemporary pavilion styling with tray roofing and bold vertical cladding make this an eye-catching house with huge kerb appeal.



David Reid Homes Dunedin

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Total Area 182 sqm

The jewel in this design is the living area with dual aspect windows and sliders to both east and west, accessing outdoor entertaining areas and a vaulted ceiling with bank of skylights.

The master suite is separated from the guest accommodation and sliders provide access to the outdoor entertaining area.

If you love the design of the house but want to change some aspects of the layout or specification then this can easily be done. Floor plans can also be mirrored to suit the building site. All plans are copyright and no part may be reproduced or copied without prior written consent from David Reid Homes.

Length	21.57 m
Width	15.07 m

Living

Living	3.7 x 6.0
Dining	3.0 x 6.0
Kitchen	3.0 x 6.0

Bedrooms

Master	4.2 x 3.4
Bed 2	3.4 x 3.1
Bed 3	3.2 x 3.0

Garage

Garage	6.6 x 6.0
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Porch Area

Porch Area	1 m
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Total Area	182 m ²
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Specifications



Structural Integrity

- Firth rib raft foundation

Exterior Cladding & Roof

- Slate grey Metalcraft Espan tray roofing with Velux skylights
- Vertical James Hardie Stria offset by linea within boxed gables

Joinery / Doors

- Pacific window joinery in Silver Pearl with Malta hardware
- Garador Aspen insulated garage door
- Hume Deluxe grooved doors with Allegion solid stainless steel Vinci hardware

Bathrooms

- Marble effect I-Coat floors & shower in Master en-suite
- Caroma Luna BTW toilets
- Clearlite Cashmere 900mm vanity
- Methven Aio tapware
- Quaver towel rails
- Crest shower enclosure
- Main bathroom – capacious Caroma Cube bath, Clearlite 1200mm Pinnacle vanity & Cezanne shower enclosure
- Raymore towel rail & Methven Waipori tapware
- Underfloor heating in all bathrooms

Kitchen

- Gloss white & slate grey cabinetry with Infinity acrylic top
- Ikon work station sink with Methven Gaston tap
- Ample storage pantry area
- Fisher & Paykel appliances

Wardrobes & Cupboards

- Fully fitted out by Mosgiel Kitchens

Flooring

- Smartstrand Natural Decoration in Hazy Stratus with 11mm underlay
- I-Coat marble effect epoxy

Electrical

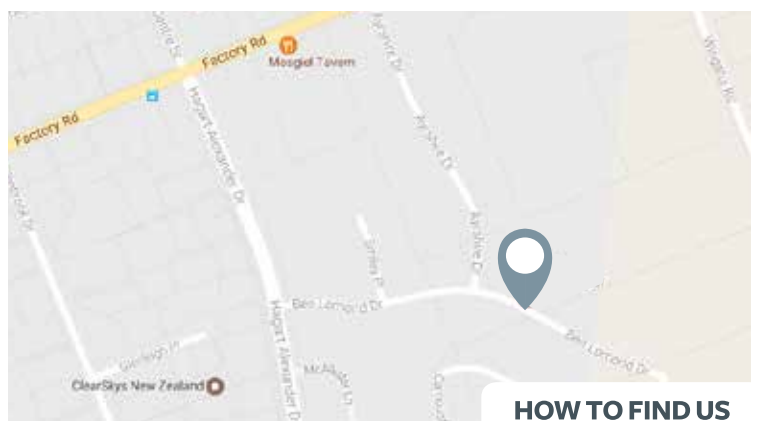
- Full LED lighting package from Lighting Direct with Legrand Excel electrical switches & powerpoints

Heating

- Yunca Monte Euro multi fuel fire in living room
- Daikin floor console heat pump, set into wall
- Underfloor heating in bathrooms & fan heaters for rapid warm-up

Insulation

- A warm home, ensured by use of Pink Batts with R2.8 walls and R4.5 ceilings and quality double glazing throughout





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