



# Lifestyle Living, City Location

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Total Area 250 sqm

## SHOWHOME

2 Waipana Street, Hobsonville  
By appointment

Generously proportioned home with 4 bedrooms, 3 bathrooms (including ensuite) and 2 living areas, across 2 storeys. The designer kitchen and scullery integrate perfectly with the large downstairs living room which opens out onto north facing decks. This home balances contemporary style with flawless functionality to create the highest standard of family living in much sought-after Hobsonville.

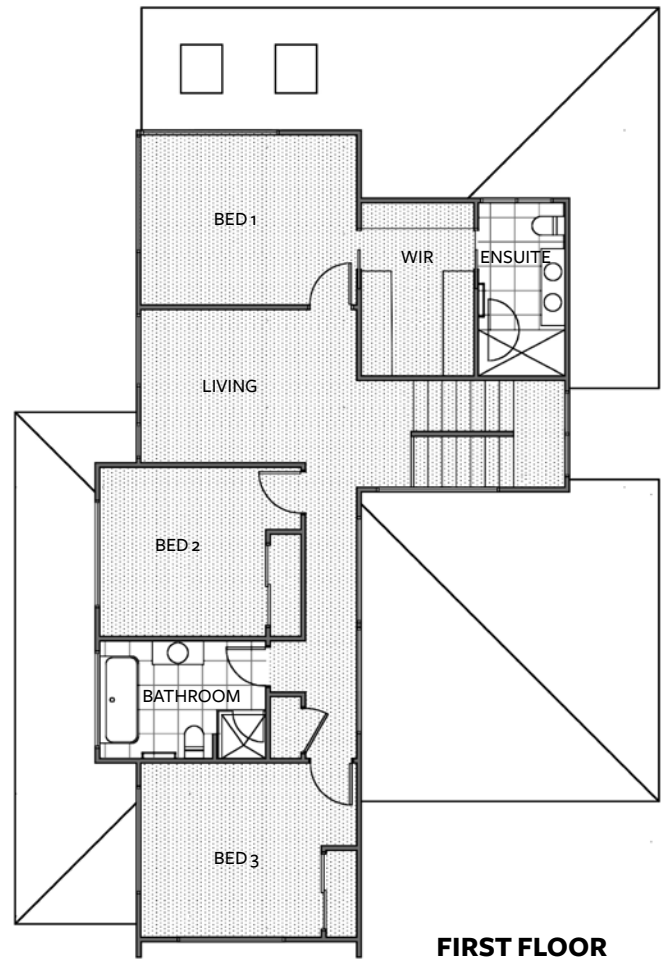
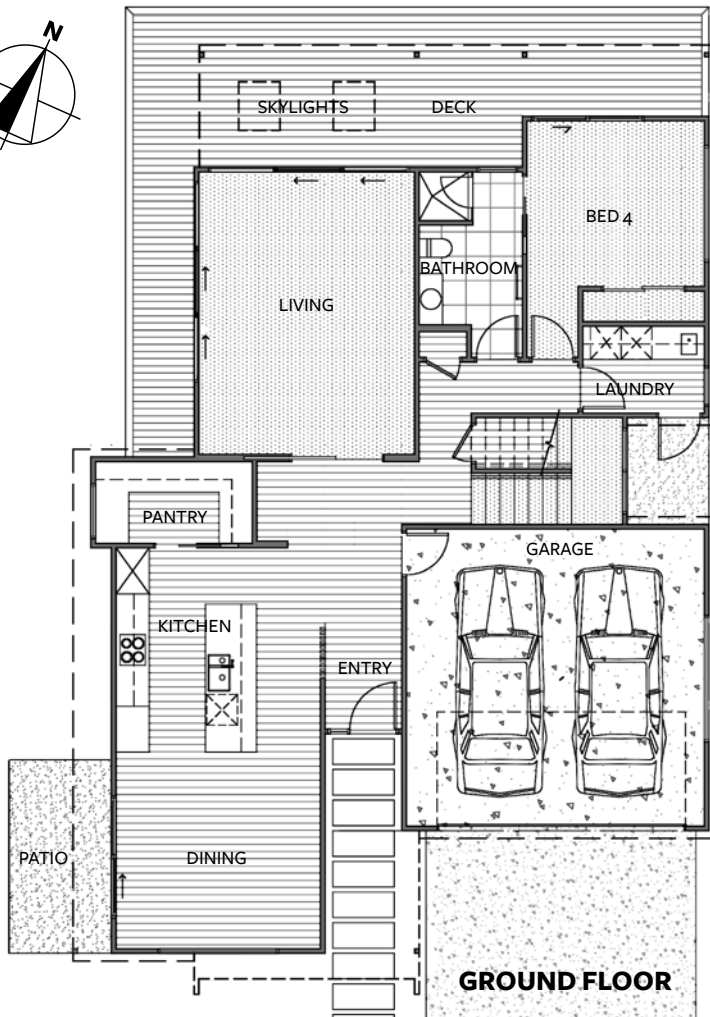
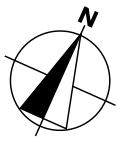


## David Reid Homes

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Total Area 250 sqm

The expert design of this 4 bed/3 bath/2 living home, allows family and friends to gather for casual meals and easy socialising all year round.

On the ground floor, the internal-access double garage conveniently enters into the open plan dining/kitchen with scullery, that flows through to the formal lounge where large double-glazed stacking slider doors open onto sweeping, north facing decks. Complete with multiple skylights, the main living spaces allow for year-round outdoor enjoyment. A 4th bedroom with direct access to the full bathroom, and large laundry with custom cabinetry, complete the ground floor.

Upstairs - the full bathroom, kids area and 3 bedrooms allow each family member to enjoy their own space. The master suite boasts a huge 7.5m<sup>2</sup> walk in robe that continues through into the luxurious master ensuite. Wrapped in contrasting horizontal and vertical weatherboard, and finished with sleek longrun roofing - this corner site masterpiece is the envy of the neighbourhood.

Length	18.5m
Width	13m
<b>Living</b>	
Living	4.5x5.6
Dining	4.0x3.8
Living	4.2x3.0
Kitchen	4.0x5.8
Study	1.2x1.6
<b>Bedrooms</b>	
Master	4.2x3.3
Bed 2	3.9x3.3
Bed 3	4.2x3.4
Bed 4	3.9x3.5
<b>Garage</b>	
Porch Area	2.7m
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Total Area	250 m <sup>2</sup>

*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 or take advantage of our full design and build service. All plans are copyright and no part may be reproduced or copied without prior written consent from David Reid Homes.*



# Specifications

## Structural Integrity

- Rib raft foundation system
- H1.2 90x45 framing
- Timber framed I beam midfloor

## Exterior Cladding & Roof

- Colorsteel ENDURA Trapezoidal longrun
- Linea 180 horizontal Weatherboards
- Linea Oblique And Axent Vertical Weatherboards

## Joinery / Doors

- Over height Vantage metro joinery to main living areas and lounge, Vantage residential to all other areas
- Double glazing to all windows
- All joinery includes colour matched urbo handles
- Over width plasma front door

## No Step, Single Level Exit

- Ground floor joinery rebated to floor level for seamless exit and entry
- Deck areas raised to joinery height for single level interior and exterior access

## Access Throughout House

- Cavity sliding interior doors in selected areas for space saving
- Open plan kitchen/dining entry
- 2.7m stud height ground floor
- 2.4m stud height first floor
- Over width hallways

## Bathrooms

- Custom showers to bathrooms with 10mm frameless glass
- Custom designed bathroom joinery
- Fully tiled to ceiling ensuite and bathrooms
- Heated towel rails

## Kitchen

- Custom designed featuring Island bench with waterfall end and engineered stone bench tops
- Hettich soft-closing drawers to kitchen and scullery
- High end Fisher & Paykel appliances including induction cooktop and integrated fridge and dishdrawers

## Wardrobes

- Custom melamine cabinetry
- Ventilated wire shelving

## Flooring

- Feltex Okiwi Bay Carpet
- Duracore lifestyle hardflooring
- Tiled to all bathrooms & ensuite
- 100% polypropylene carpet to garage

## Electrical

- HPM Slimline sockets and switches
- Selected custom hanging lights
- Audio wiring to formal lounge
- Cat 6 data cabling throughout
- Generous LED lighting layout to ensure all areas well lit
- Feature lighting to kitchen/dining/lounge

## Heating

- Comfort plus active ceiling - heating and cooling

## Insulation

- R 3.3 to ceiling
- R 2.2 to external walls

## Power

- Single phase

## Other

- 10 Year Masterbuild Warranty
- Extensively landscaped
- Full rainwater reuse system



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